

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 12 SEPTEMBER 2019**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 12 SEPTEMBER 2019 AT 14:00**

Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	RJ Collins	RM Granville
MJ Kearn	JE Lewis	JC Radcliffe	JC Spanswick
KJ Watts	CA Webster	AJ Williams	

Apologies for Absence

SK Dendy, DK Edwards, DRW Lewis, RME Stirman and MC Voisey

Officers:

Rhodri Davies	Development & Building Control Manager
Jane Dessent	Solicitor
Lee Evans	Senior Planning Officer
Hayley Kemp	Principal Planning Officer
Ingrid Lekaj	Trainee Solicitor
Richard Matthams	Development Planning - Team Leader
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Adam Provoost	Senior Development Planning Officer
Andrew Rees	Democratic Services Manager
Kevin Stephens	Democratic Services Assistant
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

294. DECLARATIONS OF INTEREST

Councillor CA Webster Agenda Item 13 – Appeals – P/19/226/FUL – Retention of fence to front of dwelling 81 Park Street – Prejudicial interest as she has been speaking with the resident about the case. Councillor Webster withdrew from the meeting when this item was considered.

Councillor KJ Watts – Agenda Item 8 – P19/391/FUL – Prejudicial interest, as he knows the objectors, one of whom is an employee of the Council (Highways Officer). Councillor Watts withdrew from the meeting when this item was considered.

Councillor NA Burnett – Agenda Item 10 P/18/945/FUL – Prejudicial interest as she had received a political endorsement from the Chief Executive of Hafod Housing Association. Councillor Burnett withdrew from the meeting when this item was considered.

Mr L Tuck, Transportation Development Control Officer Agenda Item 8 P/19/391/FUL – Prejudicial interest as he and his wife had objected to the application. Mr Tuck withdrew from the meeting when this item was considered.

295. SITE VISITS

RESOLVED: That a date of Wednesday 23 October 2019 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

296. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the meeting of the Development Control Committee of 1 August 2019, be approved as a true and accurate record subject to the following amendments:

- (1) That Councillor JC Spanswick be added to the list of members present:
- (2) That the following be added to application P/18/1006/FUL in Minute no. 287 with the sentence under Condition 40 to read:

Notwithstanding the plans as hereby approved, no development shall take place until a revised scheme for the three bay lay by incorporating a footway area to the north of the new access road serving Nos 32-38 Llangewydd Road have been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the agreed details as part of the first phase of development to provide the new access into the site. The footpath shall be retained in perpetuity to serve Nos. 32-38 Llangewydd Road.

Reason: In the interests of highway and pedestrian safety.

In addition, the paragraph under "Note:" on page 5 should read:

Committee agreed, following some considerable debate, to suspend the meeting at 15:22, so that that the representative of the applicant who attended the meeting (and addressed the meeting as a public speaker), could contact the site developer, in order to clarify certain points raised by Members regarding the footway situated on the site access road. The meeting reconvened at 15:41 and it was agreed that a condition (40) be added to the recommendation.

As well as the changes to the S106 Legal Agreement Heads of Terms and the addition of condition 40, it was also agreed that condition 17 should include the following words:

"... and the LAP and the LEAP facilities shall be in place prior to the transfer of the 50th dwelling on this site."

297. PUBLIC SPEAKERS

There were no public speakers.

298. AMENDMENT SHEET

RESOLVED: 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, in order to allow for the Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

299. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director Communities be noted.

300. P/19/391/FUL - 3 NOTTAGE MEAD, PORTHCAWL

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**RESOLVED:** That the following application be refused for the reasons contained in the report of the Corporate Director Communities:

Proposal

Remodelling of dwelling including raising the height, rear and side extension

301. P/19/212/OUT - R/O 143-148 CWRT COED PARC, MAESTEG

**RESOLVED:** That the following application be granted subject to the conditions contained in the report of the Corporate Director Communities:

Proposal

Outline application to erect one 2 storey dwelling with garage

302. P/18/945/FUL - LAND SOUTH OF WYNDHAM CLOSE, BRACKLA INDUSTRIAL ESTATE, BRIDGEND

**RESOLVED:** That the following application be refused for the reasons contained in the report of the Corporate Director Communities:

Proposal

Erection of 42 affordable residential dwellings, with associated on site car parking, access arrangements and associated works.

303. P/19/416/FUL - 5 MALLARD WAY, PORTHCAWL

**RESOLVED:** That the following application be granted subject to the conditions contained in the report of the Corporate Director Communities:

Proposal

Demolish existing house and construct two and a half storey 6 bedroom house

304. P/19/140/FUL - SOUTH WALES POLICE HEADQUARTERS, COWBRIDGE ROAD, BRIDGEND

**RESOLVED:** (1) That the application be referred to Council as a proposal that represents a departure from the Development Plan which the Development Control Committee are not disposed to refuse as the development forms part of South Wales Police's rationalisation strategy to invest in their Headquarters site which will allow the early release of their land at Waterton Cross as part of the wider Bridgend Strategic Regeneration Growth area;

(2) That the applicant enters into a Section 106 Agreement to provide a financial contribution in the sum of £9,500 to fund Traffic Regulation Orders, roadmarkings and signage in the vicinity of the site to preserve the free flow of traffic on surrounding streets and junctions; and

3 That the Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the recommendation has been ratified by Council and

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the applicant has entered into the aforementioned Section 106 Agreement, subject to the conditions in the report of the Corporate Director Communities

Proposal

Development of a Police Learning Centre, gymnasium, site regrading, access, car parking and associated works

Subject to Condition 1 in the recommendation include the drawing number for the proposed ground floor plan as follows:

Ground Floor Plan (PLC) – Drwg, No. LDS-PDA-V1-00-DR-A-05-1003 – P02 – received 6<sup>th</sup> March 2019

305. APPEALS

The Group Manager Development reported on the Appeals received and decided since the last Committee meeting.

RESOLVED: (1) That the following Appeals received since the last meeting, be noted:-

Code No                      Subject of Appeal

D/19/3233411 (1866) Retention of fence to front of dwelling 81 Park Street, Bridgend

D/19/3233932 (1867) First floor side extension (void below for parking); change of roof to gable end & extend dormer at rear 42 Parcau Avenue, Bridgend

(2) That the following Appeals which had been decided since the last Committee meeting be noted:-

Code No                      Subject of Appeal

A/19/3225311 (1856) Siting of mobile timber eco residential unit Blackbridge Arabian Stud, Tylagwyn, Pontrhyll

Not Started                      Unauthorised fence 81 Park Street, Bridgend

C/19/3226631 (1861) Property in state of disrepair 6 Warwick Crescent, Porthcawl

A/19/3226420 (1859) Non-compliance with approvals P/16/222/RES, P/17/34/DOC & P/17/1086/FUL 22 Abergarw Meadows (Plot 11), Brynmenyn

C/19/3226431 (1860) Reserved matters to P/14/742/OUT to retain dwelling as built with swimming pool and glazed panels above boundary walls 22 Abergarw Meadows (Plot 11), Brynmenyn

306. BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033 - PREFERRED STRATEGY EVIDENCE BASE UPDATE

The Group Manager Development reported on an update on the preparation of the evidence base for the Bridgend Local Development Plan.

He stated that the development plan is at the heart of the planning system with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. He informed the Committee that Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It was essential that plans are in place and kept up to date and that the foundation of a Local Development Plan is a robust evidence base, which involves gathering a significant body of evidence that is relevant and focussed on the key issues the plan is seeking to address.

He reported that a number of supporting technical documents have been prepared to identify the key issues and challenges facing the County Borough and inform the preparation of the Replacement Local Development Plan. These evidence base documents and background papers were listed in the report along with their role and purpose. He stated that this was not a definitive list and additional evidence base update requirements will emerge as the plan revision progresses.

**RESOLVED:** That the Committee noted the contents of the evidence based documents and background papers attached as appendices 1 to 30.

307. **LOCAL HOUSING MARKET ASSESSMENT FOR BRIDGEND COUNTY BOROUGH 2019/2020**

The Group Manager Development reported on the purpose, status and findings of the Local Housing Market Assessment (LHMA) which updated the last LHMA conducted in 2012.

He stated that Local Authorities have a requirement to consider the housing accommodation needs of their localities under Section 8 of the Housing Act 1985. In order to fulfil this requirement, Welsh Local Authorities must formulate LHMA's, which review housing needs through a holistic review of the whole housing market. The importance of LHMA's were emphasised in the 2019 Independent Review of Affordable Housing Supply which stated that "the basis of good housing policy and decisions regarding affordable housing supply stems from the best possible data on housing need and demand".

He reported that a refreshed LHMA was completed in 2019 in accordance with Welsh Government Guidance, thereby satisfying the Council's statutory obligations. He informed the Committee that the LHMA identifies eight broad Housing Market Areas across the County Borough, based on functional geographies, considering the potential sphere of relocation, the cost of housing (to gauge 'transferability' within the market) and the influence of major transport links (to take account of commuting patterns). The areas are:

- Bridgend and Surrounding
- Pencoed and Heol y Cyw
- Garw Valley
- Porthcawl
- Llynfi Valley
- Pyle, Kenfig and Cornelly
- Ogmere Valley
- Valleys Gateway

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He stated that whilst the level of housing need appeared to have dramatically 'decreased' between LHMA's, it was a reflection of a huge variety of inter-related factors rather than a more simplistic sliding scale of housing need. He outlined the implications for the Replacement LDP, in that development plans must include an authority-wide target for affordable housing (expressed as numbers of homes) which should be based on the LHMA and take account of both deliverability and viability. He informed the Committee that overall, the updated LHMA provided a refreshed and robust rationale to inform the Replacement LDP and its inter-related policies along with decisions on planning applications.

RESOLVED: That the Committee noted the contents of the Local Housing Market Assessment.

308. TRAINING LOG

The Group Manager Development reported on an updated training log.

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

309. URGENT ITEMS

There were no urgent items.

The meeting closed at 15:20