



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 11th October 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, Cllr S Easterbrook, Cllr T Wood, Cllr A Morelli

In Attendance: Mrs L Edwards (Town Clerk), Ms J Brown (Democratic Services Officer)

1. To receive apologies for absence

- Cllr A Wathan, Cllr Ian Williams

2. Declarations of Personal and Prejudicial Interest

- Cllr A Morelli declared a personal and prejudicial interest in Planning Application P/21/861/RLX

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 13th September 2021.

- Chair of Planning Committee noted that the Addendum Sheet for the meeting on 13th September 2021 should be updated in relation to application P/21/795/RLX – Coed Parc Development. He highlighted that the comment of ‘No Objection’ was later rescinded at the Council Meeting held on Monday 27th September and an objection to the application was agreed. The letter of objection was issued by The Town Clerk on the 30th September 2021 as follows:

At the last Bridgend Town Council Planning Committee, Members considered planning application P/21/795/RLX – Coed Parc Development and offered no objection. Since that meeting, further information has been received on the implications of the amendments sought and at a Council meeting on Monday 27th September, Council agreed that the original comment should be rescinded, and a formal objection lodged.

Bridgend Town Council have therefore agreed to submit a formal objection on the following grounds:

a) Landscaping

No attention appears to have been given to the overall design of the landscaping for nine individual properties and how a quality plan for such prestigious development will be delivered.

No earthworks and maintenance plan over a period of time has been submitted of how this can be achieved with the possible diverse ownership of the self-build dwellings. Once a building is sold in the future, how can the strategic plan of corporate landscaping be achieved?

b) Construction methods and regime

It was never envisaged that completion of the site would be left to nine individual plot owners; hence, the possibility of nine individual ideas of how construction can be achieved in a coordinated fashion.

Nine plots will naturally lead to a lengthy construction period possibly over several years before the site is concluded; including the possible bankruptcy of certain plot holders before the dwellings are completed.

The financial scenario is not unknown on self-build sites. Members refer to such historic outcomes in neighbouring self-build sites in Ogmore-by-sea over recent decades.

Given this scenario, it is essential that all construction traffic must only use the main and traditional Park Street access point and none should use Walters Road, which would cause an unbearable imposition in the daily lives of long-established residents in this narrow residential road (cul-de-sac); not to mention the strain on St. Leonards Road which has double yellow lines and a bus route operating along its length.

c) Enlargement of dwellings proposed

At no time during the various phases of the planning procedures has it been stated that the nine proposed dwellings would all be six-bedroom properties.

In itself, this would suggest a greatly enlarged number of vehicles having to be accommodated within the confined development and a much greater impact on traffic movements in the surrounding highways, notably Walters Road and St. Leonards Road.

This would be totally unacceptable and concern must be registered as no impact study has been made by the authorities that govern these matters; and no formal planning consideration has been given to such an outcome if it comes to fruition.

The way this development is going is going is totally unacceptable and must be resisted. The impact on the community is untested.

d) Naming of Internal Street

The development is being advertised as 'Coed Parc Rise'. At what point was Bridgend Town Council consulted on the name of the internal street to serve the nine dwellings?

Procedure formally allows for the Town Council to be fully consulted on any such name before being placed in a public advertisement. On whose authority has this name been granted?

Clr D Unwin, Chair of BTC Planning Committee

In respect of the current application, Bridgend Town Council gives notice that it wishes to be afforded attendance at any site meeting called and to attend and speak at the Development Control Committee should that be appropriate.

RESOLVED: That the addendum sheet should be updated to reflect the rescinded 'No objection' and that details of the objection should be included.

RESOLVED: That the minutes of the Planning Committee meeting of Monday 13th September 2021 were received and confirmed as a true record and duly signed.

4. To Consider Matters Arising from the Planning Committee of Monday 13th September 2021.

- There were no matters arising.

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.

7. Pre-Planning Application Consultations or Planning Appeals:

- There were no Pre -Planning applications.

8. Consultations:

- No Consultations had been received.

9. Planning Reports/Correspondence (if any)

- It was noted that no planning reports or correspondence had been issued with the agenda.
- Cllr T Wood queried if there was an update on the condition of The Bro Ewenni Nursing Home.
- The Chair reported that he had written to the Chief Executive of BCBC in July and the boarding had been repaired after being partially removed. The Chair noted that the building would not withstand another winter and that the matter was now an issue for BCBC.
- The Town Clerk advised that she had received an enquiry from the new property owner next to the Ruhamah burial ground and that part of the enquiry was regarding cutting back trees that are subject to a Tree Preservation Order that would require a planning application.
- It was noted that the Capital Asset Transfer for Ruhamah Burial Ground had not yet been finalised.
- The Chair suggested that BCBC should be approached in the first instance.
- The Town Clerk noted that there are other matters included within the correspondence and therefore it would be placed on the October full council agenda for consideration.

Meeting closed at 11.50 pm.

Signed:

(Chair of Planning Committee)

Date: