



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 13th June 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 A Morelli	Remote
Cllr T Wood (Mayor)	Remote

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

1. To receive apologies for absence

- None

2. Declarations of Personal and Prejudicial Interest

- Cllr A Wathan declared a personal interest as a BCBC Councillor.

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 23rd May 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 23rd May 2022 were received and confirmed as a true record and duly signed.

- The Chair asked if there were any matters arising.
- Page 4. The Chair enquired if The Town Clerk had received any response to a question to BCBC regarding the number of CCTV cameras and links to operational Wi-Fi. The Town Clerk reported that she was still pursuing this request and that she was now awaiting a response from a different officer.

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 accepted 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.
- BCBC App: P/22/315/FUL – The Chair presented a report to committee highlighting the current situation at the Riverside Tavern Car Park for their consideration.
- Cllr A Wathan thanked The Chair for his comprehensive report and proposed that the hours of the agreement should be kept to the present agreed hours and that the application be reviewed.

RESOLVED: No Objection in principle subject to – subject to: Retention of existing hours (9am – 2pm daily and no Sunday trading)
Application granted for 2 years only and then reviewed

- Addendum Sheet - BCBC App: P/21/301/FUL
- Cllr A Morelli declared a personal interest in this application.
- The Chair clarified that this application was last presented to the Committee on the 21st of May 2021 and referred Members to the detailed Objection made at that time. The Chair advised that the objections still stood and that he had read latest report received from Mulberry Homes Ltd which contained further inaccuracies regarding transport.
- The Chair proposed that the list of Objections be resubmitted with the addition of:
BTC seeks confirmation that should permission be granted for this development, there will be no disruption to the enjoyment of our allotment tenants on the adjacent allotment gardens. Members were unanimous in their objection.

RESOLVED: Objection: On the grounds of:

- BTC seeks confirmation that should permission be granted for this development, there will be no disruption to the enjoyment of our allotment tenants on the adjacent allotment gardens.
- 70 dwellings and associated services constitutes severe over intensification of construction on the restricted land available, in what can only be described as a narrow ‘ribbon’ development, sandwiched between existing and long-standing sections of residential properties.
- The only vehicular and major pedestrian access for the entire development appears to rely on the existing Wauncil Avenue ‘gap’ which has been purposely left open over decades to allow free pedestrian access between the New Brackla Estate and Bridgend Town Centre.
- A single access would be wholly unacceptable in times of emergency. For example, should the Wauncil Avenue ‘gap’ become blocked, residents of any new development as proposed, would become trapped within a confined space with no alternative escape routes.
- The recreational provision is wholly inadequate for a development of 70 dwellings – many of which would be likely to house families with young children. The proposed play area appears

to be located outside the 'envelope of dwellings' and therefore distant from the majority of potential users.

- 70 dwellings will generate many additional vehicles and parking facilities within the site appear totally inadequate for so many extra vehicles. Suggested figures of increased traffic to and from the development would appear to be on the low side and highly speculative.
- The configuration of the highways within the development rely on the close proximity to the rear gardens of Waunscil Avenue and Napier Close and the light pollution from this highway, especially at night, would prove unacceptable to existing residents and cause noise disturbance at all hours.
- The entire land in question forms an established green wedge of major environmental habitat between Old Brackla and New Brackla and is much used and enjoyed as an adventure play area by young people and by dog walkers from this part of urban Bridgend Town. The land is 'wild' in nature for the important purpose of providing an urban habitat for a myriad of wildlife and vegetation and contains extensive shrub and mature tree cover to enhance and enrich the local environment and retain a clear buffer between Old and New Brackla. Its loss would be a travesty and grave mistake in these times of attention to the richness of flora and fauna and the need to protect it. It could not be easily replicated once destroyed and eradicated from this locality. No amount of 'new landscaping' would achieve this.
- That no social housing is provided within the development of 70 dwellings

Bridgend Town Council reserve the right to be invited to any site meeting and to speak at the Development Control meeting as may be appropriate.

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:

- The Chair advised that he had received correspondence from The Vale of Glamorgan Council reference their Local Development Plan. The Chair advised that the content was not directly relevant, but the correspondence was available for Members who would like to view it.

Meeting closed at 11:55

Signed:

(Chair of Planning Committee)

Date: