



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL PLANNING COMMITTEE

Monday 14th June 2021 at 11.30 am conducted remotely via Microsoft Teams
under the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020

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

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

1. To receive apologies for absence

- Cllr A Morelli (working)

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin declared a personal interest in Agenda Item 11c
- Cllr I Williams declared a personal interest in Agenda Item 11c
- Cllr S Easterbrook declared a personal interest in Planning Report Item : P/21/400/FUL
- The Mayor declared a personal interest in Planning Report Item : P/21/337/FUL

3. To Elect Chair of Planning Committee for June 2021 – May 2022

- Cllr D Unwin was elected unopposed as Chair of Planning Committee for June 2021 – May 2022

4. To Elect Deputy Chair of Planning Committee for June 2021 – May 2022

- Cllr T Wood was elected unopposed as Deputy Chair of Planning Committee for June 2021 – May 2022

**5. To receive and confirm the Minutes of a meeting of the Planning Committee of
Monday 10th May 2021**

RESOLVED: The minutes of the Planning Committee meeting of Monday 10th May 2021 were received and confirmed as a true record and duly signed.

6. To Consider Matters Arising from the Planning Committee of Monday 10th May 2021.

Page 2 – The Chair reported that 3 of the 4 traders had vacated Riverside Tavern car park with the 4th appearing to be un-operational.

Page 2 – The Chair enquired if The Town Clerk had received any information regarding green space grant aid for Sunnyside Wellness Village. The Town Clerk confirmed that she had raised the matter at a Linc Cymru liaison meeting and that all grant funding had been committed, however Linc Cymru were

investigating further grant funding and would keep BTC in mind for the future.

Page 4 – The Chair enquired if The Town Clerk had received any information regarding street naming around the New Town Hall. The Town Clerk confirmed that she had raised the matter at a Linc Cymru liaison meeting and was informed that there would only be one ‘circular’ road. The Town Clerk reported that she had advised Linc Cymru that Members were keen to name the access road to the new Town Hall separately by a separate road and would have a different address and postcode. Linc Cymru agreed to investigate further and respond. The Chair thanked The Town Clerk for progress on the matter.

Planning Applications – May 2021 - BCBC App: P/21/301/FUL.

Land rear of Waunscil Avenue extending to the rear of Morfa Street Bridgend CF31 1TG. Mulberry Homes Ltd. Erection of 70 dwellings, community route and associated play area and public open space affecting Right of Way route codes BRK/2/1 and BRK/3/1. – The Chair reminded Members that the committee had made 8 points of objection. However, upon further scrutiny of the documentation The Chair drew Members attention to a further 36 points of objection which he had referred directly to the Planning Officer.

7. 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.

8. Planning Applications – see attached.

Please refer to Planning Applications Spreadsheet attached at the end of the minutes. The Planning Committee’s Recommendations appear in the end column in bold type.

9. Pre-Planning Application Consultations or Planning Appeals (if any)

- There were no pre planning applications.

10. Consultations:

a) Bridgend Payphone Consultation

Please view the list and provide comments as necessary on payphones which fall within your areas. If you have any comments to make please ensure that you include the relevant phone number and location of the payphone, which is included in the attached document. Closing date for comments 29 June 2021.

- Members had no objection to the removal of payphones.
- The Mayor proposed that the empty payphone kiosks be considered to accommodate defibrillators.

RESOLVED: That The Town Clerk write to BT to investigate the possibility of BTC purchasing empty kiosks which could then be used to accommodate defibrillators.

b) Notification of Bridgend Replacement Local Development Plan - Deposit Draft Statutory Public Consultation: 1st June 2021 to 27th July 2021

- The Chair proposed that he scrutinise the paperwork and prepare a report for the July meeting of Council.
- The Town Clerk advised that the notification would need to be placed on the June agenda for Council.

- The Chair queried if all Councillors had been offered the chance to attend the Bridgend Replacement LDP Deposit Plan CTC Engagement consultation run by Planning Aid Wales to air their views on the 30th June. The Town Clerk confirmed that all councillors had been notified and would be reminded at the June Council meeting.

11. Planning Reports/Correspondence:

a) Letter from Cushman & Wakefield re: Proposed Residential Women's Centre – Sunnyside

- The Chair noted that the proposal had been withdrawn and thanked the Committee for their concerted effort.

b) Email from Planning Aid Wales re: Bridgend Replacement LDP Deposit Plan CTC Engagement

- Noted

c) Application P/19/466/BCBC Brynteg School/Eastern Hub Project (Cllr Unwin)

- Cllr D Unwin advised Members that all BTC objections to the planning application had been noted by BCBC. However there still remained grave concerns from the residents over parking space and proposed that BTC ask BCBC to uphold its original parking consent.
- The Town Clerk advised that she had received correspondence from Cllr Ian Williams which unfortunately The Chair had not had access to for consideration. The Town Clerk read aloud the correspondence from BCBC which included the following:

Change in Planning Consent *I can confirm that there was never any intention to fully replace the car park taken up by the new building as part of the planning application. There has been no change to the planning consent. Development Control Committee Members were able to visit the site and see the car parking arrangement as part of the full committee site visit. **Parking allocation for new school and removal of parking** The planning condition attached to the consent required the re-organisation of the total provision of the parking on the school site in line with our standards in supplementary planning guidance (SPG). These standards would apply regardless of whether this is a new school or not. In this case, although there will be a net loss of parking if you take into account those spaces lost to the hub development (40 spaces) there will be an additional 13 spaces created within the main school site as part of the reconfigured car park. Prior to the application for the Mutli-Agency Hub there was the following car parking provision:-*

The site of the Hub was exclusively a Brynteg sixth former car park (40) spaces

To the South of this site and alongside the Northern side of the school building there were (41) useable spaces

A nominal (6) spaces were also in existence to the West of the school building behind a gate.

Thus, existing spaces = 40 for sixth form + 47 staff spaces (total of 87)

Cabinet Member Call in *There is no process for calling a planning application back to committee. The Development Control Committee in line with procedures has made a legitimate decision. There has been no change to the original planning consent. I have also provided you with a copy of the BCBC press release on this matter.*

Cllr Stuart Baldwin - Cabinet Member – Communities

- After discussion The Chair noted that the matter was very disappointing, and he would report back at the next meeting to propose a way forward.

Meeting closed at 12.45 pm.

Signed:

(Chair of Planning Committee)

Date: