

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 30 APRIL 2015 AT 2.00PM

Present:

Councillor H M Williams - Chairperson

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
G W Davies MBE	R C Jones	H J Townsend
P A Davies	D R W Lewis	C Westwood
R M James	D G Owen	R Williams
B Jones	J C Spanswick	M Winter
H E Morgan	M Thomas	R E Young

Officers:

Jonathan Parsons	Group Manager – Development
Julie Jenkins	Development Control Team Leader
Craig Flower	Team Leader (Technical Support)
Robert Morgan	Senior Development Control Officer
Roderic Jones	Senior Lawyer
Eilian Jones	Senior Planning Officer
Tony Godsall	Traffic and Transportation Manager
Liz Woolley	Senior Planning Officer
Satwant Pryce	Head of Regeneration and Development
Jane Dessent	Assistant Lawyer
Mark Galvin	Senior Democratic Services Officer – Committees
Andrew Rees	Senior Democratic Services Assistant (electronic back-up)
Sarah Daniel	Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer

549 APOLOGIES FOR ABSENCE

Councillor J H Tildesley – Other Council business

550 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, 10 June 2015 (am).

551 APPROVAL OF MINUTES

RESOLVED: That the minutes of the Development Control Committee of the 2 April 2015 were approved as a true and accurate record.

552 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>
Cllr G Phillips	P/14/800/FUL	Local Member
Cllr E M Hughes	P/15/800/FUL	Local Member

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R Leonard	P/14/800/FUL	Objector
Cllr C L Jones	P/15/183/FUL	Local Member
	P/15/183/FUL	Objector
D Sage	P/15/183/FUL	Applicant
S Cowling	P/15/96/FUL	Objector
R Hathaway	P/15/60/FUL	Objector
P Baxter	P/15/60/FUL	Applicant

553 DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor H Williams	P/15/96/FUL - Councillor Williams declared a prejudicial interest in the application as the agents of the applicant were close friends of his. He vacated the Chair for this item and the Vice-Chairperson took the Chair in his place for this item only
Councillor H Townsend	P/15/183/FUL – Councillor Townsend declared a personal interest as a Member of Brackla Community Council, (as was the applicant) but who took no part in planning matters. P/15/96/FUL – Personal interest as the objector was known to her
Councillor R E Young	P/15/125/FUL – Councillor Young declared a prejudicial interest as the applicant was known to him. He left the meeting whilst the application was being considered
Councillor B Jones	P/15/155/FUL – Councillor Jones declared a personal interest as a Member of Porthcawl Town Council but who took no part in planning matters
Councillor P Davies	P/14/823/RES – Councillor Davies declared a personal interest as a Member of Laleston Community Council but who took no part in planning matters
Councillor M Thomas	P/14/800/FUL – Councillor Thomas declared a personal interest as the applicant and public speaker was known to her
P Thomas	P/14/800/FUL – The Officer declared a prejudicial interest as an objector to the application was a personal friend. He left the meeting whilst this application was being considered
J Jenkins	P/15/183/FUL – The Officer declared a prejudicial interest as she was a close friend of an objector to the application. She left the meeting whilst this application was being considered
C Flower	P/15/183/FUL – The Officer declared a personal interest as his mother had signed a petition against the approval of the application. He explained that he had not declared a prejudicial interest as he did not give advice at Development Control Committees as do the Planning Officers immediately above

554 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.

555 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

RESOLVED: That the following planning applications be granted, subject to the Conditions contained in the report of the Corporate Director - Communities.

Code No. Proposal

P/15/96/FUL 36 Tennyson Drive Cefn Glas Bridgend – Convert garage to living accomm, single storey rear ext, dormer windows to front and rear

P/15/155/FUL 53 Danygraig Avenue Porthcawl – Reconstruct and re-roof existing front bay, internal structural alteration & detached garage extension

P/15/159/FUL Land off Heol Eglwys Penyfai Bridgend – Two detached dwellings and double garage with new vehicular and pedestrian access

That the following Conditions be added to the consent immediately above:-

12. The proposed parking areas shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and retained thereafter for parking purposes.

Reason: In the interests of highway safety.

13. The driveway access shall be laid out with vision splays of 2.4m x site frontage to the west (measured to the centre of the carriageway) and 2.4m x 11m to the east before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

14. No structure, erection or planting exceeding 0.6m in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

15. The driveway entrances shall be set back not less than 1.0m from the back edge of footway and the boundaries splayed at 45 degrees either side.

Reason: In the interests of highway safety.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the garages shall be retained as such at all times and shall not be converted into living accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure the continued provision of adequate off-street parking and minimise on-street parking, in the interests of highway safety.

556 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS DEFERRED

RESOLVED: (1) That the following planning application be deferred for further clarification as to existing and proposed staff and patient numbers.

Code No. Proposal

P/15/55/FUL New Street Surgery 1 – 3 New Street Aberkenfig Bridgend – Change of use of No. 1 New Street to form larger surgery & two storey extension with rear parking space.

- (2) That the following application be deferred as Members were minded to refuse the application. A further report will be presented to the next Committee meeting to allow Members to consider the reasons for such refusal. However, Members agreed that more favourable consideration may be given to a revised scheme for 3 houses.

Code No. Proposal

P/14/800/FUL Former Council office site Glanogwr Road Bridgend – Demolish Council offices, divert Footpath 17 (Bridgend) & erection of 4 no. detached dwellings with int. garages.

557 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS DEFERRED FOR SITE VISITS

RESOLVED: That the following planning applications be deferred for full Development Control Committee site inspections:-

Code No. Proposal

P/15/125/FUL 41 Merthymawr Road Bridgend – Retention of fence to front and side of property.

P/15/183/FUL The White House Briary Way Brackla Bridgend – Change of use of existing dwelling to residential care home and two storey extension.

Members also agreed in respect of the application immediately above, to seek confirmation from Planning Officers as to the differentiation between resident and non-resident staff and confirmation of the Parking Guidelines requirements in this respect.

558 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR RESERVED MATTERS

RESOLVED: That the following for reserved matters be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-

Code No. Proposal

P/14/823/RES Island Farm Institute of Sport Island Farm Bridgend – Reserved matters: Site wide soft landscaping and ecological mitigation.

Subject to the following amendment/addition:-

Condition 2 should read:

No development on the bat roost shall take place shall take place until a ...

Condition 6 should be added to the report:

This consent does not relate to the use of the existing agricultural access in the south west corner of the application site onto Merthymawr Road.

Reason: For the avoidance of doubt as to the extent of the permission granted and to enable the Local Planning Authority to fully assess the future use of the access in the interests of highway safety.

559 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION SUBJECT TO PLENARY POWERS

RESOLVED: That having regard to the following planning application permission be granted and plenary power be given to the Corporate Director - Communities to issue a decision notice if no adverse representations are received from Natural Resources Wales to the revised Flood Consequence Assessment and subject to any conditions recommended by Natural Resources Wales and also subject to the Conditions contained in the report of the Corporate Director – Communities:-

Code No. Proposal

P/15/60/FUL Land at the Rhiw Multi Storey car park Walkway bridge and entrance Bridgend

Subject to the following changes in respect of the above consent:-

Condition 1: The plan numbers should be re-worded accordingly:

The development shall be carried out in accordance with the following approved plan numbers 3924-A-00-01 (Rev C) 02 (Rev D) 03 (Rev C) 04 (Rev C) 05 (Rev B) 06 (Rev C) 07 (Rev C) 08 (Rev C) 09 (Rev C) 10 (Rev C) 11 (Rev C) and 13 (Rev B)

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

Condition 2 should be re-worded as follows:

No development shall take place, including any works of demolition/site clearance, until a Demolition and Construction Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The agreed Statement shall be adhered to throughout the demolition and construction periods. The Statement shall provide for:

- i. The routing and timing of HGV construction traffic to/from the site in order to avoid congestion on the Rhiw or unnecessary turning and reversing manoeuvres on the Rhiw / Water Street / Queen Street
- ii. the provision of temporary demolition/construction traffic signing scheme;
- iii. the parking of vehicles of site operatives and visitors;
- iv. loading and unloading of plant and materials;
- v. storage of plant and materials arising from demolition or used in constructing the development;
- vi. wheel washing facilities;
- vii. measures to control the emission of dust and dirt during construction;
- viii. temporary removal of existing Rhiw car park direction signing during the demolition of the car park and construction of the proposed car park supplemented by a scheme of "Rhiw car park closed" signs;
- ix. the provision of temporary traffic and pedestrian management on The Rhiw/Water Street
- x. a scheme for re-using existing materials of construction resulting from the demolition and construction works

Reason: In the interests of highway safety.

The wording of Conditions 5, 7, 8, 9, 12, 13, 14, 15 should be amended to read as follows:

'No development, apart from the demolition of the existing car park and the walkway bridge, shall begin...'

