

DEVELOPMENT CONTROL COMMITTEE – 5 MARCH 2015

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 5 MARCH 2015 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

Councillors

P A Davies  
H E Morgan  
D R W Lewis  
H E Morgan

Councillors

C E Rees  
J C Spanswick  
M Thomas  
H J Townsend

Councillors

C Westwood  
R Williams  
M Winter  
R E Young

Officers:

David Llewellyn	Group Manager – Development
Jonathan Parsons	Development and Building Control Manager
Julie Jenkins	Development and Building Control Team Leader
Gareth Denning	Principal S106 Officer
Eilian Jones	Senior Planning Officer
Craig Flower	Team Leader (Technical Support)
Robert Morgan	Senior Development Control Officer
Leigh Tuck	Transportation Development Control Officer
Roderic Jones	Senior Lawyer
Jane Dessent	Lawyer
Andrew Rees	Senior Democratic Services Officer – Committees (electronic back-up)
Kevin Stephens	Democratic Services Assistant (electronic back-up)

520 APOLOGIES FOR ABSENCE

Apologies were received from the following Members for the reasons so stated:

Councillor G W Davies MBE	-	Attending a funeral
Councillor R M James	-	Other Council Business
Councillor B Jones	-	Work Commitment
Councillor R C Jones	-	Holiday
Councillor J H Tildesley MBE	-	Other Council Business

521 SITE VISITS

RESOLVED: That the date for site inspections (if any) arising from the meeting, or identified in advance of the next meeting of the Committee by the Chairperson, was confirmed as Wednesday, 1 April 2015 (am).

523 APPROVAL OF MINUTES

RESOLVED: That the minutes of the Development Control Committee of the 5 February 2015 were approved as a true and accurate record.

524 PUBLIC SPEAKERS

The Group Manager Development read out for the benefit of those present the names of the public speakers addressing the following application which was considered at the meeting:

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
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Mrs N Rees  
Mr M Page

P/14/166/FUL  
P/14/166/FUL

Objector  
Applicant

525 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor R Williams	P/14/834/RLX - Councillor Williams declared a personal interest as a Member of Pencoed Town Council but took no part in the consideration of planning matters and as the Chairperson of the Licensing Committee.
Councillor D R W Lewis	P/14/194/FUL – Councillor Lewis declared a personal interest as a Member of St Brides Minor Community Council but took no part in the consideration of planning matters.
Councillor P A Davies	P/14/194/FUL – Councillor Davies declared a personal interest as one of the objectors is known to her.

526 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson confirmed that he had accepted the Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules, in order to allow for the Committee to consider modifications to the Committee report, so as to take account of any late representations and revisions that require to be accommodated.

527 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION GRANTED CONDITIONALLY

RESOLVED: That the following applications be granted, subject to the conditions contained in the report of the Corporate Director – Communities:-

<u>Code No.</u>	<u>Proposal</u>
P/14/166/FUL	Llys Gwyn Res. Home, Heol Broom, Maudlam, Bridgend – Alterations and extension to existing home.

Subject to the amendment of Conditions 3 and 4 to state:-

3. Notwithstanding the requirements of condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme. The scheme shall include:-
  - i) Proposals for all hard and soft surface treatment;
  - ii) Details of all existing trees and hedgerows on land;
  - iii) Details of any trees and hedgerows to be retained and any works to be undertaken;
  - iv) Measures for all retained trees and hedgerows to be protected during the course of the development;
  - v) A schedule of landscape maintenance for a minimum period of 3 years, including details of the arrangements for its implementation.

The agreed landscaping works shall be carried out in accordance with a timetable to be agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, to promote nature conservation and in the interests of residential amenity.

4. Notwithstanding the requirements of condition 1, no tree shall be felled, and no hedgerow shall be removed, along with the north-western, north-eastern and south eastern boundaries of the site unless the prior written agreement of the Local Planning Authority has been obtained.

