

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON THURSDAY, 24 JULY 2014 AT 2.00PM

Present:

Councillor M Thomas - Vice-Chairperson (in the Chair)

<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>	<u>Councillors</u>
G W Davies MBE	D R W Lewis	C E Smith	C Westwood
P A Davies	H E Morgan	J C Spanswick	R Williams
R M James	D G Owen	J H Tildesley MBE	R E Young
R C Jones	C E Rees		

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
T Godsall	-	Traffic and Transportation Manager
R S Hughes	-	Legal Officer
M A Galvin	-	Senior Democratic Services Officer - Committees (Minutes)
A Rees	-	Senior Democratic Services Officer - Committees (Electronic Back-up)

431 APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Members:

Councillor H M Williams
Councillor B Jones
Councillor M Winter

432 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, 20 August 2014 (am).

433 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Development Control Committee held on the 26 June 2014 were approved as a true and accurate record.

434 LIST OF PUBLIC SPEAKERS

The Group Manager Development read out the name of the public speakers to address the following application being considered at the meeting:

<u>Name of Speaker</u>	<u>Planning Application Number</u>	<u>Reason for Speaking</u>
A Hicks	P/14/263/FUL	Objector
Dr S Kandiah	P/14/263/FUL	Applicant's Agent

435 DECLARATIONS OF INTEREST

The following declarations of interest were made:

- Councillor R E Young - P/13/579/OUT - Councillor Young declared a prejudicial interest as the applicant was known to him. Councillor Young left the meeting whilst the application was being considered.
- Councillor G W Davies MBE - P/14/263/FUL - Councillor Davies declared a personal interest as a Member of Maesteg Town Council who takes no part in planning matters.

436 CHAIRPERSON'S ANNOUNCEMENT

The Vice- Chairperson announced that she 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 may require to be accommodated.

437 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION GRANTED UNCONDITIONALLY

RESOLVED: That the following application be granted:-

Code No. Proposal

P/14/344/FUL Former Church Hall, Church Terrace, Blaengarw - 12 No. Velux windows.

438 TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATIONS GRANTED CONDITIONALLY

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

Code No. Proposal

P/13/579/OUT Land off Waterton Lane, Waterton, Bridgend - 3 No. Detached dwellings.

P/13/740/FUL 2 Well Cottages, Coychurch, Bridgend - Two storey extension to rear.

P/14/263/FUL Garn Inn, Alma Road, Maesteg - Widen main entrance doorway.

P/14/343/FUL Former Church Hall, Church Terrace, Blaengarw, Bridgend - Change of use of one room to beauticians.

439 APPEALS DECISIONS

RESOLVED: (1) That the Inspector(s) appointed by the Welsh Ministers to determine the following Appeals has directed they be DISMISSED:-

Code No. Subject

A/14/2217504 (1738) Two storey annexe extension to rear : Gadlys Villa, Maesteg Road, Maesteg. (Appendix A to the report refers)

A/14/2212872 (1736) Two/single storey extensions and change of use from farmhouse to guesthouse : Felindre Mill, Pencoed. (Appendix B to the report refers)

- (2) That the Inspector appointed by the Welsh Minister to determine the following Appeal has directed it be ALLOWED, subject to Conditions:-

A/14/2215085 (1735) New detached house and garage : Land adjacent to 3 Mill Lane, Bridgend. (Appendix C to the report refers)

440 DEVELOPMENT MANAGEMENT QUARTERLY SURVEY - JANUARY - MARCH 2014

The Group Manager - Development presented a report confirming that the Welsh Government undertakes a survey of local planning authority Development Control Services on a quarterly basis, to allow them to monitor and analyse the quality and speed of processing planning decisions.

The purpose of the report he stated, was to provide Members with an update to the Annual Statistical report presented to the Committee early last May, and provide information on Bridgend's performance in relation to other local planning authorities in Wales.

The report made for positive reading, in that the statistics at the end of the first quarter of 2014, placed Bridgend joint second in the speed of determining applications at 84% determined within eight weeks. Merthyr were first on 93% and the Wales average for this quarter was 70%. Bridgend's average for 2013/14 was 82% he added.

The report therefore highlighted that the local planning authority maintained a consistent position as one of the best performing in Wales continuing into the above period.

RESOLVED: That the report be noted with pleasure.

441 TRAINING LOG

The Group Manager presented a report on up and coming training sessions for Members on topics that come under the purview and remit of the Development Control Committee.

The items so listed which were going to be scheduled probably for the end of August/ September 2014, were:-

- Annual Review of planning decisions:-
 - Bridgend and Maesteg Regeneration Projects
- Life of a planning application.

RESOLVED: That the report be noted.

The meeting closed at 2.50pm.