

Meeting of:	DEVELOPMENT CONTROL COMMITTEE
Date of Meeting:	10 JULY 2025
Report Title:	THE CARE INSPECTORATE WALES' (CIW) RESPONSE OF 24 JUNE 2025 TO THE CHAIR OF THE COUNCIL'S DEVELOPMENT CONTROL COMMITTEE'S LETTER OF 10 JUNE 2025 FOLLOWING A REQUEST BY MEMBERS AT THE DCC OF 17 APRIL 2025
Report Owner / Corporate Director:	JANINE NIGHTINGALE CORPORATE DIRECTOR - COMMUNITIES
Responsible Officer:	JONATHAN PARSONS GROUP MANAGER PLANNING & DEVELOPMENT SERVICES
Policy Framework and Procedure Rules:	There is no impact on the policy framework or procedure rules.
Executive Summary:	<p>The purpose of this report is to advise Members of the CIW's response to the Chair's letter. Members will recall that the Chair was asked to write to the CIW to request the following:</p> <ol style="list-style-type: none"> 1. That the Care Inspectorate Wales should inform BCBC Planning when they receive applications for licences to operate a care facility in the County Borough. 2. That the Care Inspectorate Wales should check with the Local Planning Authority before issuing a licence to make sure the correct planning permission is in place.

1. Purpose of Report

1.1 The purpose of this report is to advise Members of the CIW's response to the Chair's letter. Members will recall that the Chair was asked to write to the CIW to request the following:

1. That the Care Inspectorate Wales should inform BCBC Planning when they receive applications for licences to operate a care facility in the County Borough.
2. That the Care Inspectorate Wales should check with the Local Planning Authority before issuing a licence to make sure the correct planning permission is in place.

2. Background

2.1 The initial Members' request was made during the consideration of a retrospective application for the change of use of Bryngarw Mill, 4 Abergarw Drive, New Road, Brynmenyn from Use Class C3 (dwelling house) to Use Class C2 (Residential accommodation for people in need of care) for one person. Application Number P/24/696/FUL refers.

2.2 The Chair's letter of 10.6.2025 is attached as Appendix 1 and the CIW's response of 24.6.2025 is attached as Appendix 2.

3. Current situation/ proposal

3.1 The Chair's letter of 10.6.2025 is attached as Appendix 1 and the CIW's response of 24.6.2025 is attached as Appendix 2.

4. Equality implications (including Socio-economic Duty and Welsh Language)

4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

5. Well-being of Future Generations (Wales) Act 2015 - implications and connection to Corporate Well-being Objectives

5.1 This report refers to the implementation of the statutory Town and Country Planning system, which assists in the achievement of the following corporate well-being objectives under the Well-being of Future Generations (Wales) Act 2015:

1. Supporting a successful sustainable economy – taking steps to make the County Borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the County Borough.
2. Helping people and communities to be more healthy and resilient - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and independent lives. The Retail and Commercial Development SPG will provide additional guidance and material weight to support adopted RLDP Policies and seeks to provide clarity in respect of their future interpretation and application, setting out what the Council expects from applicants in respect of satisfying those policies' detailed criteria. This is a key contributory factor to delivering Local Wellbeing Objective one 'A prosperous place with thriving communities'.

6. Climate Change and Nature Implications

6.1 There are no direct climate change and nature implications from this report.

7. Safeguarding and Corporate Parent Implications

7.1 There are no safeguarding and corporate parent implications arising from this report.

8. Financial Implications

8.1 None

9. Recommendation(s)

9.1 That Members note the content of the report.

Background Papers

None

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

Care Inspectorate Wales
Welsh Government Office
Sarn Mynach
Llandudno Junction
LL31 9RZ

Development Group / Grwp Datblygu

Email / Ebo: rhodri.davies@bridgend.gov.uk
Direct line / Deialu Uniongyrchol: 01656 643152
Ask for / Gofynnwch am: **Rhodri Davies**
Our ref / Ein cyf:
Your ref / Eich cyf:

Date / Dyddiad: 10 June 2025

Dear Care Inspectorate Wales,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) CARE HOMES IN BRIDGEND COUNTY BOROUGH COUNCIL

In a recent meeting of the Development Control Committee in Bridgend County Borough Council, we considered an application for a small Care Home (one person) in Brynmenyn (Bryngarw Mill, 4 Abergarw Drive, New Road, Brynmenyn CF32 9LH).

