

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 29 MAY 2014 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
G W Davies MBE	D R W Lewis	M Thomas	R Williams
P A Davies	H E Morgan	J H Tildesley	R E Young
D M Hughes	C E Rees	MBE	
R C Jones	J C Spanswick	C Westwood	

Officers:

J Jenkins	- Development and Building Control Team Leader
P Thomas	- Principal Planning Officer
N Gandy	- Principal Planning Officer
S Jones	- Development Planning Manager
J Lane	- Senior Planning Officer
R Morgan	- Transportation Development Control Officer
R O Jones	- Legal Officer
P Stanton	- Service Manager - Environmental Health
A Rees	- Senior Democratic Services Officer - Committees
M A Galvin	- Senior Democratic Services Officer - Committees (Electronic Back-up)

401 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so stated.

Councillor B Jones – Personal Commitment  
Councillor C E Smith – Work Commitment  
Councillor D G Owen - Holiday

402 DATE FOR PROPOSED SITE INSPECTIONS

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, 25 June 2014 (am).

403 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee of 1 May 2014 be approved as a true and accurate record.

404 LIST OF PUBLIC SPEAKERS

The Chairperson read out the names of the public speakers to address the following applications being considered at the meeting:

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
Community Councillor W Lewis	P/14/123/FUL	Objector

Mrs D Vernon	P/14/123/FUL	Objector
Mr S Mallin	P/14/123/FUL	Applicant
Mrs C Cowling	P/14/229/FUL	Objector

405 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor H M Williams - P/14/123/FUL - Councillor Williams declared a prejudicial interest in that he is known to the objectors. Councillor Williams withdrew from the meeting during consideration of this item, but made a statement as the local Member.
- Councillor D Hughes - P/14/123/FUL - Councillor Hughes declared a prejudicial interest in that she is known to some of the objectors to the application, frequently walked the area and had pre-judged the application. Councillor Hughes withdrew from the meeting during consideration of the application.
- Councillor H E Morgan - P/14/149/FUL - Councillor Morgan declared a prejudicial interest as he had pre-judged the application and withdrew from the meeting during consideration of the application.

406 CHAIRPERSON'S ANNOUNCEMENT

The Chairperson announced 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.

407 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: (1) That the following application be granted subject to the conditions contained in the report of the Corporate Director - Communities:-

Code No.

Proposal

P/14/123/FUL

Land at the stables (Gilfach Orfydd), Dimbath Lane, Blackmill - Retention of change of use of residential and agricultural buildings to specialist canine centre.

Subject to the amendment of Conditions 1 and 4 as follows:

1. The use hereby approved shall be for a 'specialist canine centre' as described in the Design and Access Statement received on 24 February 2014 in support of the application and for no other purpose. The use shall be carried out only by Mr Simon Mallin of Malpeet K9 Academy Limited. All materials and equipment brought onto the land in connection with the use permitted shall be removed within one month following the cessation of the use by the above named person.

Reason: To ensure the Local Planning Authority retains control over the use of the site.

4. No search and detect activities in association with the explosives and drug detection courses shall be carried out in the area hatched red on the submitted location plan received on 24 February 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safety of the patrons' utilising the rights of way.

(Councillor H M Williams vacated the Chair for planning application P/14/123/FUL item in accordance with the Declaration of Interest made by him, Councillor M Thomas, the Vice-Chairperson took the Chair for this item only, the Chairperson resumed in the Chair for the remainder of the meeting).

(2) That permission be Granted and plenary powers be given to the Corporate Director Communities to issue a decision notice after 30 May 2014 if no new material planning objections are received, subject to the contained in the report of the Corporate Director - Communities:-

P/14/149/FUL Land Adj 8 Heol Y Foelas, Bridgend – New Bungalow, Double Garage & Access

408 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION DEFERRED

RESOLVED: That the Committee deferred the following application as it was minded to refuse the application and the reasons for refusal reported to the next meeting of the Committee.

Code No. Proposal

P/14/229/FUL 16 Shelley Drive, Bridgend – Re-position dormers to front elevation & construct single storey extension to rear.

409 APPEALS RECEIVED

RESOLVED: That the Appeal received since the last meeting of the Development Control Committee be noted.

410 APPEALS DECISIONS

RESOLVED: That it be noted that the Inspector appointed by the National Assembly for Wales to determine the following appeal has directed that it be ALLOWED subject to conditions:-

Code No. Proposal

A/14/2215366(1737) First floor front / side extension and canopy over front door: 69 Priory Oak, Brackla.

411 TRAINING LOG

The Development and Building Control Team Leader reported on an updated and amended training log.

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

412 BIODIVERSITY AND DEVELOPMENT: A GREEN INFRASTRUCTURE APPROACH SUPPLEMENTARY PLANNING GUIDANCE (SPG); AND SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC REVIEW)

The Senior Planning Officer reported on the outcomes of the consultation exercise on the draft Biodiversity and Development: A Green Infrastructure Approach Supplementary Planning Guidance (SPG) and the draft Sites of Importance for Nature Conservation (SINC) Review. He also sought agreement of the proposed amendments to the draft document and recommended that Council adopts the amended versions as SPG as an evidence base to the Bridgend Local Development Plan.

The Senior Planning Officer reported that the Committee at its meeting on 12 December 2013 resolved to approve Draft SPG - Biodiversity and Development: A Green Infrastructure Approach Supplementary Planning Guidance (SPG) and the draft Sites of Importance for Nature Conservation (SINC) Review as the basis for public consultation and authorised officers to make appropriate arrangements for public consultation and to report further on the outcome of the consultation process.

He reported that an 8 week public consultation period was held between 19 December 2013 and 6 February 2014 and by the end of the consultation eleven individuals and external organisations had submitted comments on the draft SPG and SINC Review (seven to the SPG and four to the SINC Review). He stated that two of the representations were received after the consultation period had ended. In response, consultation reports had been produced which provide the Council's response to the representations received and which outline any changes made to the documents. He informed the Committee that the late representations had been considered and responded to in the consultation report, although the Council was not obliged to consider these representations.

The Senior Planning Officer summarised the main areas of change to the documents arising from the public consultation responses and requested the Committee consider each of the representations received, approve the suggested reasoned response, decisions and actions and proposed changes to the document and recommend that Council adopts it for publication.

The Senior Planning Officer informed the Committee that the Biodiversity and Development: A Green Infrastructure Approach Supplementary Planning Guidance had been shortlisted for a Royal Town Planning Institute (RTPI) Planning Excellence Award, with the award ceremony taking place on 23 June 2014.

The Senior Planning Officer also informed the Committee that the SPG was the first of a suite of 'Green Infrastructure' led SPG which will collectively contribute to driving forward this important agenda. He stated that the SINC review is intrinsically linked to the SPG as an evidence base and will also inform the Local Biodiversity Action Plan Review.

RESOLVED:

That the Development Control Committee:

- (1) Approved the suggested reasoned responses, decisions, and changes to the draft Biodiversity and Development: A Green Infrastructure Approach Supplementary Planning Guidance contained in Appendix 1.
- (2) Approved the suggested reasoned responses, decisions, and changes to the draft SINC Review.
- (3) Recommended that Council approves the Sites of Importance for Nature Conservation (SINC) Review as an evidence base to the adopted Bridgend Local Development Plan and relevant SPG.

- (4) Recommended that Council adopts SPG19 – Biodiversity and Development: A Green Infrastructure Approach (as amended) as Supplementary Planning Guidance (SPG) to the adopted Bridgend Local Development Plan.

413 DEVELOPMENT CONTROL COMMITTEE SITE VISIT PANEL

RESOLVED: That the consideration of the report on the composition of the Development Control Committee Site Visit Panel be deferred for one month.

414 NOMINATION AND APPOINTMENT TO THE RIGHTS OF WAY SUB-COMMITTEE

RESOLVED: That the consideration of the report on nominations to the Rights of Way Sub-Committee be deferred for one month.

The meeting closed at 3.32pm.