

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 9th December at 11.30 am

Meeting held remotely via skype for business

Present: Cllr D Unwin, Cllr A Wathan, Cllr I Williams,

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

- Apologies: Cllr T Wood, Cllr S Easterbrook & Cllr R Marsh
- Absent: Cllr R Porter

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin – Declaration of personal interest in Planning Application P/20/908/FUL

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 16th November 2020

- The Chair advised Members of corrections to the minutes which were amended immediately in situ by The Town Clerk

RESOLVED: The minutes of the Planning Committee meeting of Wednesday 16th November 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 Chair suggested that this matter is left in abeyance until more information is received.

Page 2. 7 (c) The Old Stone Bridge

- The Chair enquired if photographs had been received from Cllr T Wood. The Town Clerk confirmed that no photographs had been received.
- The Chair reminded Councillors of an email dated the 13th February 2020 from BCBC Conservation Planning Officer stating that *'Cadw undertake inspections (5 yearly) of all scheduled monuments to update their records of the general condition of the Scheduled Ancient Monuments in Wales. These inspections are often undertaken without notifying the local authority and the record is for Cadw's use.*

As you are aware, Old Bridge is a highway structure and I am aware that our Highways Department undertake regular inspections and undertake maintenance in agreement with the Conservation Team and Cadw as and when necessary via the scheduled Monument Consent process. I will therefore arrange to meet Jason to inspect the Monument and identify any necessary repairs.'

- The Chair noted that as soon as photographs were presented to BCBC the Committee could submit a request to meet with all relevant BCBC departments.

Page 2. 4 (a) That an acknowledgement from BCBC should be sought for all objections made.

- The Town Clerk advised that a reply had been received from the Head of BCBC Planning stating that they did not have sufficient resources to undertake this request. She explained that BCBC had highlighted that the current process is that the Planning Department issue an automatic acknowledgement of receipt and place the comments of the Town Council on the website.

Page 3. 7 (a): That The Town Clerk write to BCBC notifying them of the dangerous condition of the Bro Ewenny Nursing Home.

- The Chair reported that a response had been received from BCBC with an additional response from the BCBC Development and Building Control Manager and informed Members verbally that :
*'Due to the current restrictions in Wales site visits are not being undertaken and as such, if it is possible for you to safely take photographs and forward them to the Planning Department it would help with the assessment of this matter.
Enforcement action regarding such issues as untidy land/buildings can be initiated by Local Planning Authorities by serving notices under Section 215 of the Town and Country Planning Act 1990. The Notices are sometimes referred to as "wasteland notices". Government advice relating to wasteland notices is cautious and indicates that authorities should use their wasteland powers with discretion as a means of dealing with relatively isolated, severe cases of neglected or unsightly land.'*
- The Chair noted the quick response from BCBC and suggested that he ask Cllr Wood to take photographs.

Page 4. 2. Street naming - Former Ysgol Bryn Castell, Bridgend.

- The Chair informed Members that Committee had received a reply from BCBC stating that Street names can only be registered in one language, and as BCBC encourage use of the Welsh language wherever possible they had requested that the Town Council provide the Welsh translations for these names.
- The Town Clerk confirmed that the names had been translated and forwarded to BCBC. The cost of the translation was £25.

4. 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.

- Addendum sheet accepted

5. Planning Applications – see attached.

- BCBC App: A/20/24/ADV – The Chair informed Members that Committee objected to a similar request 18 months ago. Cllr I Williams suggested that the measurement of the sign was also too big for a residential garden.

- After discussion this application was rejected due to the geography of the area (the house is situated on a corner of a carriageway next to traffic lights).

RESOLVED: That Planning Application A/20/24/ADV be rejected due to the geography of the area (the house is situated on a corner of a carriageway next to traffic lights).

- BCBC Application: P/20/908/FUL – After discussion Committee proposed to share details of the application and defer a decision to full council on Monday 14th December. The Town Clerk informed Members that the date of Full Council had been brought forward. The Mayor reminded Members that there was already a full agenda.

