

**BRIDGEND COUNTY BOROUGH COUNCIL**  
**REPORT TO DEVELOPMENT CONTROL COMMITTEE**

**8 MAY 2026**

**REPORT OF THE CORPORATE DIRECTOR COMMUNITIES**

**UPDATE TO MEMBERS REGARDING APPLICATION NO. P/25/386/BCB**

**BRYN Y CAE NURSING HOME, CAE BRACLA, BRACKLA, BRIDGEND, CF31 2HF -  
INSTALLATION OF AIR SOURCE HEAT PUMP SYSTEM TO INCLUDE EXTERIOR SITING OF  
EQUIPMENT INCLUDING FEEDER PILLAR ON A CONCRETE BASE WITH ACOUSTIC  
BAFFLING CURTAIN SCREENING**

**1. Purpose of Report**

- 1.1 The purpose of this report is to update Members of the Development Control Committee (DCC) on the above Application since it was considered by Members of DCC on 19 March 2026.

**2. Connection to Corporate Well-being Objectives/Other Corporate Priorities**

- 2.1 This report assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**.
- 2.2 **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.

**3. REPORT**

- 3.1 Planning Application P/25/386/BCB was considered by the Development Control Committee at a meeting on 19 March 2026.
- 3.2 After a healthy debate, Members resolved to approve the application but requested that Officers of the Local Planning Authority and the Chair of DCC write to the relevant Applicant section (named below) in the Council to clarify a few points/queries.
- 3.3 Members were expecting a representative of the *Green Spaces & Sustainability* Section (‘‘Applicant’’) to attend the meeting of DCC to answer any pertinent questions from the floor. Members also voiced their concern about the retrospective nature of the Application and the potential reputational impact on the Council of starting works on a Council site without first securing the necessary planning permission.
- 3.4 The Chair of DCC sent a letter to Officers of the *Green Spaces & Sustainability* Section of the Council on 16 April 2026 (see Appendix A). Their response is attached at Appendix B.

**4. Effect Upon Policy Framework and Procedure Rules**

- 4.1 None

**5. Equality Act 2010 Implications**

- 5.1 None

**6. Well-being of Future Generations (Wales) Act 2015 Implications**

6.1 None

**7. Financial implications**

7.1 None

**8. RECOMMENDATION**

(1) That Members note the response from the *Green Spaces & Sustainability Section*.

**Janine Nightingale**

**CORPORATE DIRECTOR COMMUNITIES**

8 May 2026

**Contact officer:** Rhodri Davies  
Development and Building Control Manager

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**Address:** Planning and Development Services  
Communities Directorate  
Civic Offices  
Angel Street  
Bridgend  
CF31 4WB

**Background documents:**

**Appendix A** Chair's Letter to the Applicant  
**Appendix B** The Applicant's Response

# 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

Paul Smith/Mark Biernacki  
Bridgend County Borough Council - Communities  
Civic Office  
Angel Street  
Bridgend  
CF314WB

## Grwp Datblygu / Development Group

Ebost / Email: [planning@bridgend.gov.uk](mailto:planning@bridgend.gov.uk)  
Gofynnwch am / Ask for: **Dion Douglas**  
Deialu Uniongyrchol / Direct Line: **01656 643285**  
Ein cyf / Our ref: **P/25/386/BCB**

Dyddiad / Date: **16 April 2026**

[Paul.Smith2@bridgend.gov.uk](mailto:Paul.Smith2@bridgend.gov.uk) [Mark.Biernacki@bridgend.gov.uk](mailto:Mark.Biernacki@bridgend.gov.uk)

Dear Paul/Mark,

### Town and Country Planning Act 1990 (as amended)

Application No.: **P/25/386/BCB**

Location: **Bryn Y Cae Nursing Home, Cae Bracla, Brackla, Bridgend, CF31 2HF**

Proposal: **Installation of Air Source Heat Pump system to include exterior siting of equipment including feeder pillar on a concrete base with acoustic baffling curtain screening**

As you are aware, the above application was reported to the Council's Development Control Committee on 19 March 2026. Members eventually resolved to approve the application but requested that Officers of the Local Planning Authority and I write to you to clarify a few points.

There was a healthy debate on the application and Members were expecting one of you to represent the Green Spaces & Sustainability Section at the meeting in order to answer any questions from the floor.

One major concern related to the retrospective nature of the application and the potential reputational impact on the Council of starting works on a Council site without first securing the necessary planning permission.

I understand that you were on the list to speak at the meeting in order to respond to an objector's statement.

To that extent, I would welcome an explanation as to why the works started on-site before planning permission was granted for the ASHP and why there was no representation from your team at the meeting itself so that I can report back to Members at the next DCC meeting on 8 May 2026.

Yours sincerely,

*Olla Richard Granville*

CHAIR OF THE COUNCIL'S DEVELOPMENT CONTROL COMMITTEE

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Cyfnwidi testun: Rhwch 18001 o flaen unrhyw un o'n rhifau ffon 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

# 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

## Y Gyfarwyddiaeth Cymunedau | Communities Directorate

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

Gofynnwch am / Ask for: Paul Smith  
E-bost / E-mail: paul.smith2@bridgend.gov.uk  
Ein cyf / Our ref: **P/25/386/BCB**

**Dyddiad / Date:** 27<sup>th</sup> April 2026

Dear Cllr. Granville,

### **Re: P/25/386/BCB Installation of Air Source Heat Pump system at Bryn y Cae Care Home**

Despite having agreement that me and Mark Biernacki would attend and speak at the Committee meeting on 19<sup>th</sup> March 2026 the invitation with a link to join remotely was not sent to either of us, for reasons we do not know, and we apologise for this administrative oversight. In the morning before the meeting was due to start, we had enquired about joining instructions and were told they would be forthcoming. We were ready to join and were both available throughout the duration of the meeting.

The project was known to the Planning team and initial guidance was that in fulfilling all obligations (including noise mitigation) it was likely to be an acceptable development. The application could only be submitted once the details of the actual heat pump units to be used was known so the plan was to develop the application in parallel with the appointment of the contractor and their input to the final design.

The contractor started on site on the project's wider improvement works that did not require planning permission and are not materially connected to the heating works. These including solar PV, new roof glazing and draughtproofing, improved insulation, and a heat recovery system that will also improve the building air quality.

Works to install the concrete base and heat pumps progressed in line with the programme and deadline agreed with the contractor but more quickly than the planning application development which meant these elements were in place before the application was submitted. The units were not fully commissioned before consent was given so have not yet been made operational.

We are sincerely sorry that the correct process was not followed and that this has negatively impacted the Council's reputation. Lessons have been learned and will inform future developments of this nature.

Once operational the project will replace the current obsolete heating system and provide financial and carbon savings to the care home and the Council.

Yours sincerely

Paul Smith  
Decarbonisation Programme Manager