



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

**Monday 14<sup>th</sup> March 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 – Chamber  
Cllr S Easterbrook - Chamber

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

- There were no apologies for absence.

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

- Cllr D Unwin declared a personal interest in Planning Application P/22/84/BCB
- Cllr I Williams declared a personal interest in Planning Application P/22/84/BCB
- Cllr I Williams declared a personal interest in planning application P/22/95/FUL

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

- The Chair presented the minutes to the meeting which had been previously circulated. The 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> February 2022 were received and confirmed as a true record and duly signed.

- The Chair asked if there were any matters arising.
- Page 2 8a – Masterplan Progress – Police Station. The Chair referred to an item in the press and asked The Town Clerk if there had been a pre planning application. The Town Clerk reported that although Council had received an initial request, there was nothing in the public domain. The Chair highlighted the necessity of swift action on receipt of a planning application and advised that The Town Clerk alert the committee and reply to the agent as appropriate.
- Page 3 8c - Report on recent Section 106 agreements. The Chair enquired if The Town Clerk had received any response from BCBC. The Town Clerk confirmed that she had not.

**3. 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.

**4. 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.

- **P/21/274/FUL** – The Chair referred to his report as follows:

*It is noted that this application was submitted 12 months ago and only now is being considered for change of use.*

*We note it is subject to an enforcement procedure under reference: ENF/281/21/ACK for alleged unauthorised use for HMO/AIR BNB accommodation due to validation problems.*

*It would appear that the application is for 4 bedrooms on the ground floor and 7 bedrooms on the first floor.*

*It is noted that 10 mailboxes are attached to the side wall outside and all have names of persons already in occupation. The exterior of the building has already been fully decorated. It would appear therefore that the change of use has already taken place in full. We trust this contains adequate fire escape provisions for such an HMO property.*

*As for the history of the property, it has been known in recent years as ‘Taffy’s Tavern’; ‘the Wicked Lady’; ‘P.S. Bar’ and more formally ‘the Angel’ over many years and has operated as a public house with a long history on this site.*

*Clearly due to economic and commercial pressures, the building is no longer viable as a public house, so an alternative use is inevitable.*

*The premises are within the Newcastle Conservation Area and must therefore conform to the strict conditions of external appearance in such an area. Due to the history of the property, consideration should be given to any internal historic features, with particular attention to the ancient cellar where it is believed a wall has long been bricked up covering an underground passageway said to lead under the lower part of Newcastle Hill, possibly leading to St Johns House.*

*This aspect of history should be investigated for any future preservation and access.*

- The Mayor apologised for his late arrival and declared an immediate Prejudicial interest in the agenda item. The Mayor withdrew from the discussion.
- After discussion Members highlighted that it was admirable that the building had been converted to a high standard but expressed concerns about the change of use and the social implications. The Chair respectfully advised Members that the building had already been converted and proposed that the committee accept the application in principle subject to clarification on the points raised above.
- Cllr T Wood objected to the proposal as the accommodation was in the wrong location for this type of accommodation.

**RESOLVED:** That the committee accept the application in principle subject to clarification on the points raised.

*The Mayor re-joined the discussion.*

- **P/22/92/FUL** – The Chair referred to the document circulated and advised Members that this application was refused by BCBC on the 20<sup>th</sup> August 2021 on the grounds of the overshadowing impact and raised decking which caused an ‘unneighbourly and harmful form of development that is detrimental to the existing levels of residential amenity’.
- The Chair proposed that the Members lodge an objection to the represented application on the following grounds:

*‘It is noted that a previous application – P/21/508/FUL was considered in August 2021 for retention of raised decking, pergola and fencing but that application was refused permission due to specific reasons. We have now considered these reasons and now fully agree with BCBCs Planning Department in coming to those conclusions.*

*The revised application P/22/92/FUL does not appear to have addressed the main reasons for previous refusal; namely, the height of the decking and related structures dominating the residential amenity and privacy of the neighbouring properties on either side of the site in question.*

