



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Tuesday 9th May 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 D Evans	In person
Cllr M Blundell- Humphreys	Remote
Cllr N Deere	In person
Cllr C Webster	In person
Cllr T Wood	Remote

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

1. To receive apologies for absence

- Cllr A Wathan

2. Declarations of Personal and Prejudicial Interest

- Cllr T Wood declared a personal interest as a BCBC Councillor
- Cllr D Unwin declared a personal interest in any matters regarding Brynteg School

3. a) To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 3rd April 2023

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3a) BT Telephone Kiosks

- The Chair read out an email response from BT Business that included an apology for the previous lack of response and a thank you to Bridgend Town Council for its efforts in keeping the telephone boxes in Bridgend clean. The email explained that removal experts are in the process of finalising the list for BT's 2023-24 removal programme and the following telephone boxes are on the list:
 - 01656767579 O/S POST OFFICE WYNDHAM STREET BRIDGEND
 - 01656653268 OPP MONROES YORK PLACE PCO1 WYNDHAM STREET BRIDGEND
 - 01656654464 OPP MONROES YORK PLACE PCO1 WYNDHAM STREET BRIDGEND
 - 01656655429 OPP MONROES YORK PLACE PCO1 WYNDHAM STREET BRIDGEND

- Members were advised that notices relating to the removal should appear inside the boxes in the next two months and later this year contractors will begin removals on a regional basis – probably in September/October.
- It was highlighted that the removal experts have, during previous removal programmes, changed their mind about removals so the Council was informed not to interpret the email as a cast iron guarantee that all the boxes will be removed.
- The Chair of Planning Committee thanked the Democratic Services Officer for her persistence efforts in getting a response from BT.

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3a) Change of Use - Corals Market Street

- The Chair enquired if there had been any further update on the planning application for this property. The Town Clerk did not have any further information to report.
- The Chair asked the Town Clerk to request an update from BCBC Planning Department.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 3rd April 2023 were received and confirmed as a true record and duly signed.

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3b) Bridgend College – Move to Cheapside update and Section 106 suggestions

- The Chair noted that this application had still not been discussed at a BCBC Development Control meeting and that the next meeting is due to take place on 15th June 2023.

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3c) Zia Nina - Clock renovation update

- The Chair highlighted that the clock face still had not been cleaned and that this situation should be monitored.

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3f) 2-6 Queen Street progress meeting

- The Chair explained there had been some confusion over the arrangement of a meeting and that the property owner needs to approach BCBC for a meeting.

Page 4 Stickers

- The Chair reported that a response had been received from the BCBC Enforcement Officer to explain that the matter had been investigated and the company had been contacted in respect of the advertisements. The company has now removed the advertisements and as such, no further action will be taken in this respect from a planning viewpoint.

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

a) Land off Tondu Road – P/21/968/OUT

The Chair explained that the appeal will be via written submission and there will be no hearing held. He noted that Bridgend Town Council objections will be submitted automatically as part of the appeal process and that Council will now await a decision.

b) Burger King, Bridgend Retail Park – Upheld – P/20/923/FUL

It was noted that a hearing was held on 7 March 2023 followed by a site visit on 15 March 2023 by the Planning Inspector.

The appeal was allowed and planning permission granted subject to the conditions set out in the schedule to the decision.

8. Planning Reports/Correspondence

a) Future of Public Spaces Protection Orders

The Chair read out an email from the BCBC Chief Executive that explained that a report regarding PSPO's is going Cabinet for consideration in April. The email stated that the Police will still enforce against any anti-social behaviour (ASB) and that it is sometimes mis-understood that a PSPO relating to alcohol consumption does not actually prohibit alcohol consumption unless it results in ASB, if a citizen is asked to relinquish the alcohol, then the PSPO aspect has no powers. Unfortunately, street drinking is an issue with some of the rough sleeping community which is a marginalised group who won't have the ability to pay fines. Historically, very few PSPO orders have been served.

The police are adamant that they will only support the introduction of an Alcohol PSPO on the basis that BCBC as an authority enforce the PSPO with LA authorised officers, there is currently limited resource to do this. The referenced Cabinet report will outline the above and seek a way forward. BTC to request report when available.

b) Planning application response times for Town & Community Councils

The Chair read out an email response that stated that BCBC remains committed to engagement with all its consultees through the planning process. Town & Community Councils are statutory consultees, and they value any comments that are received that may reflect the views of local governance.

Under current regulations BCBC has to allow a minimum of 21 days consultation period, for amended schemes there is no such statutory requirement and no compulsion for the authority to re-consult, however the Council chooses to advise consultees if there is significant changes to a scheme as they believe this is fair and reasonable.

The email suggested that going forward, where the Town Council requires more time to comment then it is possible to contact the case officer and request an extension of time. The case office can then consider if BCBC can accommodate such a request. This may be more relevant for major schemes that will take more time to consider and are likely to go beyond

determination targets. Smaller schemes should not normally require extended consultation periods unless there are significant material planning concerns.

The Town Council was requested to be aware that events can move quickly in planning determinations and the planning authority are under considerable pressure to determine schemes with dwindling resources and it may not be possible to always to agree to an extension of time in line with BTC reporting timescales but that BCBC will try to accommodate where possible particularly if there are material planning concerns.

The response was noted by Members.

c) Planning delay P/22/811/FUL Brynteg School Outdoor Sports Pitch

The Chair noted that this agenda item was discussed as part of agenda item 5.

d) Pen Y Banc Games Court P/23/156/DPN – Update on application deferred

The Clerk was requested to seek further information and report back at the next meeting.

e) Derelict building – 53 Nolton Street

The Chair noted that it has been three years since the fire at this property and an urgent action request to the BCBC Chief Executive had met with a poor response. The Chair will follow this up with him as appropriate.

Meeting closed at 12:05 pm

Signed:

(Chair of Planning Committee)

Date: