



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 3rd July 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 N Deere	Remote
Cllr D Evans	In person
Cllr C Webster	In person
Cllr T Wood	Remote

In Attendance: Mrs L Edwards (Town Clerk) & Mrs Lynne Price (Minute Taker)

1. To receive apologies for absence

Cllr F Bletsoe (Mayor) and Cllr M Blundell-Humphreys

2. Declarations of Personal and Prejudicial Interest

- Cllr Unwin declared a personal interest as a Member of Merthyr Mawr Community Council
- Cllr T Wood declared a personal interest as a BCBC Councillor & Town Trader

3. Minutes

a) To receive and confirm the Minutes of the Planning Committee held on 5th June 2023

RESOLVED: That the minutes of the Planning Committee meeting of Monday 5th June 2023 were received and confirmed as a true record and duly signed.

b) To Consider Matters Arising from the Planning Committee Meeting held on 5th June 2023

Page 2 - Change of Use of Corals Market Street

- The Chair enquired if there had been any further update on the planning application for this property. The Town Clerk noted that she had sent another email to BCBC to request an update from them but had not received a response.
The Chair asked the Town Clerk to press BCBC for a response again.

Page 2 - Zia Nina Clock renovation update

- The Chair highlighted that the clock face still had not been cleaned and that it had been 6 months since the renovation of the building. He advised that he had drafted a letter on this matter and suggested that it is sent to BCBC to chase up the situation. This was supported by Members. The Chair advised that this will be reviewed again at the next committee meeting.

Page 2, Agenda Item 7 - Planning Applications discussed on 5th June 2023

- Application no P/22/818/FUL - The Chair enquired if the Clerk had received a response from BCBC Planning Department. The Town Clerk advised that a response had not been received.
- The Town Clerk will write again to BCBC to request a response to the submission made on the 18th January 2023. Once a response is received then BTC will be in a position to discuss the matter in more detail.
- Application no P/23/220/FUL - 33 Heol Y Nant (proposed HMO). The Chair referred to correspondence from residents living in Heol Y Nant. The Chair explained that BTC had lodged an objection with BCBC at the last meeting. He spoke of the concerns raised by members of the public and saw no reason not to support the residents. He offered to draft a letter to BCBC.
- Cllr Webster advised that this property had been used for several months as an HMO, so the application is retrospective one. The correspondence from residents is based on their experience of the situation.
- Cllr Woods referred to Members fears and use of Material Considerations.

RESOLVED: that the Chair will draft a letter to BCBC in support of the letter from residents.

Page 4 - Pen Y Banc Games Court P/23/156/DPN – Update on application deferred

- The Chair explained that the Planning Committee had responded to BCBC regarding this application to request further clarification on whether a full sporting facility will occupy this space to improve it in the future. The Town Clerk noted that she had not received a response.
- The Chair referred to an email from BCBC Planning Dept who had referred the query to the Property Dept. The Town Clerk was asked to contact the Head of Property Department for a response for the next meeting.

4. **That the Chairperson accepts the Committee addendum sheet (if any) to allow for Committee to consider necessary modifications to the Committee report, to take account of late representations and revisions that need to be accommodated**

RESOLVED: The Chair accepted the Addendum Sheet.

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

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

- There were no pre-planning application consultations.

7. **Planning Appeals**

- There were no Planning Appeals.

8. Planning Reports/Correspondence

a) Planning permission for banners/graffiti murals

The Chair referred to a letter from the Development and Building Control Manager at BCBC regarding planning regulations in relation to this matter. The Committee noted its contents.

b) Planning for electric charging points

The Town Clerk had circulated to Members, a response from BCBC regarding an email that she had sent to the Group Manager Planning & Development Services on the 5th May in relation to Planning for electric charging points. The Committee noted that the response from BCBC had referred some of the points raised to other Depts/Teams.

RESOLVED: The Town Clerk to contact those Depts/Teams who are yet to respond for a further discussion at the next meeting of the Planning Committee.

c) Clearance works – Coed Parc Court Walk

The Chair explained that a planning application had been submitted to remove some trees in July 2022. In May 2023 a number of trees had been removed and the undergrowth completely cleared. This had left the area in a barren state. BCBC had been contacted and had since inspected the site. BCBC have confirmed that there was no breach of planning control, so they would not be taking any action against the Landowner, who was confirmed by HM Land Registry as HD Ltd.

BCBC were also asked to remove the rubbish that had accumulated on the site, which they did within 24 hours. Since that time nothing has been done to the site. Chair discussed options on tackling this matter and suggested that it may be an opportunity for BTC to work with the Landowner to plant trees, bushes and wildflowers in the future.

RESOLVED: That the Chair will prepare a note to the BTC Regeneration Committee to consider his suggestion regarding planting trees, bushes and wildflowers in the vicinity of Coed Parc Court Walk.

Chair also suggested that the area around the Embassy Car Park would benefit from some planting/landscaping. He noted that he had spoken to the landowner of this car park a while ago and he was amenable to the idea. The Chair noted that he would include this area in his note to the Regeneration Committee.

d) Progress on derelict domestic properties within BTC area

Further to a letter sent by Cllr M Blundell-Humphreys to the BCBC Chief Executive, raising concerns about the current condition of 53 Nolton Street, a response had been received from BCBC. The committee were advised that the property has recently changed ownership and officers are engaged with the new owner to progress works. The new owner is aware that BCBC will consider legal action if improvements to the property are not undertaken.

A response from Shared Regulatory Services advised that they are negotiating with owners in relation to a number of properties and indicated that substantial improvements should be seen at 2 Ewenny Road and 28 Park Street within the next 6 months.

e) Local Authority Parks – information update

An article with the headline 'Over 80% of local councils expect cuts in their park's budgets' that the Chair of the Planning Committee had referred to at the last meeting had been circulated to

Committee Members for information. This was noted.

RESOLVED: The Town Clerk to write to BCBC with a copy of the said article to obtain details of their plans for Newbridge Fields; and more widely their plans and budget for the future in relation to open spaces.

f) Illegal Circus posters in the Town Centre

The Chair reported that the illegal posters around the town advertising two circus shows; one in Margam and the other in Cardiff in May 2023 have now been removed. The 3rd and final circus - American Circus on field in Merthyr Mawr, runs until the 9th July, after that date the situation will need to be reviewed and appropriate action taken to remove the posters if necessary.

g) Zia Ninz - Clock renovation update

The Chair highlighted that the clock has still not been cleaned. The Town Clerk has already written to the Planning Enforcement Team who advised that they will open an investigation into this.

RESOLVED: The Town Clerk will seek an update and report back to Planning Committee.

h) Forward planning for waste and recycling within BCBC

Chair referred to an e-mail from BCBC dated 19th June advising that the new Community Recycling Centre in Pyle is waiting the relevant operating license form Natural Resources Wales. The Chair suggested that this email is attached to the minutes of the Planning Committee which will update all members of the Council.

RESOLVED: The Town Clerk to include a copy of the e-mail from BCBC dated 19th June with the minutes of the Planning Committee to update all Councillors.

Meeting closed at 12:15 pm

Signed:

(Chair of Planning Committee)

Date: