



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 16th January 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 C Webster	Remote
Cllr D Evans	In person

In Attendance: Mrs L Edwards (Town Clerk) & one member of the public.

1. To receive apologies for absence

- Cllr N Deere
- Cllr T Wood

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin declared a personal interest in application P/22/811/FUL as Vice Chair of Governors at Brynteg School.
- Cllr A Wathan declared a personal interest as a BCBC Councillor.

3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 5th December 2022

RESOLVED: That the minutes of the Planning Committee meeting of Monday 5th December 2022 were received and confirmed as a true record and duly signed.

b) To Consider Matters Arising from the Minutes of a meeting of the Planning Committee of Monday 5th December 2022

- Page 1. BT Telephone Kiosks

The Chair enquired if a reply had been received to date. The Town Clerk advised that she was not aware that a reply had been received and that she would speak to the Democratic Services Officer to chase if there had been a response. The Chair commented on the time

period of 5 months since this matter was first raised and asked that a response is sought as soon as possible, possibly from the Chief Executive of BT Phones.

- 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 she had not received a reply and would send another email to the letting agent to seek an update on this situation.
- Page 2. National Contemporary Art Gallery for Wales application
The Chair advised that a response had been received regarding the application to consider lower Wyndham Street for the new National Contemporary Art Gallery for Wales; however the application did not meet the full requirements and has been declined.
- Page 3 – Street naming
The Chair enquired if there had been a response to a query sent to BCBC regarding street naming. The Clerk advised she would check and report back at the next meeting.
- Page 3 – Section 106 Agreements
The Chair enquired if there had been a response to a query sent to BCBC regarding Section 106 agreements. The Clerk advised that no response had been received to date and she would seek an update on this.

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

- There was no 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.
- BCBC App P/22/802/DPN – Bridgend Police Station Brackla Street
The Town Clerk was asked to contact BCBC to enquire about the plan to demolish the adjacent multistorey carpark.
- BCBC App P/22/811/FUL - Brynteg Comprehensive School
The Chair explained that although he is the Vice Chair of Governors at Brynteg School, he played no part in the development of this planning application. He advised that as Corporate Landlord, BCBC assisted with the production of this application.
The Chair notified Members of a public meeting to discuss this application with residents of the surrounding streets. He highlighted that some concerns have been raised in respect of lighting, noise and vehicle access.

A discussion took place regarding access to the school site for the new sports facility. The Chair clarified that there would be access to a limited amount of car parking spaces via the main entrance off Eweny Road and access to additional spaces via Heol Gam.

The Chair drew Members attention to concerns submitted in writing by a local resident. Each Member of the Planning Committee had been provided with a copy of this correspondence.

The Chair suggested that the Planning Committee defer making a comment on this application until after further information has been gathered at the public meeting. He proposed that it is included for discussion at the full Town Council meeting in January.

The Chair invited a member of the public to speak on this application.

The member of the public thanked the Chair for allowing him to speak and raised concerns about confusion in the Design and Access Statement regarding Heol Gam as a main entrance. He explained that his main concern is that at certain times of the day, there is a very large volume of traffic in Heol Gam which results in grid lock and blocking of driveways etc. and that access to this new facility will exacerbate these issues.

A discussion took place regarding the use of the new sports facility, flood lights and traffic. The Chair clarified that the new facility is for all surface sports, not just hockey, and that a comprehensive lights study had been prepared. It was noted that the application states that users of the facility will disperse by 9pm.

Members discussed vehicle and pedestrian entrances/exits for the school site.

It was highlighted that people usually follow desire lines to the quickest route and this could result in additional on street parking.

RESOLVED: To contact the BCBC Planning Department to request an extension to consider residents views on this application and defer the consideration of this application to the full Town Council meeting on Monday 23rd January 2023.

- BCBC App T/22/33/TPO – Works to trees on land alongside barn Mill Lane
BCBC App T/22/51/TPO - Open space frontage opposite 42 Cefn Glas Road
The Chair highlighted that both applications are within the Conservation Area and are in relation to trees that are protected by a Tree Preservation Order. He noted that there have been numerous applications for tree felling in this area over the past several months and there appears to be no BCBC plan in place to replace them. He urged the Planning Committee to consider contacting BCBC to raise concerns on this matter and suggested that BCBC could be asked to comment on how many trees have been felled in this area over the past three years and how many trees have been re-planted.

