

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Monday 16th November at 11.30 am

Meeting held remotely via skype for business

Present: Cllr D Unwin, Cllr A Wathan, Cllr T Wood, Cllr I Williams, Cllr S Easterbrook

In Attendance: Mrs L Edwards (Town Clerk), Ms J Brown (Democratic Services Officer) &
Cllr S Bletsoe (Mayor Elect)

The Chair welcomed the committee, noting that this was the first meeting since March 2020. The Chair thanked the Town Clerk and her team for co-ordinating planning committee actions during the Coronavirus pandemic.

1. To receive apologies for absence

- Absent: Cllr R Marsh; Cllr R Porter

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin – Declaration of interest item 7

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 11th March 2020

RESOLVED: The minutes of the Planning Committee meeting of Wednesday 11th March 2020 were received and confirmed as a true record and duly signed.

Matters arising:

Page 1. - 2.7.2 (a) BCBC Plans for Conservation work Bridgend Town Centre

The Town Clerk advised Members that the reply from the Regeneration Team Leader at BCBC, proposing a meeting to inform Members that new initiatives and resilience proposals had now been delayed due to the Covid-19 pandemic. The Chair reported to Members that he had written to the planning department suggesting a December meeting and would advise committee accordingly.

Page 2. – 7 (a) Empty Property Survey

The Town Clerk reported that she had not received a reply from BCBC.

Page - 2. 2. 7 (a) Illegal fly posting in Bridgend Town Centre.

Members noted that no flyposting had occurred during the pandemic.

Page 2. 7 (c) The Old Stone Bridge

Cllr T Wood advised Members that stones had now dropped off the bridge (Town side) and into the river. The Chair proposed that the matter should be followed up. The Mayor suggested that Cllr T Wood could supply photographic evidence of the damage in order to proceed. Cllr T Wood agreed.

Page 3. 7 (d) Progress on new Craig-y-Parcau lease.

The Town Clerk advised that she had corresponded with the Laleston Community Clerk twice and was awaiting a further response.

4. To receive and confirm the decisions of Planning Committee during the Covid-19 lockdown:

a) April 2020

Chair enquired if the last item in the report (temporary car park), had been submitted and if a response had been received. The Town Clerk confirmed that the report had been submitted and no response had been received.

RESOLVED: That an acknowledgement from BCBC should be sought for all objections made.

b) May 2020

Chair asked if there had been any information regarding the comments for application BCBC App: P/20/87/FUL BTC Ref: 20/34. The Town Clerk reported that not received any correspondence.

c) June 2020

NOTED

d) July 2020

Committee noted that there had been no reply to comments made.

e) August 2020

NOTED

f) September 2020

Committee noted that there had been no reply to comments made.

g) October 2020

Chair noted that the comments column on the report he had received was not completed. The Town Clerk apologised and confirmed that she would circulate an updated report for Members records.

5. That the Chairperson accepts the Committee addendum sheet (if any) in order to allow for Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that need to be accommodated:

- There was no Addendum sheet.

6. Planning Applications

- The Planning Committee's Recommendations appear in the end column in bold type.

7. Pre-Planning Application Consultations

Pre-Planning Application Consultations (if any)

a) To review a pre-planning consultation from Savills on behalf of HD Ltd in relation to Island Farm, Ewenny Road, Bridgend. Full planning permission will be sought for:

"Indoor and outdoor tennis centre, landscaping, car park, highways / pedestrian improvements, and associated works, in addition to a new car park and amenity area for the adjacent care home"

Members were advised before the meeting that copies of the proposed application, the plans and other supporting documents are available online at <http://www.islandfarm.tv>

Comments on the proposed development must be made by 30th November 2020.

- The Chair clarified that the aim of the consultation was to raise any points in advance before the formal planning application is submitted.
- The Chair noted correspondence from Merthyr Mawr Community Council on the matter and advised the committee that he had not been involved in these discussions.
- The Chair outlined the background to the original plan which was submitted in 2012.
- The Chair advised Members that the tennis facility had full support of Tennis Wales (The National Governing Body of Tennis in Wales), and Bridgend Tennis Club and that the facility would be open to as many people as possible, welcoming all ages and abilities.
- The Chair made Members aware that the proposed name for the facility was 'Island Farm', and explained that he would like to see Bridgend in the title; not only establishing the importance of that place, but of the location. He advised that the facility is not within the vicinity of Island Farm off the A48 road and therefore visitors relying on using the Island Farm post code as a navigational reference would be guided to the A48 location. He highlighted that this will cause confusion.
- The Chair advised Members that in the pre-application documentation provided, access to the facility is described as 'along Island Farm Lane'. He explained that the name used for this lane was not formally recognised – and that this should be clarified before sole entry is confirmed. Chair referred to the planning application of 2012, where the access was identified either through the technology park or off the A48.
- The Chair observed that the most northern internal area of the facility, (which would include educational facilities), would be better accessed through the science park and Ewenny Road – giving a more prestigious and accessible entrance.
- The Mayor thanked The Chair for his full and comprehensive briefing which had his full support.
- Cllr I Williams noted that the lane only accessed the nursing home and had no pavement.
- Cllr T Wood asked if Bridgend Tennis Club would remain open. The Chair confirmed that it would and was in full support of the facility.
- The Town Clerk provided an attachment through the skype messenger system.
- After a full discussion the committee proposed that The Chair circulate a response within the next 7 days for committee members.

RESOLVED: That the application be agreed in principle and that concerns regarding access be made in response to the pre-application consultation by 30th November 2020.

- The Committee noted that although this application had no direct reference to the Bro Ewenni Nursing Home, it was in a dangerous state of dereliction irrespective of the application.

RESOLVED: That The Town Clerk write to BCBC notifying them of the dangerous condition of the Bro Ewenni Nursing Home.

8. Planning Correspondence:

1. Policy Announcement: Compulsory Purchase

- The Town Clerk referred Members to an email from Welsh Government regarding Compulsory Purchase in Wales which she had distributed to Members via email. The Chair queried how many pages the document contained and suggested that this item is deferred to the December meeting in order for him to present a composite report. This was agreed by Members.

2. Street naming - Former Ysgol Bryn Castell, Bridgend

- Members were referred to an email from BCBC Street Naming & Numbering and invited to review proposals from developer Persimmon Homes in relation to new streets at the former Ysgol Bryn Castell site.
- Members were provided with a location plan and site layout plan, showing the site split into 3 streets. The Developer proposed the following street names for consideration:
 - Llys Ystrad – highlighted in orange
 - Llys Heddfan – highlighted in pink
 - Bryn Cynnydd – highlighted in green

Alternative proposals are:

- Awel y Bryn or
- Maes y Bryn

Members were informed that in keeping with the Welsh Language Policy of the council, preference should be for the new streets to be given Welsh names, and new street names should relate to the history, geography or natural features of the area.

- The Chair outlined the history of the street naming process. The Town Clerk advised Members of the English Translations for the names put forward.
- After lengthy discussion Members suggested the following names (with Welsh Translation), as a more accurate representation of the area:
 - St Marys Court (shown as green on the map)
 - Newcastle Court (shown as pink on the map)
 - Bryn Castell Avenue (shown as orange on the map).

Prior to closing the meeting, The Chair proposed that the matter of the felling of the trees at the new Sunnyside development be discussed at the December meeting. The Town Clerk clarified that all documentation relating to the matter could be accessed through the BCBC planning portal and that she would assist The Chair with the relevant papers.

The Town Clerk was requested to include an agenda items to discuss the felling of trees at the Sunnyside development for the December Planning Committee meeting.

The Chair proposed that he would provide a composite planning report of the last few months and requested that the next meeting be brought forward to Wednesday 9th December. This was agreed by Members.

Meeting closed at 12.45 pm.

Signed:

(Chair of Planning Committee)

Date:

Planning Applications consider by the Planning Committee

Date of Meeting: 11th November 2020

APPLICATION	COMMENTS
<p>BCBC App: P/20/733/FUL BTC Ref: 20/76 Ward: OLDCASTLE Location: Takapuna 111a Merthyr Mawr Road Bridgend CF31 3NY Applicant: Dr G Hughes Proposal: Remodelling of dwelling including part removal of existing garage/utility room; side and rear extensions; new rear dormer Date after 21 consultation days: 13/11/20</p>	<p>No Objection</p>
<p>BCBC App: T/20/7/CON BTC Ref: 20/77 Ward: OLDCASTLE Location: Lewis House Preswylfa Court Bridgend CF31 3NZ Applicant: Mr A Dalton Proposal: Remove overgrown Grey Willow tree and replace with Silver birch Date after 21 consultation days: 11/11/20</p>	<p>No Objection</p>
<p>BCBC App: P/20/588/FUL BTC Ref: 20/78 Ward: MORFA Location: 16 St Davids Road Cefn Glas CF31 4LA Applicant: Mr J Starr Proposal: Rear second floor dormer extension Date after 21 consultation days: 11/11/20</p>	<p>No Objection</p>
<p>BCBC App: P/20/698/FUL BTC Ref: 20/79 Ward: MORFA Location: 15 Market Street Bridgend CF31 1LJ Applicant: Mrs L Jenkins Proposal: Change of use from use class A1 (retail) to use class A3 (restaurant, drinking establishment and hot food takeaway) Date after 21 consultation days: 11/11/20</p>	<p>No Objection</p>

<p>BCBC App: : P/20/635/FUL BTC Ref: 20/80 Ward: MORFA Location: 34 Castle View Bridgend CF31 1HL Applicant: Mr R Steer Proposal: : Proposed loft conversion with side dormer Date after 21 consultation days: 10/11/20</p>	<p>No Objection</p>
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<p>BCBC App: P/20/745/FUL BTC Ref: 20/81 Ward: MORFA Location: 15 Caroline Street Bridgend CF31 1DN Applicant: Bidmead Cook Proposal: Change of use from use class A1 (retail) to use class A2 (financial and professional services) Date after 21 consultation days: 05/11/20</p>	<p>No Objection</p>
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<p>BCBC App: : P/20/708/FUL BTC Ref: 20/82 Ward: OLDCASTLE Location: 77 Cowbridge Road Bridgend CF31 3DH Applicant: Mr D Payne Proposal: The change of use from a 6 bedroom HMO (C4) to 2 affordable apartments (C3), together with the construction of 8 affordable apartments, including 3 no wheelchair accessible units, and associated parking and amenity areas in the rear gardens of Nos 75 and 77 Cowbridge Road. Date after 21 consultation days: 05/11/20</p>	<p>No Objection in principle Should a site visit be required, BTC reserves the right to be present and also to address the Development Control Committee should the application reach that stage.</p>
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<p>BCBC App: P/20/551/FUL BTC Ref: 20/83 Ward: OLDCASTLE Location: 12 Wyndham Crescent Bridgend CF31 3DN Applicant: P & A Seddon Proposal: Conservatory with open sided cover to rear elevation Date after 21 consultation days: 04/11/20</p>	<p>No Objection</p>
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<p>BCBC App: P/20/799/LIS BTC Ref: 20/84 Ward: Morfa Location: 28 Dunraven Place Bridgend CF31 1JD Applicant: Mr N Ozkan Proposal: Listed Building Consent for renovation of the existing front elevation including the provision of a new shopfront, minor internal refurbishment works and provision of a rear terrace with access to second floor Date after 21 consultation days: 23/11/2020</p>	<p>No Objection</p>
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<p>BCBC App: T/20/8/CON BTC Ref: 20/85 Ward: Oldcastle Location: Lewis House Preswylfa Court Merthyr Mawr Road Bridgend CF31 3NZ Applicant: Stone Hamlets (Resident) Management Ltd Proposal: To fell and remove stump of prunus (flowering cherry) Date after 21 consultation days: 18/11/2020</p>	<p>No Objection</p>
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<p>BCBC App: P/20/774/DPN BTC Ref: 20/86 Ward: Newcastle Location: Former YMCA Angel Street Bridgend CF31 4AH Applicant: H D Limited Proposal: Prior notification to demolish existing buildings within site vicinity Date after 21 consultation days: 5/11/2020</p>	<p>No Objection</p>
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<p>BCBC App: P/20/789/FUL BTC Ref: 20/87 Ward: Newcastle Location: 17 Ystrad Fawr Bridgend CF31 4HP Applicant: Mr Rhys Evans Proposal: Single storey rear extension <input type="checkbox"/> Date after 21 consultation days: 24/11/2020</p>	<p>No Objection</p>
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<p>BCBC App: P/20/784/FUL BTC Ref: 20/88 Ward: Newcastle Location: Sunnyside House Sunnyside Road Bridgend CF31 4AH Applicant: Susan James Securities Ltd Proposal: Electric vehicle charging points and extension of internal access road and new egress onto Sunnyside Road Date after 21 consultation days: 24/11/2020</p>	<p>No Objection</p>
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