



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

**Monday 12<sup>th</sup> April 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 S Bletsoe (Mayor), Cllr D Unwin, (Chair), Cllr T Wood, Cllr A Wathan, Cllr I Williams, Cllr S Easterbrook.

**In Attendance:** Mrs L Edwards (Town Clerk), Ms J Brown (Democratic Services Officer).

*The Town Clerk asked The Chair to confirm the attendance of Members and whether they were present in The Chamber or online.*

Cllr S Bletsoe (Mayor) – Online  
Cllr D Unwin (Chair) – Chamber  
Cllr T Wood – Online  
Cllr A Wathan – Chamber  
Cllr I Williams – Online  
Cllr S Easterbrook - Chamber

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

- Cllr A Morelli

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

- Cllr I Williams declared a personal interest in Planning Application P/22/201/FUL
- Cllr T Woods declared a personal interest in Planning Application P/22/201/FUL
- The Mayor declared a potential prejudicial interest as the Operations Manager, Wales for the National Residential Landlords Association and in this regard he announced he would remove himself from the meeting where it is in any way likely that a planning application relates to an investment residential property where the owner may be or may become a member of the NRLA.

#### **3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 14<sup>th</sup> March 2022.**

- The Chair commended the minutes to the meeting. Chair asked if there were any questions. There were no questions.

**RESOLVED:** That the minutes of the Planning Committee meeting of Monday 14<sup>th</sup> March 2022 were received and confirmed as a true record and duly signed.

- The Chair asked if there were any matters arising.

**Page 3 – P/22/85/RLX (Coed Parc Development off Park Street)**

- The Chair highlighted the decision sent to Planning as follows:  
‘The Town Council has now had full opportunity to review the various detailed submissions made by the Walters Road Residents Committee in respect of the aforementioned application for relaxation of previous planning conditions. The planning history of this site is a matter of extreme vexation for the long established residents of Walters Road who have had this development imposed upon them over recent years. Having considered the detailed submission made available to us, we see no reason to deviate from their submissions which extend to several pages of well-reasoned observations. We conclude therefore that the application for relaxation of conditions should be rejected in full and the Town Council formally OBJECTS to application P/22/85/RLX’.
- The Chair reported that the Residents Association had requested members support to facilitate a site visit from BCBC Highways.
- The Town Clerk advised The Chair that the reply from Highways contained protected information which could not be shared in the public meeting.
- The Chair highlighted that the reply indicated that the residents complaints had been taken up but that a meeting was still not possible because of Covid Restrictions which was current BCBC Policy.

**Page 4: 8c – Bryn Castell Development.**

- The Chair noted photographs provided by Cllr T Wood which had been circulated and invited him to clarify the situation further. Cllr T Wood advised Members that the photographs illustrated how close the new development is to the fence of a residents garden fence and highlighted a loss of privacy for the resident. He explained that he had spoken to the Site Manager who had responded that “there was nothing he could do as planning permission had been granted”. Cllr T Wood emphasised that the development had had significant detrimental effects on existing residents health and wellbeing.
- The Chair advised Cllr T Wood that the residents should make their own representation to BCBC and suggested that he work with the residents to provide more background evidence and written statements so that they could be provided to the Planning Dept via The Town Clerk.

**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.
- The Chair referred to the fact that the next planning committee would not convene until after the election and proposed that The Town Clerk advise the committee of any contentious issues so that an extraordinary general meeting could be called if needed.

- The Mayor sought clarification from The Town Clerk reference the need to reconvene. The Town Clerk advised that the planning committee would not meet again until after the Annual Meeting in May when a new committee would be appointed. The Town Clerk further advised that the Annual Meeting could be called forward if an urgent planning issue arose and assured Councillors that the present committee could convene for an extraordinary meeting up until until the 4<sup>th</sup> of May 2022.

**RESOLVED:** That the Town Clerk would alert the Planning Committee to any contentious planning issues that would need discussion before the 4<sup>th</sup> of May 2022.

**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 preplanning applications.

**7. Planning Appeal:**

- There were no planning appeals

**8. Planning Reports/Correspondence:**

**a. Letter from Conservation Officer regarding Listed Buildings Status**

- The Chair commented that the fact that that there is no legislation in place to preserve empty listed buildings is disappointing. The Chair advised that he would pursue the lack of legislation and building not yet given listed status with CADW and undertake further research that would be referred to future planning meetings.

**b. Listed Clock – Zia Nina**

- The Chair reported that the preservation of the clock was part of the initial application, and that the renovation was halfway through its 16-week period.

**c. Conservation Heritage Panels**

- The Chair proposed that the Regeneration Committee appointed post-election could consider a response to this correspondence from The BCBC Conservation Dept and discuss further issues.

**RESOLVED:** That The Town Clerk include an agenda item for the next Regeneration Committee meeting to consider the correspondence from The BCBC Conservation Planning Dept re: Conservation Heritage Panels

- Cllr T Wood enquired if there had been any update on the amount of CCTV cameras in the Town Centre. The Chair proposed that the Town Clerk write to BCBC to enquire.
- Cllr A Wathan suggested that The Town Clerk also ask for the exact number of cameras and how many are in operation.
- Cllr I Williams enquired if the cameras are linked to the free Wi-Fi that is supposed to be set up in town. The Chair advised that this was not within the remit of the Planning Committee but agreed that the question could be incorporated in the letter.

**RESOLVED:** That the Town Clerk write to BCBC to enquire:

- a. how many CCTV cameras there are in the Town Centre and how many are operational
  - b. If the CCTV system is linked to free Wi-Fi in the town centre.
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- Before declaring the meeting closed, The Chair advised that in the last 5 years the Planning Committee had received over 750 planning applications, some of which had been contentious, along with major developments. However, the committee had made a valued contribution to these decisions.
  - The Chair went on to thank all Committee Members and Staff who had assisted over the last 5 years to achieve this record.
  - The Mayor thanked Cllr D Unwin on behalf of the committee for all his work, knowledge and vast experience.

Meeting closed at 12:05

**Signed:**

**(Chair of Planning Committee)**

**Date:**