



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 17th January 2021 at 11.30 am conducted remotely via Microsoft Teams under 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), Mrs D Jones (Deputy Town Clerk and RFO), Ms J Brown (Democratic Services Officer)

The Chair wished all Members a Happy New Year.

1. To receive apologies for absence

Cllr A Morelli (work commitments)

2. Declarations of Personal and Prejudicial Interest

- Cllr T Wood declared a prejudicial interest as a Town Trader
- Cllr S Easterbrook declared a prejudicial interest as a Town Trader

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 6th December 2021.

The Chair presented the minutes to the meeting and asked if there were any questions. There were no questions.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 6th December 2022 were received and confirmed as a true record and duly signed.

4. To Consider Matters Arising from the Planning Committee of Monday 6th December 2022.

- Page 2 – 8b – Pen y Bont sewage works capacity.
The Chair confirmed that he had written to Welsh Water regarding the additional question of rainwater and sewerage capacity and would report back.
- Page 2 – 8c – Masterplan Progress - Police Station.
The Chair confirmed that he had taken the matter of the purchase of the police station up with BCBC and would report back.
- Page 2 – 8d – The Town Market Charter 1836.
The Chair reported that he had received an interim response from BCBC stating that under the data protection act they were not allowed to supply information about any individual who

had been pursuing the matter. However, the legal team had responded with the fact that 'all local acts ceased at the end of the 1980's'. BCBC were also unable to locate the charter itself.

5. 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.

6. 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 Planning Application Reference: P/21/1118/FUL, BTC Ref: 22/07, Asda Coychurch Road Bridgend CF31 3AG, McLagan Investments Ltd, Proposal: Proposed retail pod
Members expressed concern that the new pod would take business away from existing traders in the town centre. The Chair advised that with the granting of permission for a Timpsons Pod at Tesco a precedent had been set. The Chair and the Town Clerk confirmed that an objection based on concerns for existing traders in the town centre is not a Material Planning Consideration. The Chair invited Members to discuss. The Mayor expressed his severe disappointment that Timpsons did not consider an empty retail unit in the Town Centre. Cllr I Williams noted that although the committee could not object to the application materially, the application was morally wrong. The Committee were unanimous in sharing these concerns.

7. Pre-Planning Application Consultations or Planning Appeals:

- There were no Pre -Planning applications.

8. Item deferred from December Council meeting:

a. Consultation on planning legislation and policy for second homes and short-term holiday lets. The consultation can be viewed at <https://gov.wales/planning-legislation-and-policy-second-homes-and-short-term-holiday-lets> The closing date for response is 23 February 2022

- The Mayor stated that although he could not make a declaration of interest, he was the owner of an air BnB in England. The Mayor advised Members that air bnbs did add to the economy but that the market did need to be measured. The Mayor also informed Members that air bnbs did not pay residential council tax.
- The Chair agreed with the Mayor, advising that the issue was market led, with more problems reported in North and West Wales, which would benefit from a different approach. The Chair noted that the Town Council Planning Committee can only comment on individual Planning Applications and that no further action is required.

b. To discuss comments from local resident regarding this consultation.

- The Chair referred to the letter and noted that as the committee could only deal with individual applications, The Town Clerk should write to the resident to advise accordingly.

RESOLVED: That the Town Clerk write to the local resident to advise them that their correspondence had been considered and noted.

9. Planning Reports/Correspondence:

a. Dyfodol Centre, 41 Market Street, Bridgend (Cllr D Unwin)

- The Chair brought Councillors attention to correspondence which had been previously circulated. The Chair further advised that the matter was not strictly a planning issue and suggested it be noted and the matter kept under review.
- The Chair invited comments. There were no comments.

b. Conservation Areas and Listed Buildings within BTC area (Cllr D Unwin)

- The Chair drew Members attention to his previously circulated list supplied by BCBC Conservation planning Officers as a result of his last meeting. The Chair advised Members that the list had not been updated since 2016, there were a number of buildings missing and there did not appear to be any legislation which would ensure the buildings were regularly inspected.
- After discussion The Chair proposed that he submit a report to The BCBC Conservation Planning Officer.

RESOLVED: That Cllr D Unwin submit a report to The BCBC Conservation Planning Office reference committee comments regarding listed buildings in the BTC area.

c. Report from BCBC on recent Section 106 transactions (Cllr D Unwin)

- The Chair reported that he had submitted an FOI regarding section 106 transactions for Bridgend and would present the response at the next meeting.

d. Update on Bryn Castell development (Cllr D Unwin)

- The Chair proposed that this item be placed on the agenda every month for the duration of this development.

RESOLVED: That the Town Clerk place Update on Bryn Castell development on the planning agenda for the duration of the development.

- Cllr T Wood reported that he had met residents on site as there had been complaints of a loud humming from a generator. Cllr T Wood confirmed that the generator was very loud and continued for 24 hours a day and was likely to remain throughout February. Cllr T Wood advised that he had raised the matter with BCBC this morning as a matter of urgency.
- Cllr T Wood further advised that Residents had brought to his attention grave concerns about the heavy lorries using the site at school times. The Chair proposed that The Town Clerk write to BCBC as a matter of emergency. Cllr T Wood agreed.

RESOLVED: That the Town Clerk write to BCBC as a matter of emergency regarding the: Sound of the generator and to enforce the fact that heavy lorries that were continuing to use the site during school opening and closing hours.

- The Chair reported that where the highway and new roads meet the 'join' is very poor and there is a significant jolt felt when travelling on public transport.
- The Mayor reported that a tarmac pathway had been installed, with a dropped kerb opposite a drain. (The Mayor showed a photograph of the drain on screen). The Mayor observed that the drain was not suitable for wheelchairs etc as the holes in the drain were wide enough to trap wheels.

RESOLVED: That The Town Clerk write to the BCBC Highways department to advise them of the drain and the poor join from the highway to the new road.

e. FOI Request re: Transportation and Active Travel Routes (Cllr D Unwin)

- The Chair referred to the answer to his FOI request which had been previously circulated. The Chair expressed his concern regarding the fact that any new information on travel routes came to the attention of council via the press. The Chair referred to an article on the 30th of December 2021 in the Glamorgan gazette (which had been previously circulated to members), regarding an ‘active travel route’ linking Coychurch to Bridgend. The Chair asked Members for their comments.
- Cllr I Williams advised that the current work had started on the 6th of January and diverted traffic to Ewenny Road and that residents were very unhappy.
- Members discussed the current active travel routes, particularly outside the Old Embassy Cinema, where cyclist must sharply dismount, and SW Police HQ – which was disjointed, had no signage, no lines and seemed to be a wide pavement. The Chair expressed his disappointment at the active travel spend using Welsh government grant funding for 2021 was £1,528.752, and that money was being spent for the sake of it. Cllr I Williams agreed.
- The Mayor thanked Cllr D Unwin for his detailed report.

Meeting closed at 12.45 pm.

Signed:

(Chair of Planning Committee)

Date: