



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 14th November 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 C Webster	In person
Cllr N Deere	Remote

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

1. To receive apologies for absence

- Cllr T Wood (Mayor)
- The Town Clerk advised members that Cllr S Easterbrook had stepped down from the BTC Planning Committee as he was now a Member of the BCBC Development Control Committee, and that Cllr A Morelli had stepped down to work commitments.

2. Declarations of Personal and Prejudicial Interest

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

3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 10th October 2022.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 10th October 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 Monday 10th October 2022

- Page 2 - 8d The Chair enquired if there had been any reply to the request for a timescale for the installation of the CCTV cameras and whether the cameras will be monitored 24 hours a day. The Town Clerk advised that there had been no response.

- Page 2 - 8a – BT Telephone Kiosks:
The Chair enquired if a reply had been received to date. The Town Clerk advised that a reply had not been received and she had asked the Democratic Services Officer to chase.
- Chair advised that BCBC are currently in the process of determining the Island Farm application and that he is attending a site meeting this week ahead of the BCBC Development Control Committee meeting on Thursday.
- Chair explained that further to the submission of comments to BCBC last month in relation to the Coed Parc application, BCBC had requested further information on the reason for objections. It was agreed that the Chair would draft a response for the Clerk to send.

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.

6. Pre-Planning Application Consultations (if any)

- There were no pre-planning applications.

7. Planning Appeal:

Appeal Reference: 1954

Related Application Number: P/20/923/FUL

Proposal: The erection of a class A3 restaurant and drive-thru (Burger King) together with associated external covered terrace, screened refuse store, parking, landscaping and associated works

Site: Land at Wickes car park Waterton CF31 3XX

- The Chair referred to documents previously circulated and proposed that the original committee comments be sent directly to pedw.casework@gov.wales by 23 November 2022.

RESOLVED: That the Town Clerk send the original objection to P/20/923/FUL (our ref 21/28) to pedw.casework@gov.wales by 23 November 2022.

Recent Appeal decision 8 Priory Road

- The Chair reported that the objection had been upheld and the appeal refused.

8. Planning Reports/Correspondence:

a. Zia Nina application P/20/798/FUL

- The Chair reported that the Zia Nina restaurant was now open for business, however the clock on the exterior has not been renovated. The Chair proposed that the Town Clerk remind BCBC Planning Dep that the clock renovation was part of the original listed building planning

application. The Chair offered to draft a note regarding this matter. This was agreed by Members.

RESOLVED: That the Town Clerk write to BCBC Planning Department to remind them that the clock renovation was part of the original listed building planning application P/20/798/FUL

b. Empty Property Letting – Cambrian House Update

- The Chair enquired if there had been any update regarding the empty property. The Town Clerk confirmed that she had not had a reply. The Chair noted that the property be kept an eye on, particularly as the windows were now very dirty.

c. Planning response to general tree felling enquiries

- The Chair read out a response from BCBC in response to the letter sent on behalf of the BTC Planning Committee regarding concerns about tree felling. In relation to the tree felling at Bridgend Tennis Club, he noted that within three months of planning consent the Tennis Club should have submitted a tree planting program. BCBC have confirmed that this has not been done and the Tennis Club will be asked again to submit the plan.

d. Update on renovations of property in Queen Street

- The Chair read out an email from the owner of the property. He advised that he had written to the BCBC Chief Executive regarding this matter and an inspection was being carried out.

e. BCBC Local Development Plan Update

- The Chair advised that physical copies of the LDP will be available to view at the BCBC Council Offices and online, however suggested that the BTC Planning Committee should request a hard copy from BCBC.
- Cllr A Wathan advised that there had been a very long discussion about the LDP at a recent BCBC meeting and explained why it was important to have the LDP document in place. He referred to a new housing development that could be built just outside the BTC boundary that may impact traffic into the BTC area.
- The Chair noted that the Town Clerk had received an email from BCBC dated 14th November 2022 advising of a consultation taking place on 15th November 2022 regarding air pollution on Park Street. He highlighted that the notice period was totally inadequate and requested that the email be circulated to all Councillors and deferred to the November Town Council meeting for discussion.

RESOLVED: To include an email from BCBC regarding the Park Street Air Pollution consultation on the agenda for the November Town Council meeting.

- The Chair updated Members that further to the submission of a candidate site for the National Contemporary Art Gallery for Wales, a response had been received to advise that submissions are currently being reviewed and a decision will be made by mid-November.

Meeting closed at 12:15pm

Signed:

(Chair of Planning Committee)

Date: