

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 7 JULY 2016

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 7 JULY 2016 AT 2.00 PM

Present

Councillor M Thomas – Chairperson

N Clarke	PA Davies	CA Green	DRW Lewis
HE Morgan	D Patel	JC Spanswick	G Thomas
JH Tildesley MBE	C Westwood	R Williams	RE Young

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Tony Godsall	Traffic & Transportation Manager
Eilian Jones	Senior Planning Officer
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Andrew Rees	Senior Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer

761. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:

Councillor GW Davies MBE
Councillor JE Lewis
Councillor LC Morgan.

762. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor D Patel – P/15/845/FUL – Personal interest in that she is a Board Member of Valleys 2 Coast.

Councillor N Clarke – P/16/284/FUL – Personal interest as a Member of Porthcawl Town Council but takes no part in the consideration of planning matters.

Councillor JC Spanswick – P/16/385/BCB - Personal interest as a Member of Brackla Community Council but takes no part in the consideration of planning matters.

Councillor R Young – P/16/313/FUL – Prejudicial interest as one of the public speakers who is a representative of the group objecting to the application sits with him on another committee. Councillor Young withdrew from the meeting during consideration of this item.

Tony Godsall, Traffic & Transportation Manager – P/16/385/BCB – Declared an interest declared as the Officer who submitted the application and withdrew from the meeting during consideration of the application.

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763. 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 3 August 2016.

764. APPROVAL OF MINUTES

RESOLVED: That the Minutes of the Special meeting of the Development Control Committee of 4 May 2016 and the meeting of the Development Control Committee of 9 June 2016, be approved as a true and accurate record.

765. 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>
Mrs B Andree	P/16/385/BCB	Objector
Mr K Opoku-Addo	P/16/385/BCB	Applicant
Cllr M Butcher	P/16/313/FUL	Objector
Mr P Vincent	P/16/313/FUL	Objector
Mr M Jones	P/16/313/FUL	Agent

766. AMENDMENT SHEET

RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item, in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Members to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

767. P/16/376/RLX - WATERTON HOUSE, BROCASTLE AVENUE, WATERTON INDUSTRIAL ESTATE

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/16/376/RLX	Relax condition 9 of P/09/937/FUL (operating hours of the site)

Subject to Condition 4 being re-worded as follows:

4. The parking and turning area shall remain available for its designated use in perpetuity.

Reason: In the interests of highway safety.

768. P/16/385/BCB - LAND REAR 297 - 311 ERW HIR, BRACKLA

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

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Code No. Proposal

P/16/385/BCB Proposed Park & Ride Facility (Phase 1)

Subject to Condition 6 being re-worded as follows:

6. The car park facility hereby permitted shall not be open to entry outside the following times: 07:00 – 18:00 hours.

Reason: In the interests of residential amenities.

769. P/16/313/FUL - LAND ADJ THREE HORSE SHOES LAMB ROW, SOUTH CORNELLY

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

Code No. Proposal

P/16/313/FUL 4 New Dwellings (2 X Semi Detached 2 Bed Dwellings & 2 X Semi Detached 2 Bed Bungalows)

Subject to the inclusion of additional condition 14 as follows:

14. No development shall commence on site including any works of site clearance, until a Construction Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Construction Management Plan shall include:

- (i) Provision of a temporary compound for construction materials and plant and parking for contractor's vehicles during the construction of the development;
- (ii) A scheme of temporary traffic management at the site entrance and along Lamb Row:

The construction works undertaken at the site shall thereafter be in accordance with the Construction Management Plan.

Reason: In the interests of highway / pedestrian safety.

770. P/15/845/FUL - LAND WEST END OF LANSBURY CLOSE, MAESTEG

RESOLVED: (A) That the application be referred to Council as a proposal that is a technical departure from the Development Plan that the Development Control Committee is not disposed to refuse for the following reason:

The vast majority of the application site lies within the settlement boundary of Maesteg and whilst there is a very small strip of land along the southern edge of the site outside the settlement boundary, the proposal would not compromise the integrity of the need to limit urban development within settlement boundaries and protect the countryside and landscape designations from inappropriate forms of development. The development is fully compliant with policy and guidelines in all other respects.