The Care Company (Richmond Nursing/Richmond Medics) which operates from the premises is registered with the CiW, is governed by The Care Standards Act and is subject to inspection by the Care Inspectorate Wales.

It is accepted that the facility/property itself should be registered with the CiW if they intend to accommodate children and young people under 18 years of age in the future.

However, a Member of the Development Control Committee requested that I write to you to kindly request that you notify the Local Planning Authority when you receive an application for registration with the CiW in the County Borough and to check with us before issuing a licence to operate a care home in the County Borough that the necessary planning permission is in place.

Sometimes the care facilities are occupied by children from other authorities and our Social Services Officers would not necessarily be aware of the existence of the care home.

The best email address to use for these purposes is planning@bridgend.gov.uk

I wish to thank you in advance for your cooperation.

Yours sincerely,

Cllr. Richard Granville
Chair of Bridgend County Borough Council's Development Control Committee

Ffôn/Tel: 01656 643643

Negeseuon SMS/ SMS Messaging: 07581 157014

Facs/Fax: 01656 668126

Twitter@bridgendCBC

Ebo: Email: talktous@bridgend.gov.uk

Gwefan/Website: www.bridgend.gov.uk

Cyfnwdd testun: Rhwch 18001 o flaen unrhyw un o'n rhifau ffôn ar gyfer y gwasanaeth trosglwyddo testun

Text relay: Put 18001 before any of our phone numbers for the text relay service

Rydym yn croesawu gohebiaeth yn Gymraeg. Rhwch wybod i ni os mai Cymraeg yw eich dewis iaith

We welcome correspondence in Welsh. Please let us know if your language choice is Welsh

From: [REDACTED]
Sent: 24 June 2025 08:27
To: Rhodri Davies
Subject: ENQ 96423 - your letter regarding Planning Permission when CIW receives an application for registration of a care home within the County Borough

Dear Cllr. Richard Granville

Thank you for your letter to CIW which we received 11 June 2025 with a request to notify the Local Planning Authority when CIW receives an application for registration of a care home within the County Borough.

As of March 2025 we updated our application process whereby it is now a requirement to submit evidence of appropriate Planning Permission, or that Planning Permission is not required, at the point of application. Therefore, a provider will not be able to submit an application to us without this evidence. In addition, when developing a new care home for children there is a requirement to submit a location assessment as part of the application and this asks the provider to tell us about what consultation they've had with the relevant local and regional commissioners, and local authority planning departments, to demonstrate consideration has been given to the location of the home in relation to the likely demand for the service within the relevant local authority areas and the wider sub-region/region. We cannot insist on the consultation with the local authority but we strongly suggest that it is done as a matter of good practice.

Kind Regards
Dawn Duffy



Dawn Duffy

Uwch Reolwr - Tîm Cofrestru a Gorfodi / Senior Manager – Registration and Enforcement Team

Arolygiaeth Gofal Cymru (AGC) / Care Inspectorate Wales (CIW)

Ffôn / Tel: [REDACTED] **/ Llinell uniongyrchol / Direct Line:** [REDACTED]

E-bost / E-mail: [REDACTED]

www.arolygiaethgofal.cymru / www.careinspectorate.wales

Twitter: [@arolygu_gofal](https://twitter.com/arolygu_gofal) / [@care_wales](https://twitter.com/care_wales)

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Mae'r e-bost hwn wedi'i fwriadu ar gyfer y derbynnydd(ion) yn unig a gall gynnwys gwybodaeth gyfrinachol. Os ydych chi'n credu eich bod wedi derbyn yr e-bost hwn mewn camgymeriad, a wnewch chi ei ddileu a hysbysu Arolygiaeth Gofal Cymru trwy anfon e-bost at CIWInformation@llyw.cymru. Ni ddylech gopïo, defnyddio na datgelu cynnwys yr e-bost hwn heb ganiatâd Arolygiaeth Gofal Cymru. I ddarganfod sut mae Arolygiaeth Gofal Cymru yn defnyddio ac yn storio gwybodaeth bersonol, darllenwch ein [AGCHysbysiad Preifatrwydd](#)

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