

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO COUNCIL

17 JUNE 2015

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

SAFEGUARDING EMPLOYMENT SITES SUPPLEMENTARY PLANNING GUIDANCE (SPG 21)

1. Purpose of Report.

- 1.1 To seek approval to adopt Safeguarding Employment Sites – SPG 21 (attached as Appendix 1 to this report) as Supplementary Planning Guidance (SPG) to the adopted Local Development Plan (LDP).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The adoption of this Supplementary Planning Guidance will assist in the implementation of policies within the adopted Bridgend Local Development Plan, the Council's statutory land-use planning document.

3. Background

- 3.1 The purpose of the SPG is to provide greater clarity and advice to developers and officers in respect of submitting and determining planning applications for non 'B class' uses on allocated employment sites.
- 3.2 The Development Control Committee of the 16th October 2014 resolved to approve Draft SPG 21 – Safeguarding Employment Sites as a basis for public consultation; authorised officers to make appropriate arrangements for public consultation; and to await a further report on the outcome of the consultation process.
- 3.3 A 6 week period of public consultation was held between 23rd October 2014 and 4th December 2014. The consultation was advertised in the following ways:
 - Statutory notices placed in the *Glamorgan Gazette* on the 23rd October 2014;
 - The consultation documents were available for inspection with representation forms at every library in the County Borough and at the Civic Offices, Angel Street.
 - A press release was issued at the start of the consultation;
 - Information on the consultation, including all the documentation, representation forms and the facility to make representations electronically was placed on the Council's website; and
 - An electronic access link to the documentation was sent to approximately 400 targeted consultees including Community Councils, planning consultants and other relevant external agents with details on how to respond.

4. Current Situation

- 4.1 By the end of the consultation period 6 individuals and external organisations had submitted comments on the draft SPG. In response to the representations received a consultation report has been prepared, and this is included as Appendix 2 in the SPG. The original representations can be viewed by Members at the Planning Department.
- 4.2 The comments arising from the consultation were mostly of a non-specific and general nature drawing to the attention of the Council good practice and requirements to properly consider and consult with appropriate bodies, in particular with respect to environmental risk and impact on heritage assets and landscape. Such matters are more relevant at any future planning application stage of a development proposal, and refer to issues more appropriately managed by other SPG and policies in the LDP. As such it was considered that the representations received should not result in any amendments to the document.
- 4.3 On the 2nd April 2015, the Development Control Committee considered each of the representations received, endorsed the suggested reasoned responses, approved the decisions and actions (not to amend the document as a result of the consultation) and recommended that Council adopts the document for publication.
- 4.4 Following this recommendation from Development Control Committee, the Council is now formally requested to adopt the document as Supplementary Planning Guidance to the LDP.

5. Effect upon Policy Framework & Procedure Rules

- 5.1 The SPG expands upon the existing land-use planning policy framework contained within the adopted Local Development Plan giving the public and developers more certainty in the Council's expectations in relation to proposals on employment land in the County Borough.
- 5.2 The SPG will represent a material consideration in the determination of future planning applications.

6. Equality Impact Assessment

- 6.1 An Equalities Impact Assessment Screening has been undertaken and the proposed recommendations are unlikely to have an impact on equality issues.

7. Financial Implications

- 7.1 None.

8. Recommendations

- 8.1 That Council adopts SPG 21 – Safeguarding Employment Sites attached as Appendix 1 to this report as Supplementary Planning Guidance to the adopted Bridgend Local Development Plan.

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Background documents

Bridgend Local Development Plan