

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 26 JUNE 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	H E Morgan	M Thomas	R Williams
B Jones	D G Owen	J H Tildesley MBE	M Winter
R C Jones	C E Rees	C Westwood	R E Young
D R W Lewis	J C Spanswick		

Officers:

D Llewellyn	-	Group Manager Development
J Parsons	-	Development and Building Control Manager
J Jenkins	-	Development and Building Control Team Leader
C Flower	-	Team Leader - Technical Support
R Morgan	-	Transportation Development Control Officer
A Carey	-	Transportation Development Control Officer
E Jones	-	Senior Planning Officer
H Williams	-	Senior Environmental Health Officer - Pollution
R O Jones	-	Legal Officer
J Monks	-	Democratic Services Officer - Committees (Minutes)
A Rees	-	Senior Democratic Services Officer - Committees (Electronic Back up)

415 APOLOGIES FOR ABSENCE

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

Councillor P A Davies	-	Holiday
Councillor C E Smith	-	Work Commitment
Councillor R M James	-	Holiday

416 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, be confirmed as Wednesday, 23 July 2014 (am).

417 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee held on the 29<sup>th</sup> May 2014 were approved as a true and accurate record.

418 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out the name of the public speaker 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>
Mr D Chambers	P/14/344/FUL	Objector
Mr D Chambers	P/14/343/FUL	Objector

419 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor G W Davies MBE - P/13/808/OUT - Councillor Davies declared a prejudicial interest in that he was involved in the original planning proposal. Councillor Davies left the meeting during consideration of this item.
- Councillor B Jones - P/14/159/FUL and P/13/166/OUT - Councillor Jones declared a personal interest as he is a Member of Porthcawl Town Council, but takes no part in planning matters.
- Councillor D R W Lewis - P/13/166/OUT - Councillor Lewis declared a personal interest as he is known to the agent of one of the objectors.
- P/14/344/FUL and P/14/343/FUL - Councillor Lewis declared a personal interest as he is known to the public speaker, Mr Chambers.
- Councillor D G Owen - P/13/938/FUL - Councillor Owen declared a personal interest as he is a Member of Ogmore Community Council, but takes no part in planning matters.
- Councillor C E Rees - P/14/159/FUL and P/13/166/OUT - Councillor Rees declared a personal interest as she is a Member of Porthcawl Town Council, but takes no part in planning matters.
- Councillor M Thomas - P/14/343/FUL - Councillor Thomas declared a personal interest as she is a Member of Garw Valley Community Council, but takes no part in planning matters.

420 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.

421 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION GRANTED CONDITIONALLY

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

<u>Code No.</u>	<u>Proposal</u>
P/13/166/OUT	25 West Road, Porthcawl, Bridgend – Erect residential property in rear garden
	Subject to the inclusion of the following Condition 11 and Notes (f) and (g):-

11. No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site showing how foul drainage, road and roof/yard water will be dealt with, including future maintenance requirements, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to beneficial use

Notes:

- (f) No surface water is allowed to discharge to the public highway.
- (g) No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system

P/14/159/FUL

Ex gas holder site, Moor Lane, Porthcawl - Develop a small scale standby electricity generation plant.

Subject to the inclusion of the following Condition 12:-

12. The recommendations contained in the Risk Assessment report dated 5 March 2014, 'project no: 321539-R07 (01) Preliminary Risk Assessment-Porthcawl', shall be carried out in full. Should any further surveys indicate additional remedial measures, these shall be carried out in full.

Reason: In the interests of pollution prevention

P/14/310/FUL

70 Pisgah Street, Kenfig Hill, Bridgend – Single Storey extension and detached garage.

422 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATIONS DEFERRED FOR FULL COMMITTEE SITE INSPECTION

RESOLVED: That consideration of the following planning applications be deferred for one month, in order that Members of the Committee can inspect the undermentioned sites:-

Code No.

Proposal

– this was conditionally approved

P/14/343/FUL

Former Church Hall, Church Terrace, Blaengarw, Bridgend – Change of use of one room to Beauticians

P/14/344/FUL

Former Church Hall, Church Terrace, Blaengarw, Bridgend - Retain 12 velux roof lights installed in both roof plans of an existing gymnasium building located on the south western side of Church Terrace, Blaengarw.

423 TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 106 AGREEMENT

RESOLVED: (1) That having regard to the following application, the applicant enters into a Section 106 Agreement to provide the requirements outlined in (i) to (v) of the Recommendation contained in the report of the Corporate Director – Communities:-

Code No.

Proposal

P/13/808/OUT Land off Oakwood Drive, Maesteg - Mixed use development - Extra care facility (50 Beds) Public House, Restaurant, Retail, Employment and 115 dwellings.

- (2) That the Corporate Director – Communities be given plenary powers to notify the Welsh Government of the intention to approve the application in accordance with Circular 7/12: Town and Country Planning (Notification) (Wales) Direction 2012
- (3) That the Corporate Director – Communities also be given plenary powers to issue a decision notice granting consent in respect of this proposal should the Welsh Government offer no adverse comments to the application and once the applicant has entered into the aforementioned Section 106 Agreement and subject to the standard outline Conditions and those contained within his report

Subject to the amendment of Heads of Terms (v) as follows:

Ensure that the land identified as Employment Land on Plan Number G2795(05)010: Masterplan (received 9 June 2014) is re-profiled, surfaced and fully serviced, including a highway access of appropriate size and standard, in accordance with a scheme and method statement to be submitted and approved in writing by the Council, no later than the construction of the 50<sup>th</sup> residential unit built on the site.

424 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION REFERRED TO COUNCIL

RESOLVED: (1) That the following application be referred to Council as a proposal that is a departure from the Development Plan, that the Development Control Committee are not disposed to refuse for the reason contained in the report of the Corporate Director - Communities:-

Code No: Proposal

P/13/938/FUL Rear of 29-34 Cwrt Pant yr Awel, Lewistown, Bridgend – Inclusion of land within curtilage and retain garden structures.

- (2) That should Council approve the above application, then this be subject to the Conditions contained in the report of the Corporate Director - Communities

425 TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING APPLICATION REFUSED

RESOLVED: That the following planning application be refused for the reason given in the report of the Corporate Director - Communities:-

Code No. Proposal

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

426 APPEALS RECEIVED

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

427 APPEALS DECISIONS

RESOLVED: That the Inspector appointed by the Welsh Ministers to determine this Appeal directed that the Appeal be dismissed.

Code No.                      Proposal

A/14/2212872(1734)      One residential dwelling land at Heol Spencer, Coity.

428 TRAINING LOG

The Development and Building Control Manager reported that at the request of Members a workshop on “Affordable Housing and Section 106 Agreements” will be held in the Committee Rooms on the morning of Tuesday, 15 July with representation from the Housing and Policy Departments. The workshop will inform Members on how the Authority formulates its Supplementary Planning Guidance (SPG) on affordable housing.

He announced that in August the Development Control Section, together with the Team Leader Technical Support will be holding a training session on the lifespan of a planning application from the time it is delivered to when it is determined. He informed Members that a practical session will be held in one of the Committee rooms and the first half of the session will be a brief outline of how the Authority deals with planning applications, and how consultations are carried out.

He informed Members that future training sessions would look at regenerated projects in Bridgend and Maesteg town centers which had taken place, and could run to two sessions. Also a training session will be held on the Welsh Government procedures regarding the Heritage Bill currently being executed.

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

429 DEVELOPMENT CONTROL COMMITTEE SITE VISIT PANEL

The Senior Lawyer presented a report for the Committee to consider nominating Members to form the Committee’s Site Visit Panel. The Panel will comprise of the Chairperson, Vice-Chairperson and a third Member and Members were asked to consider whether or not the Panel should be increased in size in terms of its current membership.

At a meeting of the Committee in May 2012, it was agreed to establish a Site Visit Panel and four Members of the Committee were appointed to that Panel to undertake planning visits to application sites. The recent Annual Meeting of Council approved a change to the membership of the Development Control Committee and as a result, the formation of the Panel required reconsideration.

RESOLVED:              That the Committee nominated the following Members to sit as its Site Visit Panel:

- The Chairperson of the Development Control Committee;
- The Vice-Chairperson of Development Control Committee;
- Councillor C Rees
- Reserve – Councillor R Williams

The Committee elected to retain the current size of the Panel.

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

The Senior Lawyer presented a report for the Committee to nominate and appoint Members to the Rights of Way Sub-Committee. The remit of the Development Control Committee provides for the nomination and appointment of six of its Members to form the Rights of Way Sub-Committee, with the Chairperson and Vice-Chairperson of the Development Control Committee fulfilling the same role for the Rights of Way Sub-Committee. The recent Annual Meeting of Council approved a change to the membership of the Development Control Committee and therefore, as a result of this, the nomination and appointment to the Rights of Way Sub-Committee required reconsideration.

RESOLVED: That the Development Control Committee nominated the following Members to the Rights of Way Sub-Committee:

- The Chairperson of the Development Control Committee;
- The Vice-Chairperson of Development Control Committee;
- Councillor C Rees
- Councillor R Williams
- Councillor J H Tildesley MBE
- Councillor D Owen

The Group Manager Development Control informed Members that this was the last meeting for Alex Carey the Transport Development Control Officer, as he was due to leave the Authority.

The Chairperson, on behalf of Members, thanked him for his professionalism in advising the Committee and wished him well in his new venture.

The meeting closed at 3.20pm.