

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 26 NOVEMBER 2015

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 26 NOVEMBER 2015 AT 2.00 PM

Present

Councillor M Thomas (Chairperson)

Councillors

N Clarke
GW Davies
PA Davies
CA Green
RC Jones

Councillors

DRW Lewis
HE Morgan
LC Morgan
JC Spanswick
JE Lewis

Councillors

G Thomas
C Westwood
JH Tildesley
R Williams
M Winter

Officers:

Sarah Daniel	Democratic Services Officer - Committees
Rhodri Davies	Development & Building Control Manager
Jane Dessent	Lawyer
Craig Flower	Team Leader Technical Support
Mark Galvin	Senior Democratic Services Officer - Committees
Tony Godsall	Traffic and Transportation Manager
Rod Jones	Senior Lawyer
Susan Jones	Development Planning Manager
Robert Morgan	Transportation Development Control Officer
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees

650. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Member for the reason so stated:-

Councillor D Sage – Hospital appointment

651. DECLARATIONS OF INTEREST

Declarations of interest were received from the following Members:-

Councillor N Clarke – P/15/429/FUL – Personal interest as a member of Porthcawl Town Council who takes no part in planning matters.

Councillor J C Spanswick – P/15/429/FUL – Prejudicial interest as he was a board member on V2 Coast who owned the land in question. Councillor Spanswick left the meeting whilst this item was discussed.

Councillor R C Jones – P/15/429/FUL – Prejudicial interest as she owned property in the vicinity of the application site. Councillor Jones left the meeting whilst the item was discussed.

Councillor G W Davies – P/15/214/FUL – Prejudicial interest as Interim Clerk of Garw Valley Community Council who had previously discussed the application. He also personally knew 3 or 4 persons who had objected to the application.

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652. 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 6 January 2016

653. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 15 October 2015, be approved as a true and accurate record.

654. PUBLIC SPEAKERS

The Chairperson 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 No:</u>	<u>Reason for Speaking</u>
J Robertson	P/15/429/FUL	Objector
C Johnson	P/15/429/FUL	Applicant

655. AMENDMENT SHEET

The Group Manager Development advised that in accordance with new procedures , and following the Chairperson's consent, Members had received the Amendment Sheet following the Site Visit 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

656. P/15/368/OUT - LAND AT PARC EWENNI, EWENNY INDUSTRIAL ESTATE, BRIDGEND

RESOLVED: That the following Planning Application be deferred to the next scheduled meeting at the request of the applicant's Agent, in order that all outstanding issues are reviewed and addressed, including outcomes relating to the undertaking of a Noise Survey:-

<u>Code No.</u>	<u>Proposal</u>
P/15/368/OUT	Land at Parc Ewenni, Ewenny Industrial Estate, Bridgend – Construction of up to 240 Res. Units, 1123M.SQ of A1/A2/A3/D1/D2 Development, Public Open Space & Highway works

657. P/15/429/FUL - COMMUNAL AREA ADJACENT TO 35, PWLL-Y-WAUN, PORTHCAWL

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

<u>Code No.</u>	<u>Proposal</u>
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P/15/429/FUL Communal area adjacent to 35, Pwll-Y-Waun, Porthcawl –
Remove existing grass communal area provide 4 No. visitors
Off Street Parking & associated works.

658. P/15/214/FUL - HARDEN HOUSE, 115 OXFORD STREET, PONTYCYMER

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

Code No. Proposal

P/15/214/FUL Harden House, 115 Oxford Street, Pontycymmer – Convert
Offices to 6 No. 3 Storey Dwellings

Subject to the additional Condition 6:-

6. The two parking spaces to the south east of the building shall
be retained for the parking of residents vehicles in perpetuity.

Reason: To ensure that the on-site parking spaces are available
for use by the future occupiers of the dwellings

659. P/15/351/FUL - GREYFRIARS BARN, CLEVIS HILL, PORTHCRAWL

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

Code No. Proposal

P/15/351/FUL Greyfriars Barn, Clevis Hill, Porthcawl - Conversion and
extension of existing Barn and Outbuildings to create a
dwelling

660. APPEALS

RESOLVED: (1) That the following Appeal received as outlined in the
report of the Corporate Director – Communities be noted:-

Code No. Subject of Appeal

A/15/3136250 (1762) A small scale standby electricity generation plant in
individual sound proof containers: Land north west side of
Coity Road, Bridgend.

- (2) That the Inspector appointed by Welsh Ministers to
determine the following Appeal, has directed that the
Appeal be DISMISSED (See Appendix A to the report)

Code No. Subject of Appeal

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A/15/3128677 (1757) Proposed construction of 2 No. bedroom dormer bungalow – Resub of P/14/687/FUL: Land adj. 16A Danycoed, Blackmill

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be ALLOWED, subject to Conditions (See Appendix B to the report)

Code No.

Subject of Appeal

A/15/3121472 (1758) Convert 6 No. Stables to 2 No. Self-Contained Holiday Units: Ar Graig, Laleston

661. THE BUILDING REGULATIONS AND C. (AMENDMENT NO. 3) AND DOMESTIC FIRE SAFETY (WALES) REGULATIONS 2013 - RESIDENTIAL AUTOMATIC FIRE SUPPRESSION SYSTEMS

The Corporate Director – Communities submitted a report, which advised Members that from the 1 January 2016 all new homes, and homes created by a 'Material Change of Use' in Wales will be required by the Welsh Building Regulations to be fitted with an automatic fire suppression system.

The requirement is specific to new homes, although the requirement has been in place for Care Homes and other residences that are used for sleeping accommodation since April 2014.

The requirement also has created work opportunities, with Neath Port Talbot College are currently operating upgrading courses for plumbers as well as re-skilling courses for individuals in the installation of the systems.

The Minister for Housing and Regeneration, Carl Sargeant, announced a Welsh Government funded programme for the design and installation of fire sprinklers in social housing. The scheme has been operating for nearly a year looking at the;

- Design & installation
- Costs & cost savings
- Water supply issues
- Application of statutory guidance
- Experience of all key stakeholders

The Group Manager Development concluded the report by outlining certain background legislation in relation to the Regulations.

RESOLVED: That the report be noted.

662. 2015 ANNUAL MONITORING REPORT FOR BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006-2021

The Development Planning Manager presented a report, and outlined that this was the first Annual Monitoring Report (AMR) of the Local Development Plan (LDP) to be submitted to Welsh Government since the Plan's adoption. It was a statutory requirement, for this to be submitted by 31st October each year.

Its function she explained, was to monitor whether the Council's land-use policies are being successfully implemented. Policies are considered against the monitoring framework set out in Chapter 7 of the LDP the Development Planning Manager added.

The AMR was required to identify policies that are not being properly implemented, and to outline the reasons why and what action is required to remediate this, and whether it is necessary to start on an early revision of the Plan, due to non-implementation.

Some reasons for non-implementation are out of the Council's control and these additional factors are also set out in the document to give some context she advised.

Specifically the AMR needs to set out housing land supply and the number of additional houses built in the preceding year.

Some of the key findings of the AMR, were:-

- From the Joint Housing Land Availability Study 582 new homes have been built – representing a land supply of 5.4 years.
- Since 2009, 880 affordable units have been built 588 of which are for general needs.
- Only 0.45 hectares of employment land has been taken up on allocated sites. Although this does not represent the underlying health of the local economy as the number of 'jobs' has risen.
- Vacancy rates for our town centres are below 15%. 7.7% for Porthcawl, 14.4% for Bridgend, and 10.8% for Maesteg (survey date was October 2014).
- Many LDP town centre schemes have been completed or are progressing e.g. Maesteg Outdoor Market and the Rhiw Development.
- A significant contribution is being made to national renewable energy targets, with wind generating capacity at almost 80mw, higher than estimated for the 'Strategic Search Area' near Evanstown.

The evidence suggests that a review of the LDP is not required at this time she stated, but was scheduled for 2017.

RESOLVED: That the report be noted.

663. RENEWABLES IN THE LANDSCAPE SUPPLEMENTARY PLANNING GUIDANCE (SPG)

The Development Planning Manager presented a report, confirming that this Supplementary Planning Guidance (SPG) was being brought back to Committee after consultation at the end of last year.

She confirmed that 6 organisations made representations to the consultation, and each comment has been considered and the comments were included at Appendix A in the document, with no changes being recommended as a result of the comments.

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The document provided guidance on the relative sensitivities of BCBC's varied landscapes, the 15 character areas, to wind and solar renewable energy proposals, and acted as a first 'step' in helping to direct developments to least sensitive landscapes.

The SPG stated however, that it was strategic level guidance and each proposal would be assessed on its own merits.

The document will be useful evidence she explained, in the case of the appeal hearing for the Caerau proposal for a solar farm.

The Officer responded to certain questions from Members on the content of the report, following which, it was

- RESOLVED:** That the Committee
- (1) Considered the representations, endorsed the suggested reasoned responses and approved the decisions and actions (not to amend the document as a result of consultation).
 - (2) Recommended that Council adopts SPG20 – Renewables in the Landscape as Supplementary Planning Guidance to the adopted Bridgend Local Development Plan.

664. **FUTURE SUPPLEMENTARY PLANNING GUIDANCE (SPG)**

The Corporate Director – Communities submitted a report, that advised Members that in addition to the preparation of an SPG relating to Recreation and Residential Development in the new year, work was also progressing on 2 other SPG's, namely:-

- Safeguarding Retail Services
- Landscape and Local Character: A Green Infrastructure Approach

The report also advised that work would also progress on updating the Council's suite of design guidance documents, where SPG2 – Householder Development, and SPG 8 – Residential Development Design Guides, etc were to be combined to form one SPG.

Members were asked to nominate participants onto Working Groups to progress these SPG's, which would be brought forward in the new year.

RESOLVED: That the following Members be nominated to sit on the under mentioned Working Groups to progress the stated SPG's:-

Safeguarding Retail Services

Councillor R C Jones
Councillor N Clarke
Councillor J H Tildesley

Landscape and Local Character: A Green Infrastructure Approach

Councillor J C Spanswick
Councillor M Thomas

Householder Development/Residential Development and Design Guidelines

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Councillor R C Jones
Councillor G Thomas

665. TRAINING LOG

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

666. URGENT ITEMS

None

The meeting closed at 3.54pm