

## **REPORT OF STATISTICAL INFORMATION FOR 1 APRIL 2014 - 31 MARCH 2015**

The speed of determining planning applications is a key national indicator of performance as set by the Welsh Government. The target is to determine 80% of all applications within 8 weeks. For the above period, the Welsh Government website shows that Bridgend have determined the following within the 8 week target-

Quarter 1 = 86%; Quarter 2 = 76%; Quarter 3 = 93%\*; Quarter 4 = 90%\* (projected)

*\* The Welsh Government now includes those planning applications where the applicant/agent has agreed to an extension of the 8 week period. These have been included from Quarter 3 onwards, which partly accounts for the significant percentage increase.*

During the year 769 planning applications were determined and officers negotiated enhancements to 138 of these (18%), which highlights the continuing work in adding value to the determination process.

The Development Group has undergone further re-structuring as of April 2015 with the loss of 4 posts.

The following statistical reports are attached as appendices for your information-

Appendix A - Section 106

Appendix B - Appeals

Appendix C - Enforcement

Appendix D - Building Control

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None.

## **APPENDIX A**

### **SECTION 106 ANNUAL STATISTICS**

#### **1 APRIL 2014 – 31 MARCH 2015**

(The figures in brackets relate to the previous year)

This report describes progress on Section 106 Agreements. The report covers completed agreements, total obligations, total financial value and contributions received.

Members are no doubt aware that the Local Planning Authority has resolved to grant planning permission on several applications subject to Section 106 Agreements being entered into. Once those Agreements have been signed the requirements will then be incorporated within this report.

#### **1. Completed S106 Agreements = 11 (10)**

| DATE       | APPLN REF                        | TYPE                 | APPLICANT                 | LOCATION                                       | SUM                 |
|------------|----------------------------------|----------------------|---------------------------|--|---------------------|
| 15/04/2014 | P/13/721/FUL                     | POS                  | TAYLOR WIMPEY             | Former Day Care Centre, Heol Tre Dwr, Bridgend | £26,320.00          |
| 15/04/2014 | P/13/721/FUL                     | HIGHWAYS             | TAYLOR WIMPEY             | Former Day Care Centre, Heol Tre Dwr, Bridgend | £95,450.00          |
| 11/07/2014 | P/11/781/FUL                     | HOUSING              | MAYO PROPERTY DEVELOPMENT | The Rest Convalescent Home, Porthcawl          | £370,000.00         |
| 11/07/2014 | P/11/781/FUL                     | HIGHWAYS             | MAYO PROPERTY DEVELOPMENT | The Rest Convalescent Home, Porthcawl          | £63,136.32          |
| 11/07/2014 | P/11/781/FUL                     | MISC                 | MAYO PROPERTY DEVELOPMENT | The Rest Convalescent Home, Porthcawl          | NON FINANCIAL       |
| 26/09/2014 | P/00/288/OUT (Deed Of Variation) | COMMUNITY FACILITIES | CONSORTIUM OF DEVELOPERS  | Land at Parc Derwen, Bridgend                  | £475,000.00         |
| 26/09/2014 | P/00/288/OUT (Deed Of Variation) | EDUCATION            | CONSORTIUM OF DEVELOPERS  | Land at Parc Derwen, Bridgend                  | SCHOOL CONSTRUCTION |
| 26/09/2014 | P/00/288/OUT (Deed Of Variation) | MISC.                | CONSORTIUM OF DEVELOPERS  | Land at Parc Derwen, Bridgend                  | USE OF LAND         |
| 07/10/2014 | P/13/861/FUL                     | AFFORDABLE HOUSING   | HAFOD HOUSING ASSOCIATION | Carey Baptist Church, Aberkenfig               | AFFORDABLE UNITS    |
| 30/10/2014 | P/13/322/FUL                     | HIGHWAYS             | COASTAL OIL & GAS         | Tyla Lane, Merthyr Mawr                        | ROUTE AGREEMENT     |

|             |                  |             |                          |                                   |                   |
|-------------|------------------|-------------|--------------------------|-----------------------------------|-------------------|
| 05/11/2014  | P/13/930/FUL     | HIGHWAYS    | FORD MOTORS              | Ford Plant, Waterton              | £7,000.00         |
| 05/11/2014  | P/13/246/OUT     | EDUCATION   | SOUTH WALES LAND DVLPMTS | Brackla Ind. Estate, Bridgend     | £950,000.00 TBC   |
| 05/11/2014  | P/13/246/OUT     | HIGHWAYS    | SOUTH WALES LAND DVLPMT  | Brackla Ind. Estate, Bridgend     | £317,000.00       |
| 05/11/2014  | P/13/246/OUT     | POS         | SOUTH WALES LAND DVLPMT  | Brackla Ind. Estate, Bridgend     | £108,100.00       |
| 05/11/2014  | P/13/246/OUT     | MISC        | SOUTH WALES LAND DVLPMT  | Brackla Ind. Estate, Bridgend     | NOISE MITIGATION  |
| 17/12/2014  | P/13/904/FUL     | HIGHWAYS    | CENIN                    | Stormy Down                       | ROUTE AGREEMENT   |
| 22/12/2014  | P/14/439/RLX     | HIGHWAYS    | DOVEY ESTATES            | Heronston Lane, Waterton          | £7,000.00         |
| 22/12/2014  | P/14/439/RLX     | HIGHWAYS    | DOVEY ESTATES            | Heronston Lane, Waterton          | ROUTE AGREEMENT   |
| 24/12/2014  | P/14/337/FUL     | HIGHWAYS    | SUNCREDIT                | Land near Court Colman            | ROUTE AGREEMENT   |
| 24/12/2014  | P/14/337/FUL     | MISC        | SUNCREDIT                | Land near Court Colman            | £100,000.00       |
| 12/02/2015  | P/13/835/FUL     | HOUSING     | NOS 4 LIMITED            | Former Woodstock Inn, Kenfig Hill | 1 AFFORDABLE UNIT |
| 12/02/2015  | P/13/835/FUL     | POS         | NOS 4 LIMITED            | Former Woodstock Inn, Kenfig Hill | £2,800.00         |
| <b>DATE</b> | <b>APPLN REF</b> | <b>TYPE</b> | <b>APPLICANT</b>         | <b>LOCATION</b>                   | <b>SUM</b>        |

**2. Total Obligations = 22 (20)**

**3. Total Financial Value = £2,521,806.32 (£402,321.00)**

**4. Contributions Received = 10 (8)**

| <b>DATE</b> | <b>APPLN REF</b> | <b>TYPE</b>        | <b>APPLICANT</b>      | <b>LOCATION</b>         | <b>SUM</b> |
|-------------|------------------|--------------------|-----------------------|-------------------------|------------|
| 14/04/2014  | P/07/822/FUL     | AFFORDABLE HOUSING | LLANMOOR HOMES        | Joslin Road, Litchard   | £96,600.00 |
| 28/05/2014  | P/12/878/OUT     | HIGHWAYS           | WATERSTONE HOMES      | New Road, Porthcawl     | £7,000.00  |
| 30/05/2014  | P/06/1080/FUL    | MISC.              | RWE / PENNANT WALTERS | Fforch Nest Windfarm    | £263.68    |
| 09/06/2014  | P/13/721/FUL     | HIGHWAYS           | TAYLOR WIMPEY         | Former Day Care Centre, | £95,450.00 |

|             |                  |             |                    |   |             |
|-------------|------------------|-------------|--------------------|---|-------------|
|             |                  |             |                    | Heol Tre Dwr,<br>Bridgend                               |             |
| 13/08/2014  | P/13/930/FUL     | HIGHWAYS    | FORD MOTOR<br>CO   | Ford Plant,<br>Waterton,<br>Bridgend                    | £7,000.00   |
| 24/12/2014  | P/00/288/OUT     | EDUCATION   | WELSH GOVT         | Coity School,<br>Parc Derwen                            | £387,374.00 |
| 07/01/2015  | P/13/721/FUL     | POS         | TAYLOR<br>WIMPEY   | Former Day<br>Care Centre,<br>Heol Tre Dwr,<br>Bridgend | £26,320.00  |
| 19/01/2015  | P/11/355/FUL     | EDUCATION   | LINC CYMRU         | Land adj to<br>Coity Bypass,<br>Brackla                 | £75,000.00  |
| 02/02/2015  | P/00/288/OUT     | EDUCATION   | PERSIMMON          | Coity School,<br>Parc Derwen                            | £415,054.00 |
| 02/03/2015  | P/06/417/FUL     | MISC.       | PENNANT<br>WALTERS | Pant y Wal<br>Windfarm                                  | £1,678.22   |
| <b>DATE</b> | <b>APPLN REF</b> | <b>TYPE</b> | <b>APPLICANT</b>   | <b>LOCATION</b>   | <b>SUM</b>  |

**5. Total Value of Contributions Received = £1,111,739.90 (£621,030)**

## **APPENDIX B**

### **APPEAL STATISTICS – 1 April 2014 – 31 March 2015**

(Figures in brackets relate to previous year)

|   |  |      |
|---|--|------|
| <b>1. NUMBER OF APPEALS RECEIVED DURING YEAR</b>  | 15   | (20) |
| <b><u>PROCEDURES</u></b>  |  |      |
| Written Representations   | 12   | (9)  |
| Hearing   |  | (1)  |
| Public Inquiry  |  | (2)  |
| Householder Appeal (Pilot)  | 3  | (8)  |
| <b>2. TYPES OF APPEAL RECEIVED</b>  |  |      |
| Section 78(1) Appeal (Against Refusal of Planning Permission)                           | 12   | (10) |
| Section 78(1) Householder Appeal Pilot  | 2  | (8)  |
| Section 78(1) Appeal (Against condition/s of Approval)                                  |  |      |
| Section 78(2) Appeal (Against Non determination of application within statutory period) |  | (2)  |
| Section 174 (Against issue of Enforcement Appeal)                                       | 1  | (0)  |
| Advertisement Appeal  |  | (2)  |
| <b>3. APPEAL DECISIONS</b>  | 15   | (22) |
| Dismissed   | 9  | (18) |
| Allowed   | 4  | (4)  |
| Part Allowed/Part Dismissed   |  |      |
| Enforcement Notice Quashed  |  |      |
| Enforcement Notice Upheld   | 1  | (0)  |
| Lapsed (Enforcement)  |  |      |
| Withdrawn   | 1  | (0)  |
| Invalid   |  |      |
| No Further Action   |  |      |
| <b>4. OUTSTANDING APPEALS</b>   |  |      |
| Pending   | 5  | (5)  |
| <b>5.</b>   | 100% of appeal statements were submitted within the period prescribed by the Welsh Government. |      |
| <b>6.</b>   | This year's performance on appeals has been maintained.  |      |

## APPENDIX C

### **ENFORCEMENT - Report for the Period 1 April 2014 – 31 March 2015** **(figures in brackets relate to previous year)**

The following information on enforcement cases investigated by the Department during this period is submitted for consideration.

The information is based on the Enforcement Section's compliance with the following performance indicators:-

1. Acknowledge receipt of written complaint in 5 working days.
2. Undertake site visit within 21 working days.
3. Advise complainant of outcome of investigation in 42 working days.
4. Resolve cases within 12 weeks.

There have been 376 (431) complaints received by the Department from the following sources:-

|                   |     |       |
|-------------------|-----|-------|
| Members           | 10% | (12%) |
| Proactive         | 11% | (16%) |
| Other Departments | 13% | (14%) |
| Telephone         | 2%  | (3%)  |
| Written           | 64% | (55%) |

The complaints can be categorised as follows:-

|                             |     |       |
|-----------------------------|-----|-------|
| Non Compliance              | 18% | (26%) |
| Unauthorised Uses           | 21% | (22%) |
| Unauthorised adverts        | 7%  | (9%)  |
| Unauthorised building/works | 47% | (38%) |
| Untidy Land                 | 7%  | (5%)  |
| High Hedges                 | -%  | (-%)  |

During the period, the Department's performance in dealing with complaints is as follows:-

|  |     |       |
|--|-----|-------|
| Telephone complaints pending written confirmation      | -   | (0)   |
| Enforcement Notices/Breach of Condition Notices Issued | 7   | (4)   |
| Resolved   | 312 | (417) |

#### **Details of Enforcement Notices served and prosecutions for adverts etc.**

ENF/417/09/C - Land opposite 1 Ffordd Rhaglan, Heol y Cyw

An Enforcement Notice was served on the owner of the property requiring the cessation of the use of the land as a builders' yard and the removal of associated structures. The Notice came into effect on 28 June 2012 and required compliance within 2 months of this date. No appeal has been lodged against the Notice. The Notice has not been complied with; however Certificate of Lawful Use applications were submitted which have subsequently been refused. The case is now pending referral to the Magistrates' Court.

ENF/188/12/C - 2 Ton Rhosyn, Brackla

A Section 215 Notice was served on the owner of the property requiring the removal of mounds of soil, builders' rubble, all plastic containers, timber and a fridge from the front garden and to stack the unused bricks in the garden away from the Highway. The Notice came into effect on 17 June 2014 and required compliance within 2 months of this date. The Notice was complied with by 2 September 2014.

ENF/306/13/C - Devon View South Cornelly

A Material Change of Use Notice was served on the owner and operator of the land requiring them to cease the use of the land for the importation and exportation of waste materials including but not limited to builders' rubble, green waste, metal, wood, household waste, soil etc. and to remove and keep removed the waste materials, skips, vehicles and equipment in association with this use. The Notice also required them to cease the use of the land as a skip hire business and to remove and keep removed the skips, vehicles and equipment in association with this use. The Notice was due to take effect on 2 July 2014. The Notice was complied with on 27 May 2014 and Appeal was lodged on 21 May 2014. The Appeal was subsequently dismissed and the Notice upheld on 3 December 2014.

ENF/55/14/C - 16 Shelley Drive, Cefn Glas

An Operational Development Notice was served on the owner of the property requiring the front dormers to be reinstated in accordance with drawing nos. 16Shelley/WD/04 and 16Shelley/WD/05 as per application P/13/495/FUL approved on 28 August 2013. An appeal against the Notice was lodged on 20 October 2014. The appeal was allowed and the Notice quashed.

ENF/342/12/C - Land at Cwm Ciwc Isaf Farm, Rhiwceiliog

An Operational Development Notice was served on the owner of the land to remove and keep removed the decking. The Notice came into effect on 5 February 2015 and required compliance within 3 months of this date. No appeal has been lodged against the Notice.

A Material Change of Use Notice was served on the owner of the property requiring the removal of the caravan and marquee, the gravel and hardstanding access track leading to the caravan and for the land to be reinstated, levelled and re-seeded with grass. The Notice came into effect on 5 February 2015 and required compliance within 3 months of this date. No appeal has been lodged against the Notice.

ENF/90/13/C - Unit 8 George Thomas Avenue, Brynmenyn Industrial Estate, Bridgend

A Breach of Condition Notice was served on the owners / occupiers of Unit 8 George Thomas Avenue on 29 April 2013 to cease the use of the land for the storage of incoming materials for recycling or finished products outside the building. The materials were to be permanently removed and the land restored to original condition. The owners continued to breach the Notice and as such, the matter was heard in the Magistrates' Court on 20 January 2014 where the owners were found guilty and given a conditional discharge with a fine of £415. The owners are continuing to breach the Notice and the matter has been referred back to the Magistrates' Court to be heard on 27 April 2015.

ENF/194/14/C - 2 School Terrace, Blaengarw

An Enforcement Breach of Condition Notice was served on the owner of the property requiring the removal of the door to the second floor attic bedroom and replace with a window to comply with drawing no. 1107/PA02 of approval P/10/432/FUL. The Notice came into effect on 9 March 2015 and required compliance within 2 months of this date. No appeal has been lodged against the Notice.

ENF/13/14/C - Land rear of 1 Glannant Road, Evanstown, Gilfach Goch

A Material Change of Use Notice was served on the owners / occupiers of the land requiring the discontinuation of the use for the parking of buses and coaches and to remove from the land all vehicles, equipment brought to the land for the purpose of that use. The Notice came into effect on 23 March 2015 and required compliance within 4 weeks of this date. The Notice was complied with by 1 April 2015.

ENF/37/14/C - Land adjacent to Corbett Street, Ogmere Vale, Bridgend

An Operational Development Notice was served on the owners of the land requiring the reduction of part of the boundary wall to 1m in height and the removal of the workshop building and also removal of any materials which result from the previous requirements. The Notice comes into effect on 28 April 2015 unless an appeal is made against it beforehand.

ENF/281/14/C - Land opposite The Croft, Barn Hill, Laleston, Bridgend

An Operational Development Notice was served on the owner of the land requiring the demolition of the building and the removal of the resultant materials from the land. The Notice comes into effect on 21 May 2015 unless an appeal is made against it beforehand.

A Material Change of Use Notice was served on the owner of the land requiring the residential use to cease and the removal of the caravan from the land. The Notice comes into effect on 21 May 2015 unless an appeal is made against it beforehand.

ENF/92/13/C - Land west of Dunraven House, Pyle, Bridgend

A Breach of Condition Enforcement Notice was served on the owner of the land requiring works to be carried out to widen the layby to 8.5m and improve the layby to prevent vehicles from manoeuvring across the verge between the layby and the A48. Engineering works to include surface water drainage of the widened layby were also required along with the provision of 10 off street parking spaces for the café demarcated and laid out in permanent materials. The Notice comes into effect on 21 May 2015 unless an appeal is made against it beforehand.

99% (99%) of the complaints requiring acknowledgement have been acknowledged within five days of their receipt.

All sites that required a site visit have been inspected and 99% (98%) of the site inspections were undertaken within the prescribed twenty one-day performance standard.

In 89% (94%) of cases, where the complainant should have been advised of the outcome of the Department's investigations, the Department responded within forty-two days.

Of the cases resolved in this period 76% (75%) were resolved within 12 weeks. The target for this is 80%.

Of the cases where applications were invited 33 (55) have been received.

There have been (33) retrospective applications received during this financial year of which 64% were approved (9% are currently yet to be determined).

The fee income generated for these retrospective applications was £7,175 (£14,219).



## **APPENDIX D**

### **BUILDING CONTROL STATISTICS FOR THE YEAR** **1 April 2014 - 31 March 2015**

#### **Building Regulations**

|  |             |               |
|--|-------------|---------------|
| Initial notices submitted  | <b>163</b>  | <b>(140)</b>  |
| Competent Persons Schemes<br>(Electrical, Gas Boilers, Cavity wall insulation) | <b>6346</b> | <b>(6873)</b> |
| Building Regulations applications received                                     | <b>337</b>  | <b>(327)</b>  |
| Building Notices received  | <b>390</b>  | <b>(292)</b>  |
| Number of sites started  | <b>823</b>  | <b>(692)</b>  |
| Number of Completion   | <b>538</b>  | <b>(434)</b>  |

#### **Reactive Work**

##### **1.1    Dangerous Structures**

|   |            |              |
|---|------------|--------------|
| Number of dangerous structures dealt with | <b>106</b> | <b>(108)</b> |
|---|------------|--------------|

##### **Demolitions**

|                                |           |             |
|--------------------------------|-----------|-------------|
| Number of demolitions received | <b>10</b> | <b>(16)</b> |
|--------------------------------|-----------|-------------|

|   |           |             |
|---|-----------|-------------|
| <u>Service Requests in Respect of Drains/Private Sewers</u> | <b>42</b> | <b>(17)</b> |
|---|-----------|-------------|

#### **Customer satisfaction**

- 1.2    All applicants are requested to complete a customer satisfaction questionnaire. This covers the administration of Building Control and site inspections.

|                |            |              |
|----------------|------------|--------------|
| Very Satisfied | <b>81%</b> | <b>(82%)</b> |
|----------------|------------|--------------|

|                  |            |              |
|------------------|------------|--------------|
| Fairly satisfied | <b>13%</b> | <b>(14%)</b> |
|------------------|------------|--------------|

|                                     |           |             |
|-------------------------------------|-----------|-------------|
| Neither Satisfied nor Dissatisfied. | <b>5%</b> | <b>(4%)</b> |
|-------------------------------------|-----------|-------------|

|              |           |             |
|--------------|-----------|-------------|
| Dissatisfied | <b>1%</b> | <b>(0%)</b> |
|--------------|-----------|-------------|