

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 8 AUGUST 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, 8 AUGUST 2024 AT 10:00

Present

Councillor RM Granville – Chairperson

A R Berrow S Easterbrook J E Pratt

Present Virtually

C L C Davies	D M Hughes	M R John	MJ Kearns	S Griffiths
W J Kendall	J Llewellyn-Hopkins	R J Smith	A Wathan	
R Williams				

Apologies for Absence

H Griffiths, D T Harrison and M L Hughes

Officers:

Gillian Dawson	Lawyer - Planning
Lee Evans	Principal Planning Officer
Craig Flower	Minor Applications Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Steven Jenkins	Development Control Team Leader
Robert Morgan	Principal Officer Highways Development Control
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services
Philip Thomas	Development Control Team Leader
Leigh Tuck	Principal Officer Highways Development Control
Dion Douglas	Principal Planning Officer
Adam Provoost	Strategic Planning Policy Team Leader

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Declarations of Interest

33. Apologies for Absence

Decision Made	Apologies for absence were received from the following Members:- Councillor D Harrison Councillor M Hughes Councillor H Griffiths
Date Decision Made	8 August 2024

34. Declarations of Interest

Decision Made	Councillor A Wathan declared a personal interest in Agenda items 8 and 9 as a member of Bridgend Town Council who takes no part in planning matters. Councillor S Easterbrook declared a personal interest in Agenda items 8 and 9 as a member of Bridgend Town Council who takes no part in planning matters. Councillor R Smith declared a personal interest in Agenda item 10 as one of his constituents was mentioned in the Appeals part of the report. Councillor C Davies declared a personal interest as a member of Bridgend Borough Council and Planning
Date Decision Made	8 August 2024

35. Site Visits

Decision Made	<u>RESOLVED:</u> That a date of Wednesday 18/09/24 be agreed any for proposed
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	site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
Date Decision Made	8 August 2024

36. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of a meeting of the Development Control Committee dated 27 June 2024 be approved as a true and accurate record.
Date Decision Made	8 August 2024

37. Public Speakers

Decision Made	<p>The following public speakers addressed the applications so referenced below:-</p> <p>Councillor Ian Williams (Ward member) - P/24/286/FUL – 30 St. Marie Street, Bridgend, CF31 3EE</p> <p>James Driscoll (applicant)</p> <p>Councillor S Bletsoe (Ward member) - P/24/233/FUL – 65 Acland Road, Bridgend, CF31 1TF (The Lawyer, Planning read out Councillor Bletsoe's statement in his absence).</p> <p>Eric Sullivan (objector) - P/24/233/FUL – 65 Acland Road, Bridgend, CF31 1TF (The Lawyer, Planning read out Mr. Sullivan's statement in his absence).</p> <p>James Wilson (applicant)</p>
Date Decision Made	8 August 2024

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38. 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	8 August 2024	

39. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u>	That the report outlining the Development Control Committee guidance be noted.
Date Decision Made	8 August 2024	

40. P/24/286/FUL - 30 St Marie Street, Bridgend, CF31 3EE

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>	
	Change of use of dwelling house to House in Multiple Occupation (HMO) Use Class C4 (maximum 4 persons)	
	Subject to the inclusion of the additional Note d.	
	d. The applicant should provide adequate and appropriate domestic facilities including bathroom and W/C amenities for the use of residents of this house in multiple occupation.	

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41. P/24/233/FUL - 65 Acland Road, Bridgend, CF31 1TF

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> Change of use from use class C3 (Dwellinghouse) to use class C4 (House in Multiple Occupation).
Date Decision Made	8 August 2024

42. Appeals

Decision Made	(1) That the appeals 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 it be DISMISSED:- Appeal No. – CAS-02897-L2J7K9 (1992) Subject of Appeal – Two Storey rear and side Extension; Single Storey rear Extension; Side Entrance Porch and Wider Drive Entrance with Dropped Kerb - Resubmission of Refused Application P/23/393/Ful: 32 Merthyr Mawr Road Bridgend.
Date Decision Made	8 August 2024

43. Supplementary Planning Guidance

Decision Made	<p>The Strategic Planning Policy Team Leader presented a report, the purpose of which, was to update Development Control Committee Members on the preparation of Supplementary Planning Guidance (SPG) to support the policies and proposals of the adopted Replacement Local Development Plan (LDP).</p> <p>The report outlined some background information, following which it confirmed that the Council's Strategic Planning Team were currently working on compiling the SPG documents, which will be brought to Committee for consideration in due course. This will be achieved through a series of workshops and, as per current practice, Members will be asked to volunteer to assist in the drafting of the SPG documents and act as 'champions' in each area.</p> <p>The first three SPG's to be produced were described in paragraph 3.2 of the report.</p> <p><u>RESOLVED:</u> That the following Members were nominated to 'Champion' the production of three initial SPG's:-</p> <ul style="list-style-type: none">• Outdoor Recreation Facilities and New Housing Development – Councillors J Pratt and A Berrow• Affordable Housing – Councillor RM Granville• Retail and Commercial Development – Councillor S Easterbrook• Houses in Multiple Occupation (an additional SPG confirmed at the meeting) – Councillor S Griffiths
Date Decision Made	8 August 2024

44. Training Log

Decision Made	<p><u>RESOLVED:</u> That the report of the Corporate Director – Communities outlining the Member Training Programme for the coming months, be noted, with it further noted that an additional session be added to cover Supplementary Planning Guidance (SPG's).</p>
Date Decision Made	8 August 2024

45. Urgent Items

Decision Made	There were no urgent items
Date Decision Made	8 August 2024

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

The meeting closed at 11:34.