



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

Monday 3<sup>rd</sup> April 2023 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 D Evans               | In person |
| Cllr M Blundell- Humphreys | Remote    |
| Cllr N Deere               | Remote    |
| Cllr C Webster             | In person |

**In Attendance:** Mrs L Edwards (Town Clerk) & Miss J Brown (Democratic Services Officer)

#### 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 D Unwin declared a personal interest in any matters regarding Merthyr Mawr Community Council

#### 3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 13<sup>th</sup> March 2023

Page 2 - BT Telephone Kiosks

- The Democratic Services Officer reported that there had still been no reply from BT. The Chair advised the Democratic Services Officer to pursue this.

Page 4 - Change of Use - Corals Market Street

- The Chair reported that BCBC Planning had responded with a revised plan of considering allowing opening without the Noise Assessment and this would be reviewed in the future.

**RESOLVED:** That the minutes of the Planning Committee meeting of Monday 3<sup>rd</sup> April 2023 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

**RESOLVED:** That The Chair accept the Addendum Sheet

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

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

- There were no pre-planning application consultations.

7. **Planning Appeals**

- There were no planning appeals.

8. **Planning Reports/Correspondence**

a. **Licensing Application - 35 Wyndham Street**

- The Chair referred to the correspondence from BCBC Licensing:

*“I have rechecked the following and confirm as follows. Please note that a licence holder is entitled to open and operate for less time than specified in the licence if they so wish. In my initial response I did not include terminal hours less than 2300 hours.*

- a) Spar Quarella Road – 0800 to 2300 6 days a week – *Surely 7 days a week? Yes, but shorter hours on a Sunday*
- b) Home Bargains – Market St – 0700 to 2200 hours 7 days a week – *Not open as long as 7am – 10pm Licence hours quoted are correct.*
- c) Tesco – 0600 to 2300 hours 6 days a week – *Not open until 11pm and not only for 6 days Licence hours quoted are correct, shorter hours on Sunday*
- d) Asda – 0600 to 2400 hours – *Not open until midnight Licence hours quoted are correct.*
- e) Aldi – 0600 to 0000 hours - *Not open until midnight Licence hours quoted are correct.*
- f) Iceland – 0800 to 2300 hours 6 days a week - *Not open until 11pm and not only for 6 days Licence hours quoted are correct. Shorter hours on a Sunday.*

*I can confirm that all the responsible authorities have had sight of the application, including the South Wales Police. The current position is that the South Wales Police and the applicant have agreed to additional conditions of licence being imposed, should the licence be granted. There is also a proposal to reduce the hours for the sale of alcohol to 22:30 hours each day. The application is therefore amended, and the South Wales Police has withdrawn its objections. The application is currently scheduled to be referred to a Licensing Sub-Committee to hear the Town Council representations and to determine the application. The applicant’s representative has received a copy of your representations. The Home Office guidance issued to licensing authorities encourages mediation and discussion regarding applications and representations, and if you wish to discuss the revised application, please contact Ian Rushton at [ijrushy@hotmail.com](mailto:ijrushy@hotmail.com) If, as a result of the discussions, the Town Council wishes to withdraw their objections, please let me know in writing as soon as*

*possible. If not, arrangements will be made to hold a Sub-Committee hearing and the Town Council will receive a notification of hearing'*

- After discussion The Chair proposed that BTC did not pursue this objection, however it was noted that the contents of the email were factually incorrect and that a letter be sent to BCBC Chief Executive requesting that BTC would like to see a copy of the cabinet report on the future of PSPO's when available.

**RESOLVED:** That the Town Clerk write to BCBC to withdraw the objection to the licensing application for 35 Wyndham Street, Bridgend and that a request be sent to BCBC for sight of the relevant cabinet report when available.

**b. Bridgend College – Move to Cheapside update and Section 106 suggestions**

- The Chair advised members that there were demolition contractors on site. The Chair referred Members to the following comments from BCBC Planning:

*"I note BTC's request to attend any site visit and speak at the DC Committee meeting.*

*I have previously provided information on what the Council may request under S106 funding in order to facilitate the development. I will not reiterate this but the issues you have raised pertaining to signage and notice boards is not something that would be material to the determination of the planning application. I understand that the College recently provided a public exhibition within the town centre, but this is not part of the planning process and outside our control. You may of course raise this direct with the College if you are unsatisfied. Similarly, car park management of the wider town centre is outside the scope of the planning application in this case and I am not aware of the need to provide a bus shelter next to Aldi. I have however, copied the case officer in and he may wish to clarify this point. The College has also produced a travel plan, which is available to view as part of the application and you may wish to consider its contents.*

*The tenure of the site is also a non-material factor in the determination of the planning application.*

*I note that you have made some allegation in your email, and I have passed these on to the appropriate officers. I will not comment further on this aspect"*

- The Chair confirmed that he would be attending the DC Committee meeting and would refer again to BTC concerns reference parking.

**c. Zia Nina - Clock renovation update**

- The Chair confirmed that an updated response had been received from BCBC confirming that discussions were held with the owner at the property, and it was confirmed that the clock had been cleaned with the exception of the clock faces, but at this time it was identified that there was a need for deep cleaning using a specialist cleaner, so this was going to be arranged as soon as possible. The clock had also been serviced and there is an ongoing maintenance contract in place.
- The Chair noted that the situation would be monitored.

**d. Letter regarding local Pizza business location in Bridgend Town**

- After discussion the committee proposed that the Town Clerk contact the pizza business owner to suggest that he contact the owners of the Embassy Car park and Riverside Tavern.

**RESOLVED:** That the Town Clerk contact the pizza business owner to suggest that he contact the owners of the Embassy Car park and Riverside Tavern.

**e. Decoration/Displays in Empty Town Centre Properties (Cllr D Unwin)**

- The Town Clerk confirmed that she had circulated a letter to all estate agents in the town centre and that there had been no reply to date. The Chair advised that the committee note any replies for further discussion.

**f. 2-6 Queen Street progress meeting**

- The Chair reported that there would be a further progress meeting the week commencing 27<sup>th</sup> April.

**AOB.**

- The Chair reported to the committee that an enforcement breach had occurred and that hundreds of yellow stickers had been stuck to shop fronts, utility cabinets, lampposts etc. The stickers originated from 'Royal Shop Fronts Ltd' and proposed that the enforcement officer be contacted to take action.

**RESOLVED:** That the Town Clerk email the BCBC Enforcement Officer requesting immediate action.

- The Town Clerk drew Councillors attention to a planning query for the location of the John Thomas Blue Plaque and requested permission to proceed with retrospective listed building consent being granted by arrangement with the BCBC Conservation Officer. The Chair agreed that it was a formality, and that Council should proceed.

The Chair wished members and Staff a Happy Easter.

Meeting closed at 12:05 pm

**Signed:**

**(Chair of Planning Committee)**

**Date:**