



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

**Monday 10<sup>th</sup> May 2021 at 11.30 am conducted remotely via Microsoft Teams under the Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020**

**Present:** Cllr D Unwin, Cllr A Wathan, Cllr I Williams, Cllr T Wood, Cllr S Easterbrook

**In Attendance:** Mrs L Edwards (Town Clerk), Ms J Brown (Democratic Services Officer) & Cllr S Bletsoe (Mayor)

**1. To receive apologies for absence**

- There were no apologies for absence

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

- There were no declarations of Personal or Prejudicial Interest

**3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 12<sup>th</sup> April 2021**

**RESOLVED:** The minutes of the Planning Committee meeting of Monday 12<sup>th</sup> April 2021 were received and confirmed as a true record and duly signed.

**4. To Consider Matters Arising from the Planning Committee of Monday 12<sup>th</sup> April 2021.**

- Page 2 – The Chair advised Members that the removal of unauthorised/illegal posting of stickers would be discussed under agenda item 8.d.
- Page 2 – The Chair reported that 2 of the 4 traders had vacated the Riverside Tavern car park.
- Page 2 – The Chair enquired if The Town Clerk had received a reply reference the funding for green space at Sunnyside Wellness Village. The Town Clerk confirmed that she had received a response. She explained that her letter had been forwarded to The BCBC Building and Control Manager and the full response was read out to Members. The reply stated that the development is proceeding on the basis of the approved plans and the conditions imposed with the planning permission for conditions 28-32 as follows:
  - Condition 28 has been discharged under App. No. ref: P/20/443/DOC
  - Condition 29 is a statement condition that does not require the submission of any additional details.
  - Condition 30 requires the submission of a management plan before the occupation of the residential units and the first beneficial use of the Health Care Centre.
  - Condition 31 is a statement condition.

- Condition 32 requires the submission of a biodiversity enhancement scheme prior to the beneficial use of the site (i.e. people moving in to the houses/flats or the Health Care Centre being used). However, we have received and approved the scheme under App. No. ref: P/20/557/DOC.
- With regard to the Welsh Government grant of £315,268 towards Green Infrastructure, the response confirmed that the Transforming Towns – Green Infrastructure and Biodiversity Grant forms part of the Welsh Government’s Transforming Towns Programme. The process set out by Welsh Government asked that applications for this Grant had to be made by local authorities on behalf of themselves or another public, private or third sector organisation. Members were advised that Linc approached BCBC to ask that an application was made to Welsh Government for Green Infrastructure Funding to support elements of the Sunnyside Wellness Village development and this was submitted in early 2020. It was confirmed that whilst the funding agreement is therefore directly between Welsh Government and BCBC, BCBC will be passing the Green Infrastructure funding to Linc, ensuring that the obligations of the grant are met in line with the original application and grant letter. The grant funding will be solely used for the purposes outlined in the grant offer letter from Welsh Government therefore unless the Town Council formed part of the original application process, there is not scope to use any of the funding for the Ty’r Ardd site. The response from the BCBC Officer highlighted that this is not a planning matter but confirmed that planning consent for the hoardings at the Sunnyside development, is not required as long as they are only erected for the duration of the build in order to screen the construction site.
- The Chair commented that there may be an opportunity to apply to Welsh Government for funding directly. The Town Clerk advised that she didn’t know if the funding was still open for applications.
- Cllr A Wathan proposed that the matter be raised directly with Linc at the next liaison meeting to enquire if they would be willing to share some of the funding with BTC for the Town Hall site.

**RESOLVED:** The Town Clerk is requested to raise the matter of the Transforming Towns – Green Infrastructure and Biodiversity Grant at the next Linc Cymru liaison meeting.

- Page 4 – 9a. – The Chair asked if the Town Clerk had progressed with establishing the ownership of the lane via land registry. The Town Clerk confirmed that she had been unable to progress this.
- Page 4 – 9h. – The Chair enquired if it was possible to obtain a map of the road layout around The New Town Hall. The Town Clerk confirmed that she would check with Linc at the next meeting. The Mayor proposed that subject to clarification, street names could be linked to HMS Urge/or Twinning.

**RESOLVED:** That the naming of the streets surrounding the Town Hall would be included on the agenda for the next meeting.

**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.**

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.

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

- a) Proposed Residential Women's Centre, Wales (deferred from April meeting with supporting documentation from Cllr D Unwin.
  - The Chair referred Councillors to the discussion at the last meeting and a written statement of objections he had prepared for Members consideration.
  - Cllr I Williams reported that to his great concern he had received a reply from BCBC reference his FOI request of the 15<sup>th</sup> March stating that his request had covered an excess of emails which to provide would exceed the cost of a FOI single request of £450. The Chair confirmed that BCBC could refuse an FOI request if the cost was excessive or prejudicial and explained that Cllr I Williams to appeal. Cllr I Williams confirmed that he would appeal.
  - Members confirmed unanimously that the letter prepared by The Chair referencing points of discussion from the last meeting be sent via The Town Clerk to Cushman and Wakefield.

**RESOLVED:** That the Town Clerk send the letter prepared by Cllr D Unwin expressing the concerns of BTC Planning Committee be sent to Cushman and Wakefield with immediate effect.

## **8. Planning Reports/Correspondence (if any).**

- The Town Clerk drew Members attention to Planning Committee Terms of Reference. The Town Clerk advised Councillors that some of the reports provided for agenda item 8 contained information that is not within the remit of Planning Committee for discussion. The Town Clerk stated that discussions on these agenda items should be kept within the remit of the Planning committee and if Members wish to discuss any other matters contained within these reports, they need to be included on the agenda for full Council for further discussion if required.

To discuss the following matters (Cllr D Unwin):

### **a) Linc – Wellness Village Community Garden**

- The Chair invited Members to comment on the report. There were no comments. The report was noted.

### **b) Electric Vehicle Charging Facilities**

- The Chair invited Members to comment on the report. There were no comments. The report was noted.

### **c) Inspection of Listed Monuments**

- The Chair referred Members to a letter received from Welsh Government confirming that Bridgend Old Stone Bridge is the property of BCBC and not maintained by CADW, however on inspection of the site in 2019 conservation works carried out in 2005 had started to fail. The Chair proposed that as this matter had already been raised with BCBC, The Town Clerk should pursue the matter.

**RESOLVED:** That the Town Clerk write to BCBC pursuing the matter of the deterioration of the Old Stone Bridge and enquired what plans BCBC have to improve the situation this year.

### **d) Illegal fly-posting – political literature**

- The Chair reported that he had received a response from The Electoral Commission confirming that they would liaise with 'Yes Cymru' regarding putting campaign material on public property. The Mayor stated that this worrying trend had expanded to other stickers of a political nature which depreciated the area. The Mayor suggested that a zero tolerance approach should be taken. Cllr A Wathan stated

that the situation was hard to combat and proposed that the BTC Outdoor Team remove stickers as soon as possible and monitor the situation. The Chair proposed that the matter of removal is classified as a littering offence and conceded that the removal of any stickers (whether political or otherwise) on BTC property should be removed immediately by the NTC Outdoor Team but that BCBC should engage their street cleaners to deal with the stickers on other property.

**e) Dyfodol Centre – planning permission**

- The Chair explained that there had been considerable complaints from Members of the public about this premises. He referred Members to the report circulated and advised that he had looked at the original planning application from 2008 in which the Dyfodol Centre was described as a ‘heath and safety provision’. He highlighted that that the use of the centre as described in the planning application was not being adhered to today; specifically that the Police, G4S and Kaleidoscope do not appear to be working from the property as suggested in the planning application.
- The Mayor queried if this was a breach of planning regulations. The Chair advised that BCBC had effectively given planning permission to itself. The Chair reported that the external part of the building was in an unacceptable condition given that it was situated within a designated conservation area. The Chair further reported that BCBC did not to propose to relocate the services for 12 months. The Chair proposed that he draft notes in order for The Town Clerk to formulate a letter to BCBC about this situation. This was agreed by Members.

**RESOLVED:** Town Clerk to write to BCBC to highlight concerns regarding the Dyfodol Centre

**f) BCBC Roundabouts – advertising planning**

- The Chair referred Members to the report circulated. It was noted that Brackla are the only Community Council that had a prior arrangement with BCBC to undertake sponsorship on roundabouts before the BCBC sponsorship of roundabouts initiative launched. It was confirmed that BCBC do not receive the income for the roundabouts that are maintained by Brackla Community Council.
- Cllr A Wathan confirmed that although Brackla Community Council had adverts placed on BCBC roundabouts they pay for the upkeep and maintenance of those roundabouts.
- The report was noted.

**g) Vibrant and Viable Places – project report**

- The Chair presented this report for information and noted that the case study referred to should read 13, not 15 Market Street. The report was noted.

**h) Indoor Market – toilet signage**

- The Chair drew Members attention to his report, highlighting that there was a sign over the toilet (stall 8), but that there were no other signs displayed to direct people to the toilet facilities (including on the electronic map within the Rhiw). The Chair invited comments.
- Cllr A Wathan enquired how frequently the toilets were used. Cllr S Easterbrook confirmed that approximately 108 people a week use the toilets. Cllr T Wood advised that he would confirm this figure.
- The Chair expressed the need to make enquiries with the Rhiw Centre Manager and BCBC about the provision of signage .
- The Town Clerk highlighted that this is not a matter that should be discussed within the remit of the Planning Committee.
- The Chair proposed that a recommendation be made and that further signage and permissions for such be sought.

**i) Heritage Walkway & HMS Urge – review**

- The Chair brought Members attention to the deterioration of the Heritage Walkway information boards. The Town Clerk confirmed that it appeared that the damage had been caused by the weather and was to the covering only. She explained that this is not covered by the installers as it was the material specified by BTC to cover the panels and is not normally used.
- Cllr T Wood proposed that a Heritage Board be commissioned as an explanation of the HMS Urge painting on the river wall. The Chair confirmed that planning permission from BCBC would need to be sought to affix a heritage board to the bridge railings.
- The Chair advised Councillors of his proposal to place a Memorial Stone to HMS Urge on the left-hand side of the steps on the approach to the river bridge.
- The Town Clerk advised that this Memorial is a new project which had not been budgeted for or planned for in terms of resource. She highlighted that this project is not within the remit of the Planning Committee and should be referred to full Council or the Community Engagement and Events Committee. The Chair commented that conservation planning approval would be needed.
- It was agreed that this matter should be deferred.

**j) Ancient Woodlands – Craig -y -Parcau – review**

- The Chair highlighted that the original lease for Craig-Y-Parcau had expired in 2017 and referred Members to a report he had prepared. He advised that confirmation be sought from Laleston Community Council regarding a new joint lease.
- The Town Clerk highlighted that a lease for Craig-Y-Parcau had not been agreed by full Council and although approaches had been made to Laleston, they had requested further information. She also highlighted that the matter was not within the remit of the Planning Committee.
- The Chair proposed that the matter be included on the agenda for the next full council meeting.

**RESOLVED:** That the renewal of a lease for Craig – y – Parcau be placed on the agenda for the next meeting.

Meeting closed at 13.45 pm.

The Chair thanked Members for a useful meeting.

**Signed:** **(Chair of Planning Committee)**

**Date:**