RESOLVED: To submit a holding objection due to concerns with tree felling in this location without reason and to request an extension to consider this application at the full Town Council meeting on Monday 23rd January 2023.

RESOLVED: For the Town Clerk to liaise with the Chair of Planning Committee to write to the BCBC Planning Department regarding the Deforestation of the Newcastle Conservation Area.

- BCBC App P/22/819/CAC & P/22/818/FUL - Former Ambulance Hall Newcastle Hill

Members discussed the area surrounding the property and highlighted that the front entrance is not in the ownership of the applicant and the rear entrance along the Graig is very narrow. Members studied the plans and expressed concerns about access and the impact on the Newcastle Hill Conservation Area.

The Chair of Planning Committee read out a note he had prepared regarding this application. Members supported the points raised.

RESOLVED: The committee requests a deferment of a response on applications P/22/819/CAC & P/22/818/FUL for the reasons outlined below:

- a) BTC declares a financial and public interest in the adjoining property of St John's House (the acknowledged oldest surviving dwelling house in the whole of the BCBC area), in that over the past 20 years, the Council has invested some £60,000 of Bridgend Council tax payers funding to promote the realisation of St John's House as a major Welsh tourist attraction. Given the above two planning applications, as a Council, we are naturally concerned that any new adjacent development may have a detrimental impact on the long standing aims for the history of the area.
- b) BTC Planning Committee is concerned that no impact statement by the BCBC Conservation Area Officer has been either commissioned or submitted in relation to this application. How does BCBC, as an authority, view these applications? Until such statement and report is made public, we feel constrained not to comment on the applications and seek deferment.
- c) It should be clearly accepted that of the three designated Conservation Areas within the BTC area, Newcastle is by far the most important as it contains nearby Newcastle Castle which is the most important of all historical buildings within Bridgend Town. This proposed development could be seen contrary to the ethos of Newcastle Hill and Newcastle Castle.
- d) Has CADW been consulted for their professional views on these applications? They are the historical professionals and their views could be paramount and are also paid for out of public funds.
- e) It is strange that such contentious applications should be submitted for determination less than 2 weeks before Christmas and New Year when minor Councils and the general public are less likely to take notice of such applications for detailed comment. All the more reason why we should all pause and take stock of the situation and any potential outcomes in planning terms.
- f) Given the public impact that these applications impose, BTC requests that all consideration is deferred for more investigation and that any future site meeting be afforded to participation by BTC and the reserved right to speak at any subsequent Development Control meeting to allow maximum public participation on this vital historical issue for Bridgend Town.
- g) Full submission of these applications to Development Control Committee is essential to uphold public interest and fulfil democratic accountability.

It was noted that greater public involvement is required to ascertain all views given the impact on the historical value of Newcastle Hill and that an offer could be made to hold a public consultation exercise at Carnegie House.

6. Pre-Planning Application Consultations (if any)

- There were no pre-planning application consultations.

7. Planning Appeals

- There were no planning appeals to consider.

8. Planning Reports/Correspondence

a. Queen Street Storm Damage Progress

The Chair advised that letters had been sent to the owner of the property and to the BCBC Enforcement Officer to raise concerns regarding this building. He noted that there had been no progress since and suggested that he liaise with the Clerk to challenge this situation. This was agreed by Members.

b. Zia Nina Progress – Town Clock

The Chair explained that the building has been renovated inside and outside with £250,000 of public funds via a grant however the clock has not been refurbished and is not working. He added that the BCBC Conservation Officer had originally provided assurance that the clock repairs would be included as part of the renovations for this listed building, yet the BCBC Planning Department have since advised that the planning consent did not require the clock to be restored prior to use recommencing.

The Chair suggested that he work with the Clerk to prepare an email to BCBC to challenge this situation. This was agreed by Members.

RESOLVED: That the Chair of Planning Committee liaise with the Town Clerk to send a letter to BCBC regarding the refurbishment of the Town Clock.

c. Various BTC Area Buildings Dereliction

The Chair explained that he had spoken at length in previous meetings about the dereliction of properties such as Bro Ewenni Nursing Home, The Old Ranch Chip Shop on Nolton Street, number 2 Ewenny road and 28 Park Street. He noted that a letter had been sent in August 2022 to the department that deals with derelict properties and proposed that since no action had been taken, BTC now write to the BCBC Chief Executive to raise concerns. This was supported by Members.

d. Coed Parc Planning Report

The Chair provided background information regarding the Coed Parc development and previous concerns regarding access for HGV lorries. He explained that the most suitable access is off Park Street and that an application for relaxation of conditions was considered at a Development Control Committee meeting on 5th January 2023.

The Chair explained that at the meeting, he had put a suggestion forward that a small wheel washing facility should be provided at the entrance to Walters Road, but this appears to have been overlooked by the Committee and not discussed.

He suggested that this should be followed up with an email to the BCBC Planning Department to request that this facility be enforced as a condition on the developer for the reasons made clear at the meeting. This was supported by Members.

RESOLVED: That the Chair of Planning Committee liaise with the Town Clerk to send an email to BCBC regarding a suggestion to impose a condition on the developer at the Coed Park site to install a small wheel washing facility at the entrance to Walters Road

e. Linc Development – Progress report

The Chair availed Members of an update from Linc Cymru regarding the Sunnyside Wellness Village development. It was noted that Linc have incurred some further procurement complications and remobilisation has been significantly delayed as a result. It is likely that work on-site will not recommence until July 2023.

f. Bridgend College – Town Exhibition

The Chair explained that prior to the submission of a planning application, the Town Council had contacted the College to offer use of Carnegie House for a public consultation/exhibition. The Chair advised that an email had since been received from the college to advise that BCBC are assisting the College with their engagement strategy with the public and Town Council due to this project being a key catalyst for the development plans outlined in BCBC's Masterplan for the town centre.

g. A48/A473 Footway/Cycle routes

The Chair referred to an article in the Glamorgan Gazette dated 29th December 2022 regarding Active Travel Routes and planned works to the footways and cycle routes on the A48. The information was noted.

h. A4106 Porthcawl/Bridgend re-route

The Chair referred to an email regarding the Bridgend to Porthcawl Active Travel Stakeholder Workshop. The information was noted.

i. LDP documents – Progress

The Chair noted that the deposit of the LDP documents had been made and that LDP Examination Hearings Programme will take place from 28th February to 30th March 2023. He noted that there are 12 planned sessions and that he will attend the first session and possibly others.

j. Renovations of Old Stone Bridge Progress

The Chair explained that in 2021 he had attended a site meeting with CADW and a BCBC Highways Officer to review the state of the Old Stone Bridge with a view to a full upgrade in readiness for the 600th Anniversary of the Bridge in 2025. He expressed concern that no action has been taken and proposed that the Clerk write to BCBC to enquire about their plans for refurbishment. This was supported by Members.

RESOLVED: That the Town Clerk write to the BCBC Highways Department to express concern that the Old Stone Bridge will not be fully renovated by December 2024 in readiness for the 600th Anniversary of the Bridge in 2025 and request an update on their plans.

9. To consider for information a letter of complaint from a local resident to the Head of Cadw regarding the state of the listed Coed Parc Library

The Chair referred to a letter of complaint from a local resident to the Head of Cadw regarding the state of the listed Coed Parc Library which had been copied to the Town Council for

information. The Chair highlighted that the listed building is in an appalling condition and proposed that he liaises with the Clerk to prepare a letter to the BCBC Conservation Team regarding the Conservation of Coed Parc House. This was supported by Members.

RESOLVED: That the Chair of Planning Committee liaises with the Town Clerk to send a letter to the BCBC Conservation Team to highlight concerns regarding the conservation of Coed Parc House and enquire when it will be brought back into full residential use.

Meeting closed at 12:55pm

Signed:

(Chair of Planning Committee)

Date: