



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 10th October 2022 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 S Easterbrook	In Person
Cllr C Webster	In person
Cllr N Deere	In person
Cllr T Wood	Remote

In Attendance: Mrs L Edwards (Town Clerk)

1. To receive apologies for absence

- Cllr A Morelli

2. Declarations of Personal and Prejudicial Interest

- Cllr S Easterbrook declared an interest as a BCBC Councillor and Town Trader
- Cllr A Wathan declared a personal interest as a BCBC Councillor
- Cllr T Wood declared an interest as a BCBC Councillor and Town Trader and in agenda item 8B regarding Bridgend Market Charter

3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Friday 23rd September 2022

- The Chair requested the following amendments:
Page 3 of the minutes: - 9c "~~We ask~~ BCBC ask enquirers to make ~~us~~ them aware of the issue and provide a plan identifying the position of the tree with photographs as evidence of the dieback – this is then retained on ~~our~~ their files".
Page 5 of the planning application report: Planning ref P/22/605/RLX to amend comment to read "full information".
- Subject to these amendments, The Chair commended the minutes to the meeting. Chair asked if there were any questions.

RESOLVED: That the minutes of the Planning Committee meeting of Friday 23rd September 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 Friday 23rd September 2022

- The Chair explained that he had been provided with an update from the Clerk on several matters raised at previous meetings as follows.
- Page 1 – 8d – CCTV:
The Chair read out an email that explained that BCBC are currently in the process of upgrading the CCTV system and infrastructure within the town centres across the borough. They are replacing the current cameras within Bridgend town centre, and there will be 23 operational CCTV cameras around the town centre once completed. As part of the upgrade of the CCTV infrastructure, we are also implementing access points to provide free Wi-Fi in the town centre. It was noted that there was no timescale included in the response.
- Cllr A Wathan enquired if there would be 24 hour monitoring of the cameras.

RESOLVED: Town Clerk to request a timescale for the installation of the cameras and enquire if the cameras will be monitored 24 hours a day.

- Page 1, 8a – BT Telephone Kiosks:
The Chair explained that although receipt of our enquiry had been acknowledged, no formal reply had been received to date.
- Page 2, 8d – Depedestrianisation:
The Chair explained that a holding response had been received from the BCBC Chief Executive to advise that a number of key officers were on leave and he had forwarded the letter on for them to pick this up when they return. No formal response has been received to date.
- Page 2, 8f – Derelict properties
The Chair referred to the response from the BCBC Chief Executive for the previous issue and confirmed that again, no response had been received for this query.

RESOLVED: Town Clerk to chase BCBC for a response to the enquiries about Depedestrianisation and Derelict properties.

- Page 2, 6 – Tennis Academy
The Chair explained that no response had been received regarding the progress of this application, however the Town Clerk had noted that there are numerous new documents on the Planning portal in relation to amended plans submitted in August and queries regarding noise.
- Page 2, 9b – Bridgend Town Centre Masterplan
The Chair noted that the Town Clerk has emailed BCBC Officers to enquire about past meetings and request an update on the Masterplan. It was also noted that the Town Council

had originally submitted a response to the initial consultation in April 2020 and had not been contacted by BCBC since.

Members discussed the time that had lapsed since the original consultation. It was agreed that the 7 BTC Councillors that are also elected to BCBC should take this matter up with BCBC directly.

- Page 6 – Applications T/22/13/CON & T/22/30/TPO

The Chair noted that no further information was available regarding what was wrong with the trees or about future replanting programmes. The Clerk was asked to chase this and include the applications for consideration at the next meeting.

RESOLVED: Town Clerk to chase BCBC for a response regarding the tree queries and include planning applications the applications T/22/13/CON & T/22/30/TPO for consideration at the next 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

- The Chair noted that although no addendum sheet had been prepared, an application had been received minutes before the start of the meeting. He explained that the application was for change of use of the former Coral's unit in Market Street from use class A1 to use class A3. Members accepted that this application should be considered at the meeting.

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.

6. Pre-Planning Application Consultations (if any)

- There were no pre-planning applications.

7. Planning Appeal:

- There were no planning appeals

8. Planning Reports/Correspondence:

a. Update on Bro-Ewenni Home dereliction problems (Cllr D Unwin)

- The Chair circulated a letter dated 12 July 2022 from BCBC regarding the Former Ewenni Care Home, Ewenny Road. The letter advised that a visit is being arranged to check if the building is now under the remit of a dangerous structure. The letter also noted that under section 79 of the building act 1984 (which deals with ruinous and dilapidated buildings) the building does not meet the criteria of being seriously detrimental to the amenities, due to its location. Finally the letter noted that the BCBC Development and Building Control Manager had contacted the developer to request an update on progress of the demolition and rebuild as a care home and would be contacting the owner in relation to loose tiles and roof collapse. He

also noted that SRS would arrange for the main entrance and ground floor windows to be boarded up.

- The Chair highlighted that he had visited the site recently and none of the actions detailed in the letter appear to have been done. He advised that he has now written to the BCBC Chief Executive to raise this matter again.

b. Update on investigation into Bridgend Market Charter 1836 (Cllr D Unwin)

- Cllr T Wood declared a personal interest in this agenda item as a market trader.
- The Chair explained that he had lodged a Freedom of Information request with BCBC about the Market Charter on 18th July 2021 and circulated a response letter from BCBC dated 5th September 2022. The letter explained that in relation to the market responsibly and rights, BCBC had determined the following:

“We have been unable to ascertain whether the Bridgend Market Act specifically was repealed and therefore are not clear exactly when over time the market became a local authority market. The Act grants the power to make the market to the Earl rather than to the then corporation or council.

However, at some point after 1836 a change occurred, and The Council has been running the market under the Food Act 1984, which set out that a local authority is authorised to acquire a market. The Council’s predecessor (Bridgend UDC) acquired, as it was empowered to do so under the then Food and Drugs Act 1955, a market from the Trustees of the Dunraven Estate.”

- The Chair noted that as BCBC cannot determine if the Bridgend Market Act was rescinded, he has written to the House of Commons Archivist for further information.

Meeting closed at 11.50

Signed:

(Chair of Planning Committee)

Date: