



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 14th February 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) – Chamber

Cllr D Unwin (Chair) – Chamber

Cllr T Wood – Online

Cllr A Wathan – Chamber

Cllr I Williams – Online

Cllr S Easterbrook - Chamber

The Chair welcomed Members to the first Planning meeting in Hybrid format.

1. To receive apologies for absence

Cllr A Morelli (work commitments)

2. Declarations of Personal and Prejudicial Interest

- The Mayor made a statement of prejudicial interest as follows:

“On 21st February 2022, I am due to take up a new employment opportunity as Operations Manager, Wales for the National Residential Landlords Association. This means that I would have a potential prejudicial interest in any planning application that could be from a current or future member of the NRLA. In that regard, I will remove myself fully 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. I will remain in the meeting if it is clearly a residential property and/or a commercial property application.”

- Cllr T Wood declared a prejudicial interest as a Town Trader
- Cllr S Easterbrook declared a prejudicial interest as a Town Trader
- Cllr I Williams declared a personal interest in planning application P/21/650/FUL

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 17th January 2022.

- The Chair presented the minutes to the meeting and noted that a line should be added at the end of item 9e page 4 as follows: That the total figure of the spend since 2016 is clarified as: £3,137,177.
- The Chair asked if there were any questions. There were no questions.
- The Chair asked if there were any matters arising. There were no matters arising.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 17th January 2022 were received and confirmed as a true record and duly signed.

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.
- The Mayor declared a personal interest in planning application P/21/49/FUL
- Cllr I Williams declared a personal interest in planning applications P/21/49/FUL and P/21/650/FUL
- Cllr S Easterbrook declared a personal interest in planning application P/21/650/FUL

6. Pre-Planning Application Consultations or Planning Appeals:

- There were no Pre -Planning applications.

7. Planning Appeal:

7 Bryntirion Hill, Bryntirion, Bridgend, CF31 4BY - P/21/497/FUL

- The Chair informed Members that the appeal had been successful and was dismissed by the Appeal Inspector appointed by Welsh Ministers. The Chair noted that comments made by the planning committee were all noted by the appeals inspector.

8. Planning Reports/Correspondence:

a) Masterplan Progress – Police Station (Cllr D Unwin)

- The Chair referred to the reply to his FOI request which had been previously circulated.
- The Chair noted that the cost of purchase seemed relatively small at £650,000. The Chair also noted that BCBC were unable to answer any questions regarding Bridgend College and projected timescale. The Chair asked for comments.
- The Mayor commented that the sale did not seem to be in the interest of the public purse.

b) Future Planning of Tourism Strategy (Cllr D Unwin)

- The Chair referred to his report which had been previously circulated.

- The Town Clerk advised that although she recognised that it was an important matter, discussion on a Tourism Strategy is not within the remit of the BTC Planning Committee and further advised that this item should not be discussed.
- The Mayor queried if the matter could be included on the agenda for the next Regeneration Committee meeting. The Town Clerk confirmed that this would be in order.

RESOLVED: That The Town Clerk include Future Planning of Tourism Strategy on the agenda for the next Regeneration Committee Meeting.

c) Report on recent Section 106 agreements (Cllr D Unwin)

- The Chair referred to his report which had been previously circulated. The Chair noted that on the 18/12/2019 a sum of £329,440.00 had been allocated to the Bro Ewenny Nursing Home. However, it would appear that no work had been carried out, and that the home was derelict and in a state of dangerous repair (as had been previously discussed by Members). The Chair advised that he would ask the section 106 Officer to review.
- The Chair noted that on the 25/06/21 £5,492.00 was allocated to contribute towards play facilities. The Chair advised that he would ask the section 106 Officer to clarify.
- The Chair noted that on 31/05/2018 £6,580.00 was allocated towards the upgrading of the former Old Library, Coed Parc Street. The work started in 2019 and the 1st payment was still due. The Chair advised that this was not serving residents, and that the matter should be taken up with the new council after May 2022.
- The Town Clerk requested further clarification on resolutions.

RESOLVED: That the Town Clerk write to BCBC reference the continued dangerous state of the Bro Ewenny Nursing Home. (Reference P/18/139/FUL) and enquire if the first Section 106 payment, which was due before start of work, has been received and request an update from BCBC on progress.

RESOLVED: That the Town Clerk write to BCBC reference P/20/708/FUL to enquire if this contribution is towards improvements at the Jubilee Playground and if so, request further details on how the funding will be spent.

d) Report on Planning Consultations (Cllr D Unwin)

- The Chair referred to his report which had been previously circulated. The Chair noted that there was nothing new in the document and that the 3-week period of receipt of applications still did not fall in with BTC Planning Meeting cycles. The Chair invited questions. There were no questions.
- The Mayor thanked Cllr D Unwin for his in-depth reports.

e) Update on Bryn Castell development (Standing item as requested at January meeting)

- The Chair invited Cllr T Wood to report the latest concerns.
- Cllr T Wood reported the following:
 1. That residents at the Cefn Coed side of the development had reported cracks in the land leading up to their houses. Cllr T Wood advised that he would be taking photographs and would update Members.
 2. That lorries were still queueing at 7am and causing problems with residents not being able to get vehicles out of their driveways to go to work. He also noted that the site does not open until 8am.

3. That the road sweeper was not cleaning the area properly and that residents had complained about the drivers attitude.
4. That trees were being felled which was also a concern to residents.
 - Cllr I Williams noted to Members that he agreed on all above points and added that the large lorries were also reversing over verges causing damage.
 - The Mayor advised that he had spoken to residents and that noise from the generator was still consistent, and that despite a screen being erected it did not deflect all the noise.
 - Cllr S Easterbrook confirmed that the vibrations from the generator were also an issue.
 - The Chair proposed that a meeting be held between Planning Officers and Councillors as soon as possible.
 - The Town Clerk highlighted that these issues are not within the remit of the BTC Planning Committee. She explained that the BTC Planning Committee only have authority to consider and comment on planning applications before they have been determined by the Local Authority and do not have any powers to deal with issues on development sites. The Town Clerk noted that she understood why Members wanted to support local residents by calling a meeting with BCBC Planning Department but further advised that this should be a matter for BCBC Councillors not BTC Councillors.
 - After discussion it was agreed that Members could write individually to the Planning Office at BCBC, or that Cllr D Unwin could write on their behalf to express concerns but this would not be on behalf of the BTC Planning Committee.

Meeting closed at 12:10

Signed:

(Chair of Planning Committee)

Date: