

DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,
ANGEL STREET, BRIDGEND, CF31 4WB ON FRIDAY, 10 MAY 2024 AT 11:30

Present

Councillor RM Granville – Chairperson

N Clarke
D M Hughes

S Easterbrook
MJ Kearn

H Griffiths
J E Pratt

M L Hughes

Present Virtually

RJ Collins
W J Kendall

S J Griffiths
A Wathan

D T Harrison
R Williams

M R John

Apologies for Absence

A R Berrow, C L C Davies and J Llewellyn-Hopkins

Officers:

Rhodri Davies
Gillian Dawson
Lee Evans
Craig Flower
Mark Galvin
Jonathan Parsons
Michael Pitman
Euan Sexton
Philip Thomas
Leigh Tuck

Development & Building Control Manager
Lawyer - Planning
Senior Planning Officer
Planning Support Team Leader
Senior Democratic Services Officer - Committees
Group Manager Development
Technical Support Officer – Democratic Services
Senior Planning Officer
Principal Planning Officer
Senior Development Control Officer

DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

Declarations of Interest

The following declarations of interest were made:-

Councillor J Pratt prejudicial interest in Agenda item. 10 as a member of the Porthcawl Town Council who were also the applicant. Councillor Pratt left the meeting whilst the item was being considered.

Councillor R Granville prejudicial interest in Agenda item. 10 as he knew one of the public speakers. Councillor Granville left the meeting whilst the item was being considered. Councillor S Griffiths as Vice-Chairperson, took the Chair for this item only.

Councillor N Clarke prejudicial interest in Agenda item 10., as she had made an objection to the application. Councillor Clarke left the meeting whilst the item was being considered.

Councillor A Wathan personal interest in Agenda item 9., as a member of Bridgend Town Council who takes no part in planning matters and a personal interest in Agenda item 10 as a veteran Bowls Club member.

Councillor D Hughes prejudicial interest in Agenda item 8., as a family friend lives near the application site and has objected to the proposal. Councillor Hughes left the meeting whilst the item was being considered.

Councillor H Griffiths personal interest in Agenda item 8., as a member of Garw Valley Community Council that takes no part in planning matters.

Councillor S Easterbrook personal interest in Agenda item 9., as a member of Bridged Town Council who takes no part in planning matters. In relation to a vote that took place on this item, Councillor Easterbrook did not take part in this, as he had been absent when this application was considered in detail at the previous Committee.

Councillor R Williams prejudicial interest in Agenda item 9., as a patient of a dental practice situate near the application site who were objecting to a HMO application, also situate near the application site.

10. Approval of Minutes

Decision Made	<u>RESOLVED:</u>	That the minutes of a meeting of the Development Control Committee dated 4/4/2024 be approved as a true and accurate record.
Date Decision Made	10 May 2024	

DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

11. Site Visits

Decision Made	<u>RESOLVED:</u> That the date of 26/6/2024 be agreed for any site visits arising from the meeting or identified by the Chairperson in advance of the next scheduled Committee.
Date Decision Made	10 May 2024

12. Public Speakers

Decision Made	The following public speakers spoke on the undermentioned planning applications at the meeting:- P/23/699/FUL – Councillor M Jones, Ward Member – written submission (read out to Members) and A Smith, applicant’s agent P/24/22/FUL – A Hopkin, objector and Porthcawl Town Council (applicant) – written submission (read out to Members) P/23/380/BCB – C Hopkins, objector and the applicant (BCBC) – written submission (read out to Members)
Date Decision Made	10 May 2024

13. Amendment Sheet

Decision Made	<u>RESOLVED:</u> That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.
Date Decision Made	10 May 2024

14. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u>	The Committee noted the report that contained the Development Control Committee Guidance
Date Decision Made	10 May 2024	

15. P/23/699/FUL - Land west of Heol Dewi Sant, Bettws, CF32 8TA

Decision Made	<p><u>RESOLVED:</u></p> <p>(1) That having regard to the above, the application be granted and the developer enters into a S106 Agreement to provide a financial contribution of £11,380 towards Outdoor Sport:-</p> <p><u>Proposal</u></p> <p>Demolition of the existing buildings and the erection of two apartment blocks comprising a total of 20 affordable dwellings, including access, parking, landscaping and ancillary works</p> <p>(2) That the Corporate Director - Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the Applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in the report.</p> <p>Subject to Condition 3 of the report being reworded as follows:-</p> <p>3. Prior to their use on site, a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the residential buildings hereby permitted, together with updated elevations showing additional feature detailing, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.</p>
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DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

Date Decision Made	10 May 2024
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16. P/23/753/FUL - 14 Park Street, Bridgend, CF31 4AX

Decision Made	<p><u>RESOLVED:</u> That the above application be granted subject to the Conditions contained in the report of the Corporate Director – Communities:-</p> <p><u>Proposal</u></p> <p>Change of use from offices (use class B1) to House in Multiple Occupation (HMO) (Use Class C4) maximum 6 persons.</p>
Date Decision Made	10 May 2024

17. P/24/22/FUL - Griffin Park Bowls Pavilion, Griffin Park off Eastern Promenade, Porthcawl, CF36 5TS

Decision Made	<p><u>RESOLVED:</u> That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.</p> <p><u>Proposal:</u></p> <p>Change of use of first floor from storage area to Town Council office accommodation to accommodate 3 members of admin staff Monday to Friday</p> <p>Subject to Condition 5 of the report being reworded as follows:-</p> <p>5.The use hereby permitted shall not commence until a single lockable bollard is installed within the vehicular access gate off New Road in accordance with a scheme to include a bollard management plan, that has first been submitted to and approved in writing by the Local Planning Authority. The bollard shall be retained in accordance with the agreed scheme for the duration of the use.</p>
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DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

	Reason: In the interests of highway safety.
Date Decision Made	10 May 2024

18. P/23/380/BCB - Ysgol Bryn Castell, Heol Llan, Abergarw, CF32 9NZ

Decision Made	<u>RESOLVED:</u> That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities.
	<u>Proposal:</u> Erection of Floodlights to the external Multi Use Games Area.
Date Decision Made	10 May 2024

19. Appeals

Decision Made	<u>RESOLVED:</u> That the Appeals received since the last Development Control Committee, as shown in the report of the Corporate Director – Communities, be noted.
Date Decision Made	10 May 2024

20. Training Log

Decision Made	<u>RESOLVED:</u> That the report of the Corporate Director – Communities outlining up and coming Training modules for Members, be noted.
Date Decision Made	10 May 2024

DEVELOPMENT CONTROL COMMITTEE - FRIDAY, 10 MAY 2024

21. Urgent Items

Decision Made	There were no urgent items
Date Decision Made	10 May 2024

The meeting closed at 14:19