*It would appear the only revision has been a change of siting for steps from the decking; some roof alterations to the pergola; and some shrub planting. The height of the decking has not been addressed which is the main problem.*

*From those observations, it would appear that the basic problems of height have not been addressed in this revised application. So, on balance, we must lodge an objection to these proposals which remain detrimental to amenities of neighbouring properties.’*

**RESOLVED:** That an Objection be lodged citing the above grounds.

- **P/22/85/RLX** – The Chair proposed that as this was a contentious application it be deferred for proper scrutiny and consultation with residents.
- The Town Clerk advised that the Full Council Meeting had been delayed until the 28<sup>th</sup> March. The Chair proposed that comments would be presented to the meeting on the 28<sup>th</sup> March and submitted to BCBC by the closing date of the 29<sup>th</sup> March.

**RESOLVED:** That comments would be presented to the meeting on the 28<sup>th</sup> March and submitted to BCBC by the closing date of the 29<sup>th</sup> March.

**5. Planning Applications – see attached applications report**

**Please also refer to agenda item 8d below.**

- a. The Town Clerk advised The Chair that the resident (re: Planning application P/22/92/FUL and P/21/508/FUL). Had joined the meeting online.

**6. Pre-Planning Application Consultations (if any)**

- There were no preplanning applications.

**7. Planning Appeal:**

**Appeal Ref: CAS-01379-M4T9Y9 -Site address: Trees on Land off Tondu Road (Rear of Pascoes Avenue), Bridgend CF31 4JL**

- The Chair referred to the letter (previously circulated), received from the Planning and Environment Decisions Wales. The Chair reported that the appeal had been upheld by the government inspector, which was a victory for local residents.

**8. Planning Reports/Correspondence:**

**a) Update on Penybont Sewage Works (Cllr D Unwin)**

- The Chair reported that Welsh Water had responded with up to date information which had been noted and circulated.

**b) Update on Planning Application P/21/274/FUL (Cllr D Unwin) - Noted.**

**c) Update on Bryn Castell Development (Cllr D Unwin)**

- The Chair referred to the previously circulated newspaper cuttings which were for information only. The Chair advised that he had requested a site meeting with BCBC (as an individual and not on behalf of the Council), however this had been declined. Cllr T Wood referred to photographs (previously circulated), which showed very bad cracks in the building work. The Mayor highlighted that residents felt lonely, unsupported and let down. The Chair advised that in order to proceed residents needed to forward their names and addresses. (The Chair advised that names could be redacted). Cllr A Wathan queried that in relation to the site visit, would it be possible to request a meeting once covid restrictions had been lifted? The Chair agreed to make another meeting application.
- The Town Clerk advised that one application for assistance had been forwarded to BCBC (name and address not recorded in minutes -GDPR policy refers).
- Cllr T Wood and Cllr I Williams both reported that residents were still concerned about lorries not abiding by site timings, which was having an effect on school runs. The Chair urged Members to pursue any matters as Members of The Public and not town Councillors.

**d) Letter from a resident re: Planning application P/22/92/FUL and P/21/508/FUL - NOTED.**

**e) Pollution on Park Street (Cllr T Wood)**

- Cllr T Wood asked if there had been an update. The Chair confirmed that the latest information was updated by BCBC in November 2021 (previously circulated). The Committee discussed the implications of the information and proposed that a monthly update be requested from the BCBC Cabinet Member for Wellbeing and Future Generations.  
**RESOLVED:** That The Town Clerk make enquiries to the BCBC Cabinet Officer in order to request a monthly update on the Air Quality Action Plan for Park Street.

**f) Sunnyside development update (Cllr T Wood)**

- Cllr T Wood reported that there had been an increase in anti-social behaviour around the area under the Bowls Hall and queried if there was any indication of building restarting. The Chair advised Cllr T Wood that the anti-social behaviour was not a planning matter, and the complaint should be forwarded to the police.
- The Town Clerk advised that a new contractor was being appointed and that she would provide updates as soon as the name of the new contractor was established.

Meeting closed at 12:42

**Signed:**

**(Chair of Planning Committee)**

**Date:**