



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

**Monday 13<sup>th</sup> February 2023 at 11.30am**

The meeting was held as a hybrid meeting at both at Carnegie House and remotely via Microsoft Teams for Business under the Local Government and Elections Act (Wales) 2021

#### **Present:**

Cllr D Unwin (Chair)	In person
Cllr A Wathan	In person
Cllr D Evans	In person
Cllr N Deere	In person
Cllr M Blundell- Humphreys	In person
Cllr T Wood (Mayor)	Remote

**In Attendance:** Mrs L Edwards (Town Clerk) & Miss J Brown (Democratic Services Officer)

#### **1. To receive apologies for absence**

- Cllr C Webster

#### **2. Declarations of Personal and Prejudicial Interest**

- Cllr A Wathan declared a personal interest as a BCBC Councillor.
- Cllr T Wood declared a personal interest as a BCBC Councillor and Town Trader.
- Cllr N Deere declared a personal interest as an employee of The Halo Centre.

#### **3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 16<sup>th</sup> January 2023**

- Cllr T Wood confirmed that he was present at the meeting. Cllr M Blundell-Humphreys confirmed that she was present at the meeting. The Town Clerk corrected the minutes in situ.

**RESOLVED:** That the minutes of the Planning Committee meeting of Monday 16<sup>th</sup> January 2023 were received and confirmed as a true record and duly signed.

#### **a) To Consider Matters Arising from the Minutes of a meeting of the Planning Committee of Monday 16<sup>th</sup> January 2023**

- Page 1. BT Telephone Kiosks

The Democratic Services Officer advised that the last communication with BT had been via email on the 13<sup>th</sup> August 2022 with confirmation of receipt from BT of the initial query. She had chased it once with no success. The Democratic Services Officer suggested pursuing the enquiry through the cleansing team as this had been successful in the past. The Chair agreed and advised the Democratic Services Officer to pursue although to note that the purpose of the enquiry is to carry out a survey of the number of telephone boxes in the town in relation to the removal of excess boxes.

- Page 2 - Empty Property Letting – Cambrian House Update

The Chair enquired if there had been any update regarding the empty property. The Town Clerk confirmed that the Letting Agent had informed her that the letting of the property had sadly fallen through.

- Page 2 – Street naming

The Town Clerk referred to the response she had received from The Street Naming Officer at BCBC as follows:

*'The naming of streets is done on a consultation basis between this department, the developer and Royal Mail. Where the developer intends to put the new road up for future adoption by the County Borough Council then the consultation process also includes the relevant Town or Community Council. The Statutory Duty for naming streets ultimately lies with this department.*

*With regards to the two examples I can respond as follows:*

*"Rhodfa Bryn Castell" was proposed by Bridgend Town Council on 09/12/20 and agreed with myself, the developer and Royal Mail.*

*I have not received any correspondence or an application form from the developer for the new Tennis Academy and the access road to it. This new road has not been assigned a name or a postcode to date.'*

**RESOLVED:** That The Town Clerk follow up the New Street Name application for the Town Hall with the BCBC Street Naming Officer.

- Page 5 – Queen Street Property

The Chair confirmed that he had met with the owner at the Queen Street property on Thursday 9<sup>th</sup> February. He advised that progress is now underway and there is a possibility of the owner applying for a grant. He could not advise how soon the shops would start to trade again but highlighted that the meeting had been most cordial and that he would continue to correspond with the owner if needed.

The Chair further advised Members that at the back of the property a piece of metal fencing had been removed, leaving a gap to a sharp drop from the Angel Walkway. This could prove dangerous – particularly at night. The Chair proposed that the matter be raised with BCBC Highways, purely from a safety point of view. This was supported by Members.

**RESOLVED:** That The Town Clerk write to the BCBC Highways department to advise them of the significant drop at the rear of the property on the Angel Walkway.

- Page 5 – Zia Nina Town Clock

The Chair confirmed to Members that the listed Town Clock now appears to be working, however the Perspex covers have not been cleaned and the black stanchion has not been painted. The Chair noted that although this is progress, the work is not complete. He therefore proposed that the Town Clerk send a follow up email to BCBC to highlight that the cleaning and painting is outstanding. This was agreed by Members.

**RESOLVED:** Town Clerk to contact BCBC to highlight that the cleaning and painting of the Town Clock is still outstanding.

- Page 6 - Bridgend College – Town Exhibition

It was noted that the Principal and Vice Principle of Bridgend College would be attending the next full council meeting on Monday 20<sup>th</sup> February at 6pm.

- Page 6 - LDP

The Chair noted that he had received confirmation of his attendance at the LDP Examination Hearings Programme which will take place from 28<sup>th</sup> February to 30<sup>th</sup> March 2023. He noted that he will be attending 3 sessions.

- Page 6 - Renovations of Old Stone Bridge Progress

The Chair confirmed that he would be meeting with the BCBC Highways Officer and Conservation Officer at The Old Stone Bridge on Wednesday 15<sup>th</sup> February to discuss this in further detail.

**RESOLVED:** That the Town Clerk reply to the BCBC officers to confirm Cllr Unwin's attendance at the meeting.

**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**

**RESOLVED:** That The Chair accept the Addendum Sheet

**5. Planning Applications – see attached applications report**

- 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.

- **P/22/845/FUL – Sunnyside House**

The Chair reported that he had attended a public meeting held on 9<sup>th</sup> February 2022 at Halo Leisure Centre. He reported that the meeting was well attended by BCBC Councillors, BTC Councillors and the public alike. The Chair noted that there is no support in favour of the proposed development and following on from the views presented at the one-hour meeting, he presented a draft response to the application for Members consideration. Members were in full agreement of the draft response. During a discussion members also raised the following additional points:

- a. Cllr N Deere highlighted that the information about parking in the planning documents did not address the fact that some car parks closed at 6pm. The Chair thanked Cllr N Deere and added this point to his report.
- b. The Mayor asked The Chair to clarify if all planning reports for this application should be in the public domain and not confidential. The Chair clarified that to his knowledge, all reports should be open to public scrutiny for complete transparency.

The Chair noted that The Mayor and Cllr S Bletsoe had prepared a comprehensive report and felt that the public would be relieved that their views are being represented.

**RESOLVED:** That the following OBJECTION be lodged: Bridgend Town Council lodges a FULL OBJECTION to the granting of planning permission for the above application for the following reasons:

1. The number of dwellings proposed represents a major over intensification of this small geographical area and must be resisted in view of the lack of amenities for the type of residents envisaged.
2. Car parking spaces are woefully inadequate for the number of dwellings proposed for both residents and visitors. There is no on street parking available in the area and is generally and regularly full to capacity within a short distance to the site – and this will become impossible to manage once the proposed nearby Sunnyside Wellness Village comes to fruition and is fully operational. It must be noted that some surrounding public car park provisions close at 6pm and are not continuously available to the public 24 hours per day.
3. The provision of 82 cycle stands on the site is a preposterous suggestion, and most cannot reasonably be expected to ever be used in the future, leaving the prospect of dereliction of the stands in short order. The myth that people will use cycles in the future is a strange prospect perpetuated by Welsh Government but has no foundation in the real world. Developers must not be led by this fantasy idea of no merit.
4. We can detect no mention of the provision of electric charging points on the site for the future of electric vehicles of all kinds, including cycles and scooters.
5. The height of the proposed buildings will be far too high to blend in with the surrounding well-established area. A much-reduced level of dwellings appears not to have been considered by the applicant. Why not?
6. How will this development address the already existing problems of air quality in the area? This area is already accepted as the most polluted in the County Borough.
7. The nearby Newbridge Fields flood problems known in the area have not been effectively addressed in the application. Any NRW report provided to the developer must be released IN FULL with nothing omitted.
8. BCBC have an interest in this area in relation to underground communal heating systems. We see no mention of this aspect and trust BCBC have no pre-determination interests in this application which have any hidden agenda.

9. Following the edicts from Welsh Government that all new developments must be eco-friendly, carbon neutral etc, how will these aspects be addressed in this application? At what date will they fully comply?
10. What are the proposed refuse collection arrangements for so many dwellings in a restricted space? None of these arrangements are fully addressed in the application and will remain a major problem for all residents of intensive developments with no gardens, open spaces, front and back doors as collection points.
11. It is quite probable that there will be a wide range of age groups living in this development. How will elderly and disabled residents be served from this site with no bus services outside and the distance from the Motability scooter service for Town Centre shopping nowhere near the site?
12. Retention of existing trees is a priority in this eco-conscious age – yet the application seeks to remove 21 existing quality trees. Devastation on a high scale! Any new planting will take at least 20 years to mature so any ‘fancy’ landscaping suggestions are basically meaningless in the short and medium term.

Having offered the above 12 material subjects as grounds for objection, Bridgend Town Council believes that such major applications should also be accompanied by a Town Centre Public Exhibition BEFORE such applications are determined, to allow all members of the public to comment upon, and fully understand, the implications of such developments on their community and surrounding environment.

Bridgend Town Council offers the free use of Carnegie House in Wyndham Street for such an exhibition/consultation and urges that the offer be taken up in the interests of open transparency and democracy for local residents at an early date.

Bridgend Town Council reserves the right to attend and site meeting that may be called and to speak at the BCBC Development Control Committee as may be appropriate at the time.

## **6. Pre-Planning Application Consultations (if any)**

- There were no pre-planning application consultations.

## **7. Planning Appeals**

The Chair drew Members attention to the following appeal (received via email)

Appeal Reference: 1954 Related Application Number: P/20/923/FUL

Proposal: The erection of a class A3 restaurant and drive-thru (Burger King) together with associated external covered terrace, screened refuse store, parking, landscaping and associated works

Site: Land at Wickes car park Waterton CF31 3XX

Appeal by: Triple Jersey Limited

*PEDW reference: CAS-02029-Z3F8M4*

- a. The main issue is the impact of the proposed development on highway safety.
- b. Matters to be considered at the Hearing:
  - The Hearing will be structured around the reasons for refusal.
  - Is the site accessible by modes other than private car?
  - Can pedestrians cross the A48 safely?

Council to explain why it considers the Pedestrian Environment Review System (PERS) is inappropriate and the Welsh Government guidance is to be preferred.

The impact of the vehicle movements generated by the proposed development on highway safety and the free flow of traffic on the A48.

Does the proposal provide an adequate number of parking spaces?

Would the proposed development, due to the proposed layout and parking provision, lead to customers waiting or parking in the highway?

Conditions to be imposed should the Inspector be minded to allow the appeal.

Any further submissions regarding the appellant's application for costs.

All other matters raised with the Council at the planning application stage and with PEDW following the appeal will be considered as written representations and not discussed at the Hearing.

This includes the impact of the proposed development on the existing catering business on the car park. This is not a material planning consideration and will not be discussed at the Hearing.

- The Chair advised that Council had objected to this application, and proposed that if Members agreed, he would represent Council at the hearing.

**RESOLVED:** That the Town Clerk request that Cllr D Unwin represent Town Council at this hearing which will take place on 21<sup>st</sup> February 2023.

## 8. Planning Reports/Correspondence

### a. Conservation of Coed Parc house

- The Chair referred to the correspondence from the BCBC Building and Control Manager which stated:
  1. *That the site had been visited and a schedule of works with discussed with the developer.*
  2. *As mentioned at BCBC DC Committee on 5 Jan 2023, the dry rot in the building has to be treated and a company has been engaged to do that (Protectahome Ltd.). We are well aware of the complaint and we have apprised CADW of the situation.*
  3. *It is not the Building Conservation and Design Officer duty or responsibility to produce a "report on the condition/progress" or provide BTC or anyone else with updates but I am in the process of setting up a meeting with the developer and officers next week to discuss the timetable and works to the listed building.*
  4. *Bringing the Listed Building back into use is, and always has been, the Council's aim and any suggestion otherwise is wide of the mark. It would appear to me that the complaint about the lack of progress with the Listed Building (for various reasons) is intended as a means of forcing works on the Listed Building to restart first so that the Construction Method Statement cannot be implemented and Phase 3 of the development cannot be progressed.*
- The response was noted.

### b. Section 106 report

- The Chair gave a brief overview of Section 106 agreements for the benefit of new Members and referred to a detailed report from BCBC which provided information about Section 106 agreements for the past 5 years. The Chair highlighted that many Section 106 agreements have been documented however very little Section 106 money has been received by the

authority. The Chair proposed that he draft a response to BCBC to raise further questions on this matter and that the response is sent by The Town Clerk. This was agreed by Members.

**c. Derelict properties update**

- The Chair noted the response from The Chief Executive of BCBC which had been previously circulated. It was noted that: *BCBC will continue to monitor and take action where appropriate to address the concerns raised with these properties.*

*53 Nolton Street – The Authority is trying to engage with the owner and is also exploring the enforcement options available to deal with this property although they are complicated by the condition of the building.*

*Bro Ewenni Care Home, Ewenny Road – SRS has previously engaged with the owner of this property and taken action to address public health concerns. The local authority has granted permission for this building to be demolished but we are unsure why this has not been undertaken to date. Planning enforcement intend to write to the owner shortly to find out the intentions for the property.*

*2 Ewenny Road – The owner(s) of this property have planning permission for converting the building into multiple flats. Unfortunately, due to a change in circumstances the owner has recently confirmed the property will be put on the market for sale. We are currently awaiting further information on this.*

*28 Park Street – The Authority has contacted the owner on multiple occasions. The owner has recently advised the Authority that works will commence later this year.*

**d. Newcastle Conservation Area tree planting issue**

- The Chair referred to the response from BCBC Planning which was noted as follows:

*BTC are notified of submissions which have different suffixes – TPO or CON. Applications for works with the suffix TPO relate to trees that are protected by a Tree Preservation Order. In considering an application of this nature, the Local Planning Authority is required to assess the impact of the proposal on the amenity of the area and whether the proposal is justified.*

*The BCBC Planning Department do not deal with conservation strategies. BTC may wish to discuss this with the Climate Change Manager.*

*In response to a question from BTC regarding how many trees protected by TPOs have been felled in the Newcastle Conservation Area over the past three years, BCBC does not have the staff resources to undertake a search of this size. BTC is advised to look at the planning pages of the BCBC website where previous consents are listed for the Bridgend Town Council area.*

**e. Town Centre Travel Survey**

- The Chair referred to an email from The Town Centre Manager stating that the active travel survey would be 'live until 31<sup>st</sup> January 2023'. The Chair further noted that this planning meeting was the first opportunity that Members had been given time to consider the survey.

Cllr D Unwin proposed that The Town Clerk reply to The Town Centre Manager proposing that the planning committee forward their reply by the 31<sup>st</sup> of March 23.

**RESOLVED:** that the Town Clerk reply to The Town Centre Manager proposing the request that the planning committee forward their reply by the 31<sup>st</sup> of March 23.

**f. Bridgend Conservation Areas**

- The Chair referred to a letter from the BCBC Conservation Department dated 5th September 2022 in which various issues relating to Bridgend Town Conservation Areas were addressed. He noted with concern that only one of the matters had been addressed and five of the issues raised; a, b, d, e and f, have shown no progress. The Chair proposed that he draft a letter to BCBC to request an update on progress in the past six months and that this is sent by The Town Clerk. This was agreed by Members.

**RESOLVED:** That The Town Clerk send a letter to BCBC regarding the outstanding work to be completed in the Conservation Areas.

- The Chair notified Members that further to an application for the change of use for a premises in Market Street, the former Corals Betting Office, he has been informed that a takeaway chicken shop is envisaged and agreed for the property yet cannot start operations due to a hold-up in the BCBC Planning Department over the need for a 'noise report' said to cost £4,000. The Chair proposed that enquiries are made with BCBC Planning Department to find out if this is correct; and if so, why a 'noise report' is required when it is located next to Eden Night Club. This was agreed by Members.

Meeting closed at 12:40 pm

**Signed:**

**(Chair of Planning Committee)**

**Date:**