RESOLVED: That the Town Clerk Request BCBC to defer the item to January planning meeting to allow Committee to make further investigation and complete a site meeting.

6. Pre-Planning Application Consultations (if any)

- There were no pre planning applications.

7. Planning Appeals and Decisions (if any)

- There were no planning appeals and decisions.

8. To consider a report from Cllr David Unwin (Chair) regarding a Welsh Government Policy Announcement regarding Compulsory Purchase in Wales.

- The Chair advised Members that he had read through the report and that there were no major changes or concerns and added that only senior planning authorities were able to make recommendations or comments.

9. To discuss the felling of trees at the new Sunnyside development and review relevant planning approval.

- The Chair proposed that as the subject was a major issue that the Committee put forward questions to BCBC for a response. The Town Clerk reported that she had received a message and emails from The Mayor Elect which she would forward to The Chair for his use in preparing questions.

RESOLVED: That the Chair undertake to prepare a list of questions for approval at the next planning meeting.

10. Planning Correspondence:

a. Ewenny Road Development

- The Chair noted that this item had been previously discussed and minuted and that the development was included in the New Bridgend Master Plan, details of which had been released to the public. The Chair advised Members that comments regarding the consultation were due on the 1st March and that individual Councillors could make their own representation.
- The Chair proposed that a hard copy be sent to all Members. The Town Clerk advised The Chair that each document was 32 pages long and that there would be a cost to the council regarding printer ink etc. and suggested that The Mayor ask at the next full council meeting which Councillors would like a printed copy.

b. Press Report – Street Renaming

- The Chair informed Members of a recent press report issued by BCBC regarding the renaming of streets in Bridgend that were called 'Picton'. This was in connection with Black Lives Matter. The Chair advised Members that local residents were not in support of any changes and proposed that BCBC be reminded that BTC do have an input and should be consulted.

RESOLVED: That The Town Clerk write to BCBC to confirm that BTC have a statutory right to be consulted in this matter.

Meeting closed at 12.25 pm.

Signed:

(Chair of Planning Committee)

Date:

Planning Applications Considered by the Planning Committee

Date of Meeting: 9th December 2020

APPLICATION	COMMENTS
<p>BCBC App: P/20/867/FUL BTC Ref: 20/89 Ward: NEWCASTLE Location: 23 Pen Y Berllan Cefn Glas CF31 4QQ Applicant: Mr G Hopkins Proposal: Convert existing garage into habitable room with internal alterations Date after 21 consultation days: 11/12/20</p>	<p align="center">No Objection</p>
<p>BCBC App: P/20/852/FUL BTC Ref: 20/90 Ward: OLDCASTLE Location: 40 Wyndham Crescent Bridgend CF31 3DN Applicant: Mr S Govan Proposal: Retention of front porch Date after 21 consultation days: 08/12/20</p>	<p align="center">No Objection</p>
<p>BCBC App: P/20/845/RES BTC Ref: 20/91 Ward: NEWCASTLE Location: 30 Cefn Glas Road Cefn Glas Bridgend CF31 4PG Applicant: Mr David Deere Proposal: Reserved Matters submission in respect of detached dwelling (P/17/793/OUT refers) - Landscaping Date after 21 consultation days: 08/12/20</p>	<p align="center">No Objection</p>
<p>BCBC App: P/20/790/FUL BTC Ref: 20/92 Ward: OLDCASTLE Location: 81 Fairfield Road Bridgend CF31 3ds Applicant: Mr Gareth Loundes Proposal: Single storey side extension Date after 21 consultation days: 08/12/20</p>	<p align="center">No Objection</p>

<p>BCBC App: A/20/24/ADV BTC Ref: 20/93 Ward: OLDCASTLE Location: 103 Ewenny Road Bridgend CF31 3LN Applicant: Mr R Davies Proposal: Weather proof vinyl poster sign 150cm x 300cm displaying details of the electrical contractor business on the premises Date after 21 consultation days: 15/12/20</p>	<p>OBJECTION – Reason - The geography of the area (the house is situated on a corner of a carriageway next to traffic lights). It should be noted that BTC objected to a similar request 18 months ago.</p>
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<p>BCBC App: T/20/73/TPO BTC Ref: 20/94 Ward: NEWCASTLE Location: 1 Pen Y Berllan Cefn Glas CF31 4QQ Applicant: Mr Steven Williams Proposal: Cut back of tree that is over hanging front of property Date after 21 consultation days: 12/12/20</p>	<p>No Objection</p>
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<p>BCBC App: P/20/881/FUL BTC Ref: 20/95 Ward: MORFA Location: 2A Queen Street Bridgend CF31 1HX Applicant: Mr Franco Scuto Proposal: Change of use from letting agency to ground floor pizza restaurant and takeaway to be incorporated into existing restaurant premises to rear Date after 21 consultation days: 17/12/20</p>	<p>No Objection</p>
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<p>BCBC App: P/20/892/FUL BTC Ref: 20/96 Ward: OLDCASTLE Location: Home Bargains Bridgend Retail Park Bridgend CF31 3XX Applicant: TJ Morris Ltd Proposal: Revisions to approval P/20/463/FUL to include: revised car parking and servicing area ;installation of a knee rail and retaining wall; new cycle parking; installation of external lighting columns; additional external cladding and new shopfronts Date after 21 consultation days: 18/12/20</p>	<p>No Objection</p>
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BCBC App: P/20/807/FUL BTC Ref: 20/97 Ward: NEWCASTLE Location: Land adjacent to 67 West Road Bridgend CF31 4HQ Applicant: Mr R Woolley Proposal: Construct detached bungalow Date after 21 consultation days: 21/12/20	No Objection
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ADDENDUM

APPLICATION	COMMENTS
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BCBC App: P/20/854/FUL BTC Ref: 20/98 Ward: OLDCASTLE Location: 38-40 Nolton Street Bridgend CF31 1BN Applicant: Melanie Lazarus & Co Solicitors Proposal: New shop front with new separate front access door shutters, change of use from office floor space to shop floor space, minor alterations and repairs Date after 21 consultation days: 29/12/20	No Objection
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BCBC App: A/20/26/ADV BTC Ref: 20/99 Ward: OLDCASTLE Location: Unit A Picton Court Retail Park Waterton Bridgend CF31 3XX Applicant: T J Morris Ltd Proposal: 1no. internally illuminated totem sign Date after 21 consultation days: 29/12/20	No Objection
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BCBC App: P/20/834/FUL BTC Ref: 20/100 Ward: OLDCASTLE Location: 3 Llys Tre Dwr Waterton Bridgend CF31 3BH Applicant: Miss Nicola Stacey Proposal: Extend existing retaining wall to the side; construction of new retaining wall to rear Date after 21 consultation days: 25/12/20	NO Objection
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<p>BCBC App: P/20/851/FUL BTC Ref: 20/101 Ward: MORFA Location: 8 Oddfellow Street Bridgend CF31 1TA Applicant: Mr M McHatton Proposal: Retention of use as 6 bed HMO Date after 21 consultation days: 29/12/20</p>	<p>No Objection</p>
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<p>BCBC App: P/20/908/FUL BTC Ref: 20/102 Ward: OLDCASTLE Location: 60 Grove Road Bridgend CF31 3EF Applicant: Christine Taylor Proposal: Single storey extension to side and rear and new detached garage Date after 21 consultation days: 29/12/20</p>	<p>Request for item to be deferred to January Planning meeting to allow Committee to complete a site meeting.</p> <p>- Subsequently reviewed and comments supplied to BCBC</p> <p>NO OBJECTION</p>
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