<u>Code No.</u>	<u>Proposal</u>
P/14/194/FUL	<p>Former Bryncethin Claypits, Blackmill Road, Bryncethin, Bridgend – 3 No. Rugby Fields.</p> <p>Subject to the amendment of Conditions 3, 4, 6 and 9 to state:-</p> <p>3. Use of the pitches shall be in accordance with the submitted Management method Statement dated 4 December 2014.</p> <p>4. No development shall take place until a scheme for the provision of temporary traffic and pedestrian management along the A4061 Blackmill Road during the construction of the access track has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented for the duration of the access track construction works.</p> <p>6. Removal of the word “how” on the 2<sup>nd</sup> line.</p> <p>9. The floodlights shall not be operated outside of the following times:- 0800 - 2200 on any day.</p> <p>Reason: In the interests of residential amenity.</p> <p>Subject to the addition of Condition 10 as follows:</p> <p>10.No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected along the western and northern boundaries of the access track and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.</p> <p>Reason: To ensure that the general amenities and privacy of the area are protected.</p>

528 TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 106 AGREEMENT PLANNING APPLICATIONS

- RESOLVED: (1) That the applicant enters into a Section 106 Agreement to:
- i) Provide a financial contribution for the sum of £53,360 towards the provision of affordable housing;

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ii) Provide a financial contribution for the sum of £16,313 towards educational provision to increase the available capacity at Pil Primary School.

(2) That the Corporate Director Communities be given plenary 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 standard outline conditions and the additional conditions contained in the report of the Corporate Director Communities:

Code No.

Proposal

P/14/645/OUT Land Adj. Rockwood, Pyle Road, Pyle – Five dwellings, access and car parking at land adj. Rockwood (Outline Application).

(3) That the applicant enters into a Section 106 Agreement to dedicate the area known as 'Public Open Space' as shown on the submitted layout plan numbered 'PL 105 rev B' (received 12 January 2015) as public open space, in conjunction with a schedule for landscaping and maintenance, in perpetuity of that open space.

(4) That the Corporate Director Communities be given plenary 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:

Code No.

Proposal

P/14/390/FUL Land at Nantyffyllon RFC, Blossie Street, Maesteg – Residential development for 35 dwellings and retain existing house at 62A Picton Street.

Subject to Conditions 1 and 2 being replaced with:

1. The development shall be carried out in accordance with the following approved plans and documents: plan numbers:-

PL 104 Rev A, PL 105 Rev B, PL 106 Rev B, PL 107 Rev B, PL 108 Rev B, PL 109 Rev A, PL 110 Rev B, PL 111, PL 130 Rev A, PL 131 Rev A, PL 132 Rev A, PL 140, PL 150, PL 151, PL 152, PL 153, PL 154, PL 155, PL 156, PL 157 Rev A, PL 158, G/13/2(A) & G/13/3

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No development shall take place on the construction of any dwelling until the rugby pitch has been re-sited in accordance with Plan no PL-11 REV A and as approved by P/12/728/FUL.

Reason: To ensure the provision of the replacement rugby pitch.

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529 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION FOR RELAXATION OF CONDITIONS

RESOLVED: That the following application for the relaxation of Conditions be granted subject to the conditions contained in the report of the Corporate Director - Communities:

Code No.            Proposal

P/14/834/RLX      11 Penybont Road, Pencoed – Relax Condition 1 of P/09/396/FUL to permit use as MicroPub – Opening hours 07:30 – 23:00 Monday Sunday.

530 APPEAL DECISION

RESOLVED: That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be DISMISSED.

Code No.            Proposal

A/14/2224236      Retention of Joinery Workshop, Car Parking in conjunction with Old Police  
(1747)                Station & Boundary Wall land adjacent Corbett Street, Ogmere Vale.

531 TRAINING LOG

The Group Manager Development reported on an updated training log.

RESOLVED:            That the report of the Corporate Director - Communities be noted.

532 DAVID LLEWELLYN, GROUP MANAGER DEVELOPMENT

The Chairperson announced that it was David Llewellyn's last meeting of the Committee prior to his retirement. He thanked Mr Llewellyn for the professional advice he gave to the Committee at all times and for his friendship during the last 7 years in which he had been post. He also thanked Mr Llewellyn for the past he had played in advising the Committee in terms of its decision making which was recognised by the WLGA as one of the best Development Control Committee's in Wales.

Members of the Committee also paid tribute to Mr Llewellyn for his service to the Authority over the past 40 years and wished him well in his retirement.

Mr Llewellyn thanked the Members of the Committee for their kind comments and commented that the Committee was now regarded as one of the best performing Development Control Committee's in Wales and that he was retiring leaving the Authority in good hands in terms of the Planning Service.

The meeting closed at 2.45pm.