

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 3 SEPTEMBER 2015 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

GW Davies MBE
JE Lewis

PA Davies
C Westwood

RC Jones
R Williams

DRW Lewis
M Winter

Officers:

Nicola Gandy	Principal Planning Officer
Julie Jenkins	Development Control Team Leader
Rod Jones	Senior Lawyer
Susan Jones	Development Planning Manager
Robert Morgan	Transportation Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer
Rhodri Davies	Development and Building Control Manager
Philip Stanton	Service Manager Environmental Health
Emma Aston	Environmental Health Officer
Tony Godsall	Traffic and Transportation Manager
Craig Flower	Team Leader Technical Support
Mark Galvin	Senior Democratic Services Officer – Committees (Minutes)
Andrew Rees	Senior Democratic Services Officer – Committees (electronic back-up)

608. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members for the reasons so given:-

Councillor L C Morgan – Family commitments
Councillor D Sage – Hospital appointment
Councillor N Clarke - Holiday

609. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:-

Councillor J E Lewis – P/14/711/FUL – Personal interest as a member of St. Brides Minor Community Council who takes no part in the consideration of planning matters.

Councillor D Lewis - P/14/711/FUL - Personal interest as a member of St. Brides Minor Community Council who takes no part in the consideration of planning matters.

Councillor R Williams – P/15/110/OUT – Personal interest as a member of Pencoed Town Council who takes no part in the consideration of planning matters.

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3 SEPTEMBER 2015

Councillor G W Davies – P/15/130/FUL – Personal interest as a member of Maesteg Town Council who takes no part in the consideration of planning matters.

Councillor G Thomas – P/14/711/FUL – Prejudicial interest as he objected to the application and a personal interest as a Member of St Brides Community Council who takes no part in the consideration of planning matters. Councillor Thomas left the meeting whilst the application was being considered.

610. 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 14 October 2015 (am).

611. APPROVAL OF MINUTES

RESOLVED: That the minutes of the Development Control Committee of 23 July 2015 were approved as a true and accurate record.

612. PUBLIC SPEAKERS

The Chairperson read out for the benefit of those present the names of the public speakers addressing the following applications which were considered at the meeting:

<u>Name</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
N Williams	P/14/185/FUL	Objector
R Chichester	P/14/185/FUL	Applicants agent
Councillor J McCarthy	P/15/110/OUT	Local Member
R Jones	P/15/110/OUT	Objector
S Harris	P/15/110/OUT	Applicant

613. AMENDMENT SHEET

The Group Manager Development advised that in accordance with a new protocol, and following the Chairperson's consent, Members had received the Amendment Sheet at yesterday's Site Visits 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.

The Chairperson also confirmed that she had accepted a second Development Control Committee amendment sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council's Procedure Rules for the same purpose as above.

614. PLANNING APPLICATIONS GRANTED WITH CONDITIONS

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

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3 SEPTEMBER 2015

<u>Code No.</u>	<u>Proposal</u>
P/15/130/FUL	Beethoven House, 81 Castle Street, Maesteg – Change of use to 4 flats and retain existing flat
P/15/140/OUT	Terfyn, 2 Heol Eglwys, Pen-y-Fai – Outline planning for the demolition of Terfyn and build 2. No. houses on the land Subject to the inclusion of the following Condition 9:- No structure, erection or planting exceeding 0.9m above carriageway levels shall be placed within the required vision splay areas at any time. Reason: In the interests of highway safety
P/15/416/FUL	59 Newton Nottage Road, Porthcawl – Raise roof of bungalow to provide 1 st floor: Single & two storey rear extensions; new Porch/Study and garage
P/15/431/FUL	48 Park Street, Bridgend – Demolish existing boundary wall, construct new vehicle access and reconfigure existing car parking spaces

- (2) That the following application be granted, subject to the Conditions contained in the report of the Corporate Director Communities to the Development Control Committee dated 23 July 2015.

<u>Code. No</u>	<u>Proposal</u>
P/14/711/FUL	Change of use of Former Nursery & dwelling to Vehicle storage, New buildings, access, Wood fuelled boilers and Wood drying Facility – Former Bryncethin Nurseries and South Wales Wood Recycling Plant, Pant Hirwaun, Heol-y-Cyw

615 **SECTION 106 AGREEMENT PLANNING APPLICATIONS**

- RESOLVED:
- (1) That having regard to the following application, the applicant enter into a Section 106 Agreement to:
 - (i) Contribute the dwellings on Plots 1-8 inclusive as affordable housing with the tenure and appropriate management arrangements for transfer to a nominated registered social landlord.
 - (ii) Pay the sum of £18,330 in lieu of the provision of Public Open Space on Site.
 - (iii) Pay a contribution of £7,000 to cover the cost of a Road Traffic Order for a 20mph zone.
 - (iv) Develop the site in accordance with a Phasing Plan to be attached to the Agreement with the access road up

to and including the turning heads and Plots 1-28 developed prior to the dwellings on Plots 29 -39. Thereafter the improvements to the existing section of Waterton Lane shall be completed to at least base course level prior to any construction commencing on Plots 29-39.

- (v) The payment of the contributions in respect public open space provision to be in a phased manner as the development progresses in conjunction with the Phasing Plan and sale of the plots or as otherwise agreed with the Local Planning Authority during the drafting of the legal agreement.

Code. No

Proposal

P/14/185/FUL

Land at Waterton Lane, Waterton, Bridgend – Residential development of 39 dwellings, new Access Road and associated Parking and demolish Existing building

- (2) The Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

Subject to Conditions 15 and 16 of the report being amended as follows:-

6th line of Condition 15 - 'close' should read 'closed'

16. A 2m close boarded fence shall be erected at the rear of Plots 1 - 28 prior to any of those plots being brought into beneficial use and thereafter retained in perpetuity.
- (3) That having regard to the following application, the applicant enters into a Section 106 Agreement to:
1. Provide for a minimum 10 units of affordable housing, with the type of units, location within the site and affordable tenure to be agreed by the Council.
 2. Provide a financial contribution of £114,191 on the commencement of development towards the provision of additional primary school places in the schools serving the development.
 3. Provide a financial contribution of £22,090 on the commencement of development towards the upgrading of an existing play area in the Pencoed West Area.
 4. Provide a financial contribution of £10,850 on the commencement of the development towards the provision of a Westbound and an Eastbound Bus stop on Hendre

Road in the vicinity of the junction of Heol y Geifr / Hendre Road.

5. Provide a financial contribution of £7,000 on the commencement of development for the preparation of Legal Traffic Orders for a 20mph zone within the development site.

Code. No

Proposal

P/15/110/OUT

Bayswater Tubes Site, Heol-Y-Geifr, Pencoed – Construct 47 dwellings and associated works (Outline application)

- (4) The Corporate Director Communities be given plenary powers to issue a decision notice granting outline consent in respect of this proposal, reserving landscaping for future consideration, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

616

P/14/464/OUT

LAND EAST OF A4061 (BNDR) COITY
OUTLINE APPLICATION FOR 220 DWELLINGS

That having regard to the report of the Corporate Director Communities in respect of the above planning application, Members

RESOLVED:

That Committee agreed to reject the recommendation to remove the requirement for an off-site contribution to public open space and to re-affirm its previous decision made at the meeting on 11 June 2015 (Minute Number 576 refers), namely, to approve the application subject to the terms of a S106 Agreement and Conditions, as outlined in the report of the Corporate Director Communities to that meeting.

617

P/14/742/OUT

PROVISION OF 26. NO. BUILDING PLOTS AND ACCESS ROAD AND REMOVAL –
LAND NORTH OF ABERGARW FARM, BRYNMENYN

The Corporate Director Communities submitted a report, that advised Committee that the above application was considered by Committee on 11 June 2015, and was granted conditionally subject to the provisions of a S106 Agreement.

The Group Manager Development advised however, that there was now a need to make certain changes to the terms of this Agreement, for the reasons outlined in the report.

RESOLVED:

That the terms of the required Section 106 Agreement are varied from that previously resolved by Committee by deleting Clause (vi) relating to the Phasing Plan and substituting the following Clause:-

- (vi) Development of the site shall proceed in accordance with the following:-

- (a) The entire estate road including kerb races shall be constructed up to and including base course level together with all associated drainage prior to development commencing in respect of the construction of any approved dwelling;
- (b) The cul-de-sacs/driveways shall be provided up to and including base course level prior to any development commencing in respect of the construction of any approved dwelling that gains access therefrom.
- (c) A programme to include timescales for the final completion of all of the highways to adoptable standards shall be agreed with the local planning.
- (d) The completion of all highways to adoptable standards in accordance with the agreed scheme.

All other heads of terms as previously indicated to remain

618 APPEALS RECEIVED

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

619 APPEAL DECISIONS

That it be noted that the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be Dismissed, and in the second such Appeal, subject to Correction (Notice A) and the Enforcement Notices Upheld:-

<u>Code No.</u>	<u>Subject of Appeal</u>
A/15/3012436 (1754)	Build detached family house of similar size to existing "Windrush" Ton Kenfig
C/15/3018516 (1755)	Unauthorised building of dwelling and unauthorised use for the siting of a Caravan for residential purposes: Land off the Croft, Barn Hill, Laleston.

670 DEVELOPMENT CONTROL COMMITTEE IMPROVEMENT PLAN WORKSHOP

The Group Manager Development submitted a report, reminding Members of the Training Event held on 16 July 2015, a verbal update upon which was provided for Members at the last Committee meeting.

He submitted a further report on this topic giving a resume of what the sessions covered at the Training Event, and the following actions that came out of this:-

- Development Control Committee (DCC) Members to be involved in new SPG preparation. This will be subject further agreement by Committee
- Sending out earlier than usual, the agenda/reports for the DCC.
- Prepare the Amendment Sheet the day before Committee with a further update presented at the Committee itself if deemed necessary

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3 SEPTEMBER 2015

- Members to raise any questions on agenda items with Officers in advance of the meeting, where possible
- DCC report format to be reviewed in order to make sections clearer and investigate the potential to include plans and photographs and links within the text.
- Investigate the potential to amend the public speaking protocol to allow applicants to speak where there is no objector, including possibly posing questions to public speakers. A training session would be arranged for this, following which the public speaking protocol would be amended accordingly.
- The possibility of exploring a different cycle to that which is in existence, for the holding of Committee meetings to meet Performance Indicators imposed by Welsh Government

RESOLVED: That the report be noted.

671 TRAINING LOG

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

672 AFFORDABLE HOUSING – SUPPLEMENTARY PLANNING GUIDANCE

The Corporate Director Communities submitted a report to inform Committee of the outcomes of the consultation exercise on the draft Affordable Housing Supplementary Planning Guidance (SPG) document, as well as to seek Committee agreement of the proposed amendments to the draft document, and to adopt the amended version as SPG to the Bridgend Local Development Plan.

The Development Planning Manager advised that the draft Supplementary Guidance gives further guidance on how the Council will implement the affordable housing policy contained within the Local Development Plan and will replace the previous guidance which related to the Unitary Development Plan.

She added that Members were being asked to consider amendments to the draft Affordable Housing SPG, which was previously presented to them before the LDP Examination on 15th November 2012, for approval for consultation purposes.

She confirmed that a 6 week period of consultation took place between December 2013 and February 2014. Three organisations had responded making 9 representations.

A 'Consultation Report' was attached at Appendix E to the report, which provided the Council's responses and recommended changes to the representations received.

The main changes as a result of consultation related to providing greater clarity to applicants seeking outline planning consent, where the final number of housing units was unknown, by requiring the provision of a percentage of affordable housing rather than a specific number of units. This allowed for flexibility if the reserved matters identify higher or lower numbers.

Members were also asked to note a number of factual changes to the document, that were also included in Appendix E to the report. These included adjustment to the background housing figures as a result of the adoption of the LDP and updates to reflect the latest Welsh Government guidance.

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 3 SEPTEMBER 2015

Additional clarification was also provided to developers by the inclusion of a Viability Checklist at Appendix D, and a worked example for the formula used in calculating commuted sums at Appendix C to the report.

The Development Planning Manager concluded her submission, by stating that Committee was requested to endorse the document, as amended by the proposed changes and the factual amendments and recommend that it is referred to Council for adoption.

RESOLVED: That the Committee:

- (1) Following consideration of the representations received, endorsed the suggested reasoned responses, decisions and changes to the draft Affordable Housing Supplementary Planning Guidance contained in Appendix 1 to the report
- (2) Recommended that Council adopts SPG13 – Affordable Housing (as amended) as Supplementary Planning Guidance (SPG) to the adopted Bridgend Local Development Plan

673 **URGENT ITEMS**

None

The meeting closed at 4.30 pm