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(B) That if Council resolve to approve the proposal the applicant is requested to enter into a legal agreement to:

- i) provide a financial contribution of at least £1880 towards children's play provision but this figure is to be reviewed by the Corporate Director Communities prior to the report to Council in view of a decision of the Committee to apply the charge to flatted development in relation to a previous application.
- ii) provide a financial contribution of £1880 towards children's play provision.
- iii) secure two units as affordable housing

(C) That if Council resolve to approve the proposal the conditions in the report of the Corporate Director Communities be included on the consent:

Code No.

Proposal

P/15/845/FUL

12 Dwellings and Associated Works

Subject to Condition 1 being re-worded and the inclusion of additional condition 15 as follows:

1. The development shall be carried out in accordance with the following approved plans and documents:

3265/PA/004 Rev.A - Proposed Site Layout (received 7 March 2016)

3265/PA/006 - House/Flat Types (received 18 December 2015)

3265/PA/010 Elevations (received 18 December 2015)

3265/PA/011 - Elevations (received 18 December 2015)

100 Rev.P2 - General Arrangement [Sheet 1 of 2] (received 18 December 2015)

101 Rev.P3 - General Arrangement [Sheet 2 of 2] (received 5 July 2016)

102 Rev.P3 - Drainage Layout (received 18 December 2015)

102 Rev.P1 - Crib Wall Elevation (received 10 May 2016)

SK01 - Crib Walling Proposals (received 11 April 2016)

Sections 9 and 10 of 'A Secondary Ecological Appraisal' [Conducted by Just Mammals Consultancy] (received 18 December 2015)

Reason: To avoid doubt and confusion as to the nature and extent of the approved development and in the interests of ecology/biodiversity.

15. Notwithstanding the requirements of Condition 1 and prior to the commencement of development (including excavation and site levelling works), the proposed carriageway widening and on-street parking bays along Lansbury Close shall be completed in

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permanent materials, with the parking bays demarcated in permanent materials, in accordance with the approved layout - Drawing No. 8672/101 Rev P3 (received 5 July 2016).

Reason: In the interests of highway safety.

771. P/16/284/FUL - TY ELIS, 14 VICTORIA AVENUE, PORTHCAWL

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

Code No. Proposal

P/16/284/FUL Rear Ground Floor Extension, Raise Floor Level of Annex for Disabled Access to 1st Floor & Dormer to Rear

772. P/16/309/FUL - INDUSTRIAL PIPEWORK LIMITED, HEOL TY GWYN INDUSTRIAL ESTATE, MAESTEG

RESOLVED: (A) That the application be referred to Council as a proposal that is a technical departure from the Development Plan that the Development Control Committee are not disposed to refuse the restoration as the extension to the building is on land for which the original storage use was granted under the Unitary Development Plan and it would not be so detrimental to the surrounding countryside.

(B) That if Council resolve to approve the proposal then the following conditions be included on the consent:

1. Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 31 and 32 of the 1990 Town and Country Planning Act (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the above Act, shall have been deemed to have been implemented on 27 April 2016.

Reason: To comply with Section 73A of the above Act.

2. Within 1 month of the date of this consent a scheme of remedial works to treat any areas of shallow mine workings present beneath the extension shall be submitted to and agreed in writing with the Local Planning Authority. Any remedial works identified shall be implemented within 3 months of the date of this consent.

Reason: To ensure the safety and stability of this development within the Development High Risk Area.

3. The development shall be carried out in accordance with condition 1. above and the approved plans labelled DRAWING: PLAN AND SECTION and DRAWING: ELEVATIONS and date stamped 27 April 2016.

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

773. APPEALS

RESOLVED: That the Inspector appointed by Welsh Ministers to determine the following Appeal, has directed that the Appeal be DISMISSED.

<u>Code No.</u>	<u>Subject of Appeal</u>
A/16/3143086 (1773)	New Dwelling: Land Between 16 & 17 High Street, Ogmore Vale

774. TRAINING LOG

The Group Manager Development reported on an updated training log.

RESOLVED: That the report of the Corporate Director Communities be noted and that an invitation be extended to all Members of the Council to attend the Local Development Plan review workshop on Thursday 4 August 2016.

775. URGENT ITEMS

There were no urgent items.

The meeting closed at 3.54 pm