Condition 6 should be amended to read as follows:

'Apart from the demolition of the existing car park and walkway bridge, no development shall commence on any respective phase of the development (as agreed under Condition 3) until the following information has been submitted to and agreed in writing by the Local Planning Authority:

- (i) Detailed specification and samples of, the materials to be used in the construction of the external surfaces of each respective phase;
- (ii) Details and finishes at a scale of 1:5 of the following, where relevant:
 - (a) window units,
 - (b) typical external doors (including fire doors),
 - (c) the proposed plant screening,
 - (d) decorative metal ventilation grills,
 - (e) security gates,
 - (f) the car parking louvres and cladding panels,
 - (g) the cantilever support.

Condition 15 should be amended to read as follows:

No development shall commence until a scheme for the provision of a Refuse/Recycling collection Management Plan for the new residential units has been submitted to and agreed in writing by the Local Planning Authority. All refuse/recycling collection vehicle movements to the residential units shall be made in accordance with agreed Refuse/Recycling collection Management Plan once the residential development is brought into beneficial use and retained thereafter in accordance with the Management Plan.

Reason: In the interests of highway safety.

The following additional Conditions should be added to the report:

- 16. No development, apart from the demolition of the existing car park and the walkway bridge, shall commence until a scheme for the provision of a vehicle height restriction barrier and traffic calming on the car park access has been submitted to and agreed in writing by the Local Planning Authority. The barrier and speed reducing features shall be implemented in accordance with the agreed scheme prior to the new car park being brought into beneficial use and retained thereafter.

Reason: In the interests of highway safety.

- 17. The revised highway access to the car park and emergency vehicle turning area shall be laid out in permanent materials in accordance with the approved layout prior to the car park being brought into beneficial use.

Reason: In the interests of highway safety.

- 18. The proposed car park access shall be laid out with a vision splay of 2.4m x 17m before the car park is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

- 19. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time unless it is in accordance with a detailed scheme to be submitted to and agreed in writing by the Local Planning Authority prior to work commencing on the construction of the new car park. Any works within the vision splay shall be undertaken in accordance with

the agreed scheme and prior to the car park being brought into beneficial use.

Reason: In the interests of highway safety

20. The individual parking spaces in the new multi storey car and undercroft car park serving the residential apartments shall be clearly demarcated in permanent materials in accordance with the approved layout prior to the new multi storey car and undercroft car park serving the residential apartments being brought into beneficial use and shall be retained as such and retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

21. Notwithstanding the submitted plans, no development, apart from the demolition of the existing car park and the walkway bridge shall commence until a revised scheme for the car park pedestrian access onto The Rhiw, including a widened entrance, details of any doorways, hard landscaping and external finishes has been submitted to and agreed in writing by the Local Planning Authority. The revised scheme shall be implemented as agreed prior to the new car park being brought into beneficial use.

Reason: In the interests of highway safety.

559 APPEALS RECEIVED

RESOLVED: That the Appeals received as outlined in the report of the Corporate Director Communities be noted

560 APPEALS DECISIONS

RESOLVED: (1) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeal has directed that it be ALLOWED; the Enforcement Notice be quashed, and subject to a Condition (See Appendix A to the report):-

Code No. Subject of Appeal

C/15/2227670(1748) Enforcement Notice which required the reinstatement of the front dormers in accordance with detailed plans as per application P/13/495/FUL : 16 Shelley Drive, Cefn Glas

- (2) That it be noted that the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed that it be ALLOWED, subject to Conditions (See Appendix A to the report):-

Code No Subject of Appeal

A/14/2227669(1749) Re-position dormers to front elevation and construct single storey extension to rear : 16 Shelley Drive, Cefn Glas.

561 TRAINING LOG

The Group Manager - Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director – Communities outlining a forthcoming training session for Members be noted.

562 REPORT OF STATISTICAL INFORMATION FOR 1 APRIL 2014 – 31 MARCH 2015

The Group Manager – Development submitted a report in respect of the above.

He explained that the speed of determining planning applications was a key national indicator of performance as set by the Welsh Government. The target was 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 Group Manager – Development highlighted that the 93% of planning applications processed in Quarter 3 above, put BCBC joint 1st in Wales for this period.

The Welsh Government now included those planning applications where the applicant/agent has agreed to an extension of the 8 week period. These were included within the report from Quarter 3 onwards, and this partly accounted for the significant percentage increase.

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

He stated that the Development Group had undergone further re-structuring as of April 2015 with the loss of 4 posts.

The following statistical reports were attached as appendices to the report for Members information:-

Appendix A - Section 106
Appendix B - Appeals
Appendix C - Enforcement
Appendix D - Building Control

RESOLVED: That the report be noted

The meeting closed at 5.48pm.