

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 13 NOVEMBER 2025

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES,
ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 13 NOVEMBER 2025 AT 10:00**

Present

Councillor RM Granville – Chairperson

RJ Collins
A Wathan

GC Haines
R Williams

M L Hughes

M R John

Present Virtually

H Griffiths
W J Kendall

S J Griffiths
J Llewellyn-Hopkins

D T Harrison
J E Pratt

D M Hughes
I Williams

Officers:

Jonathan Parsons
Rhodri Davies
Gillian Dawson
Robert Morgan
Dion Douglas
Leigh Tuck
Moiria Lucas
Rachel Keepins
Nimi Chandrasena
Oscar Roberts

Group Manager - Planning & Development Services
Development & Building Control Manager
Legal Officer
Principal Officer Highways Development Control
Principal Planning Officer
Principal Officer Highways Development Control
Senior Conservation & Design Officer
Democratic Services Manager
Democratic Services Officer
Temporary Democratic Services Officer – Committees

181. Apologies for Absence

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

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Decision Made	Apologies for absence were received from Cllr A Berrow.
Date Decision Made	13 November 2025

182. Declarations of Interest

Decision Made	<p>The following declarations of interest were made:-</p> <p>Cllr A Wathan – Personal interest in Agenda Item 8 – As a member of Coity Higher Community Council that takes no part in planning matters, and as a ward member.</p> <p>Cllr M John – Personal interest in Agenda Item 8 – As a member of St Brides Minor Community Council that takes no part in planning matters.</p> <p>Cllr I Williams – Personal Interest – As several of the speakers are known to him.</p>
Date Decision Made	13 November 2025

183. Site Visits

Decision Made	<p><u>RESOLVED:</u></p> <p>That a date of Wednesday 17 December 2025 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.</p>
Date Decision Made	13 November 2025

184. Approval of Minutes

Decision Made	<p><u>RESOLVED:</u></p> <p>That the minutes of a meeting of the Development Control Committee dated 2 October 2025, be approved as a true and accurate record.</p>
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Date Decision Made	13 November 2025

185. Public Speakers

Decision Made	The following public speakers had registered to speak at today's meeting:- Planning application P/24/806/FUL – Councillors Amanda Williams and M Williams, Local Ward Members; Councillor P Robinson, Councillor B Tiltman, Town and Community Council Members; B Karrie, Objector; M Meek, Applicant's Agent.
Date Decision Made	13 November 2025

186. 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. This allows for Committee to consider any necessary modifications to the Committee Report, so as to take account of any late representations and revisions that require to be accommodated.
Date Decision Made	13 November 2025

187. Development Control Committee Guidance

Decision Made	<u>RESOLVED:</u> That Committee noted the Development Control Committee Guidance as shown in the report of the Corporate Director – Communities.
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Date Decision Made	13 November 2025
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188. P/25/417/FUL - HMP Parc, Heol Hopcyn John, Coity, CF35 6AP

Decision Made	<p><u>RESOLVED:</u></p> <p>(A) That the Applicant enter into a Section 106 Agreement to:</p> <p>(i) Provide a financial contribution towards traffic mitigation measures within the vicinity of the site.</p> <p>(B) 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 of the Corporate Director – Communities.</p> <p>Subject to the following amended conditions to those illustrated in the report:</p> <p>19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works in the vicinity of any discoveries of unknown contamination must stop, and no further development shall take place within those specific quarantined areas unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of</p>
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	<p>any unsuspected contamination.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DNP9 of the Replacement Local Development Plan.</p> <p>20. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes and the scheme of investigation shall be available for review if requested by the Local Planning Authority. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.</p> <p>Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Replacement Local Development Plan.</p> <p>21. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme in advance of the reuse of site won materials. The sampling scheme shall be available for review if requested by the Local Planning Authority. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.</p>
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	<p>Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Replacement Local Development Plan.</p> <p>22. No foundation designs that use penetrative methods can commence on site until sufficient details to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.</p> <p>Reason: Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.</p>
Date Decision Made	13 November 2025

**189. P/24/31/FUL - Land south of the Angel Inn off Heol Las Mawdlam CF33
4PG**

Decision Made	<p><u>RESOLVED:</u></p> <p>Proposal:</p> <p>Erection of one detached dwelling including access and parking.</p>	<p>That the above application be granted, subject to the conditions contained in the report of the Corporate Director – Communities.</p>
Date Decision Made	13 November 2025	

190. Appeals

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

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Decision Made	<p><u>RESOLVED:</u></p> <p>(1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.</p> <p>(2) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be ALLOWED subject to conditions:-</p> <p style="padding-left: 40px;">(i) Appeal No. – 2032 - Subject of Appeal – Erection of Boundary Fence: 11 Kingfisher Close Brackla.</p> <p>(3) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be PART ALLOWED/PART DISMISSED:-</p> <p style="padding-left: 40px;">(ii) Appeal No. – 2038 - Subject of Appeal – Single Storey Rear and Side Extension, Rear Dormer With 2 X Juliet Balconies, Alterations to Roof Ridge and Porch (Part Retrospective): 103 Heol Las North Cornelly.</p>
Date Decision Made	13 November 2025

191. Training Log

Decision Made	<p><u>RESOLVED:</u></p> <p>That the report of the Corporate Director – Communities advising Members of up and coming training initiatives, be noted.</p>
Date Decision Made	13 November 2025

192. Urgent Items

Decision Made	There were no urgent items.
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To observe further debate that took place on the above items, please click this [link](#)

The meeting closed at 11:52.