

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 27 JUNE 2024

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,  
ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 27 JUNE 2024 AT 10:00

Present

Councillor RM Granville – Chairperson

A R Berrow  
D M Hughes

S Easterbrook  
A Wathan

M L Hughes

J E Pratt

Present Virtually

S Griffiths

R Williams

M John

M Kearn

Apologies for Absence

C L C Davies, H Griffiths, D T Harrison and R J Smith

Officers:

Gillian Dawson  
Lee Evans  
Craig Flower  
Stephen Griffiths  
Rhodri Davies  
Robert Morgan  
Jonathan Parsons  
Oscar Roberts  
Dion Douglas  
Philip Thomas  
Leigh Tuck

Lawyer - Planning  
Principal Planning Officer  
Minor Applications Team Leader  
Democratic Services Officer - Committees  
Development & Building Control Manager  
Principal Officer Highways Development Control  
Group Manager Development  
Business Administrative Apprentice - Democratic Services  
Senior Planning Officer  
Development Control Team Leader  
Principal Officer Highways Development

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**Declarations of Interest**

Councillor Alan Wathan – Agenda item 8 – Personal interest – As a Member of Bridgend Town Council, but who takes no part in planning matters.  
Councillor Steven Easterbrook - Agenda item 8 – Personal interest – As a Member of Bridgend Town Council, but who takes no part in planning matters.  
Councillor Jonathan Pratt – Agenda item 8 – Prejudicial interest – As the Applicant had been known to him for a considerable number of years.  
Councillor Pratt left the meeting for the consideration of this item.  
Councillor Richard Williams – Agenda item 9 – Personal interest – As the Applicant was known to him.

**22. Site Visits**

Decision Made	<u>RESOLVED:</u>	That a date of Wednesday 07/08/24 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	27 June 2024	

**23. Approval of Minutes**

Decision Made	<u>RESOLVED:</u>	That the minutes of a meeting of the Development Control Committee dated 10 May 2024, be approved as a true and accurate record.
Date Decision Made	27 June 2024	

**24. Public Speakers**

Decision Made	The following public speakers addressed the applications so referenced below:-  Councillor Steven Bletsoe (Ward member) - P/24/39/FUL – 11 Park Street, Bridgend, CF31 4AX  Richard Hopkins (applicant)
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	Mark Sage (objector) - P/24/206/FUL – 1, South View, Pontycymmer, CF32 8LE (The Lawyer, Planning read out Mr. Sage's statement in his absence.  Elena Davies (applicant)
Date Decision Made	27 June 2024

**25. 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	27 June 2024	

**26. Development Control Committee Guidance**

Decision Made	<u>RESOLVED:</u>	That the report outlining the Development Control Committee guidance be noted.
Date Decision Made	27 June 2024	

**27. P/24/39/FUL - 11 Park Street Bridgend CF31 4AX**

Decision Made	<u>RESOLVED:</u>	That the above Planning application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-
	<u>Proposal:</u>	

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	<p>Change the first floor from short term lets (use class C6) to 7 bed HMO (sui generis) and retention of 3 separate short term let units on ground floor (use class C6).</p> <p>Subject to the inclusion of the following Advisory Note:-</p> <p>'As referred to by Bridgend Town Council and as discussed at the Development Control Committee meeting, the applicant is invited to liaise with Heneb - the Trust for Welsh Archaeology to investigate the existence of an underground passageway between this building and Newcastle Hill.'</p>
Date Decision Made	27 June 2024

**28. P/23/148/FUL - Land at Parc Crescent & Brocastle Avenue Waterton  
Bridgend CF31 3XU**

Decision Made	<p><b><u>RESOLVED:</u></b> That the above Planning application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-</p> <p><b><u>Proposal:</u></b></p> <p>Erection of a building for vehicle preparation, maintenance, and MOT testing (Class B2/B8) and associated offices, external storage yard, loading and unloading areas, parking, vehicle wash, landscaping, re-grading, and associated works.</p> <p>Subject to the inclusion of the following additional condition being included as part of the consent:-</p> <p>27. No development including any further site clearance shall take place until a written method statement for site clearance, following the recommendations and conclusions of the Preliminary Ecological Appraisal by Soltys Brewster – February 2023 and Arboricultural Method Statement by ArbTS dated February 2023 has been submitted to and agreed in writing by the Local Planning Authority. All clearance works shall strictly follow the agreed method statement.</p> <p>Reason: To avoid doubt and confusion as to the nature and extent of the approved development and in the interests of visual and residential amenity and to promote nature conservation</p>
Date Decision Made	27 June 2024

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**29. P/24/206/FUL - 1 South View Pontycymmer CF32 8LE**

Decision Made	<b><u>RESOLVED:</u></b> That the above Planning application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-  <b><u>Proposal:</u></b> Retention of living accommodation in the existing detached double garage
Date Decision Made	27 June 2024

**30. Appeals**

Decision Made	(1) That the appeal received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.  (2) That the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that the Enforcement Notice be upheld :-  Appeal No. – CAS-02897-L2J7K9 (1992)  Subject of Appeal – Unauthorised use of land: Land adjacent to Bryn Llefrith Farm, Maesteg.
Date Decision Made	27 June 2024

**31. Training Log**

Decision Made	<b><u>RESOLVED:</u></b> That the report of the Corporate Director – Communities outlining the Member Training Programme for the coming months, be noted.
Date Decision Made	27 June 2024

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**32. Urgent Items**

Decision Made	There were no urgent items.
Date Decision Made	27 June 2024

To observe further debate that took place on the above items, please click this [link](#)

The meeting closed at 11.34 am.