



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

Friday 23rd September 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 N Deere	In person
Cllr A Morelli	Remote

**In Attendance:** Mrs D Jones (Deputy Town Clerk), Ms J Brown (Democratic Services Officer), Mrs L Edwards (Town Clerk – observing).

#### 1. To receive apologies for absence

- Cllr T Wood (Mayor)

#### 2. Declarations of Personal and Prejudicial Interest

- Cllr A Wathan declared a personal interest as a BCBC Councillor.
- Cllr S Easterbrook declared an interest as a BCBC Councillor and Town Trader

#### 3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 1<sup>st</sup> August 2022

- The Chair commended the minutes to the meeting. Chair asked if there were any questions.

#### 4. **RESOLVED:** That the minutes of the Planning Committee meeting of Monday 1<sup>st</sup> August 2022 were received and confirmed as a true record and duly signed.

- The Chair asked if there were any matters arising.
- Page 2 – 8d – The Chair queried if there had been any update to the CCTV. The DSO advised that she would check.
- Page 2 – 8a – The Chair queried if there had been any reply to the letter sent to BT reference telephone kiosks. The DSO advised that no reply had been received to date.

- Page 3 – 8d - The Chair queried if there had been any reply from BCBC regarding Depedestrianisation of the town centre. The DSO advised that no reply had been received to date.
- Page 3 – 8f – The Chair queried if there had been a reply to reports submitted on the 13<sup>th</sup> March 2019 and the 11<sup>th</sup> March 2020 regarding derelict properties. The DSO advised that there had been no reply. The Chair asked if this could be chased.

**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**

- The Chair accepted the 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.
- The Chair asked if a covering note could be sent to BCBC advising that the meeting had been late due to Operation London Bridge.
- P/22/455/RLX – The Chair advised that a Public Meeting had been held and attended by 40 residents as well as BCBC Officers and that the application would go before the development control committee. The Meeting agreed unanimously to sustain the objection.
- The Chair referred to planning application **P/20/995/FUL** (Proposed Tennis Academy) and advised that Council seek an update on the progress of this prestigious application.

**RESOLVED:** That The Deputy Town Clerk seek an update on the progress of this application.

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

- There were no pre-planning applications.

**8. Planning Appeal:**

- There were no planning appeals

**9. Planning Reports/Correspondence:**

**a. Anchor Site for National Contemporary Art Gallery – Update – (Cllr D Unwin)**

- The Chair reported that the application had been wholly supported by the owner of the buildings. The Deputy Town Clerk confirmed that the application had been sent and that confirmation had been received that it had been passed to the review team.

**b. Bridgend Town Centre Masterplan – Update – (Cllr D Unwin)**

- The Chair referred to the ‘action plan’ document circulated which had been authored by the BCBC Conservation Planning and Development Officer. The Chair advised the meeting that BTC had been mentioned 9 times.

*Cllr A Wathan declared an interest and removed himself from the meeting*

*Cllr S Easterbrook declared an interest and removed himself from the meeting*

- The Chair advised Members that although Council were included in the delivery mechanism of the Town Centre Masterplan – there was no evidence of Council being notified of any meetings that had taken place (paragraph 2 of the report referred). The Chair proposed that The Deputy Town Clerk query with BCBC if meetings had taken place to which representatives from BTC Planning Committee had not been invited

**RESOLVED:** That The Deputy Town Clerk query with BCBC if meetings had taken place regarding the Bridgend Town Centre Masterplan to which representatives from BTC Planning Committee had not been invited.

*Cllr A Wathan returned to the meeting*

*Cllr S Easterbrook returned to the meeting*

**c. Ash dieback situation – Planning Relaxations**

- The Chair referred to the response received by BCBC which confirmed that “Any TPO protected tree that is dead, dying or dangerous is exempt from the usual application process due to the safety concern. An ash tree with dieback falls within this exemption. We ask enquirers to make us aware of the issue and provide a plan identifying the position of the tree with photographs as evidence of the dieback – this is then retained on our files”.

**d. Illegal siting of banners, Town Centre – (Cllr D Unwin)**

- The Chair explained that two banners had been erected by ‘Green Top Events’ advertising a market which was taking place on the 20<sup>th</sup> August 2022. The banners had been erected in: 1. York Place and 2. On the Randall Memorial Railings (a listed monument). Banner 1 was relocated to York Place (where it is still in situ), and Banner 2 to Wyndham Street.
- The Chair reminded Members that this was against planning law. After a short discussion The Deputy Town Clerk suggested that she liaise with the Town Centre Manager to seek a way forward. The DSO noted for the meeting that the BCBC Conservation Planning Officer had been wholly supportive and had followed due process after receiving her enquiry.

**e. Coed Parc Development – Update (Cllr D Unwin)**

- The Chair advised that as mentioned earlier in the meeting, the Planning Committee had not deviated from their original view and would await developments.

**f. Zia Nina application P/20/798/FUL - Update (Cllr D Unwin)**

- The Chair referred to a response from BCBC which had been circulated. Despite assurances from BCBC that work was being carried out ‘according to plan’, The Chair advised that he was still concerned about the disruption, noise and mess in a conservation area, and that £250,000 of public money had already been spent.
- The Chair advised Members that he would monitor the situation.

**g. Conservation area response**

- The Chair referred Members to the letter previously circulated, the general view being that the original conservation areas are still relevant.

**h. Footpath promotion (Cllr D Unwin)**

- The Chair thanked The Deputy Town Clerk for her leaflet and proposed that if possible Council list circular walks on the website.

- The Deputy Town Clerk clarified that she would make enquiries subject to the original document permissions and also check permissions to include historical walks (St Johns House and Newcastle Hill).
- i. **Publicity and Consultation before applying for planning permission. Asbri Planning: Land at Bridgend Police Station and former Cheapside Multi-Storey Car Park, Cheapside, Bridgend.**
- The Chair circulated correspondence from Asbri Planning and noted that the date for response was 12<sup>th</sup> October 2022. The Chair also referred to a summary of the consultation in the Glamorgan Gazette.
- The Committee fully discussed the following points raised for consideration by The Chair:
  1. External design and fabrics
  2. Connectivity between two buildings (no indication of a linkway bridge across Cheapside)
  3. Up to 200 staff on site plus up to 800 students at any one time
  4. No car parking provided except 42 places for special purposes. Reliance on existing public car parks
  5. 116 cycle stands to be provided
  6. 3-year site upheaval with aim to opening fully in 2025
  7. Suggested Public Exhibition for everyone to have their say – possibly in Carnegie House

In addition Councillors asked that the following points be raised:

- Cllr A Morelli suggested the addition of a Theatre (as had happened in Newport and Cardiff)
- Cllr A Wathan – a lack of disabled parking
- Cllr C Webster – the retaining of present staff?
- Cllr N Deere – the removal of trees
- The Chair proposed that this was the most important development in Bridgend for years, and that he would put together a letter for the Planning Committee to peruse and agree at the next meeting.
- The Deputy Town Clerk confirmed that she would circulate a link to the print outs.

The Chair thanked Members and Staff for attending and advised that the next meeting would take place on Monday 10<sup>th</sup> October 2022.

Meeting closed at 12.45

**Signed:**

**(Chair of Planning Committee)**

**Date:**