



## MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

### PLANNING COMMITTEE

**Monday 12<sup>th</sup> April 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

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

**1. To receive apologies for absence**

- Cllr S Easterbrook

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

- Cllr D Unwin declared a personal interest in agenda item 9(i) as a Member of Merthyr Mawr Community Council

**3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 8<sup>th</sup> March 2021**

**RESOLVED:** The minutes of the Planning Committee meeting of Monday 8th March 2021 were received and confirmed as a true record and duly signed.

**4. To Consider Matters Arising from the Planning Committee of Monday 8<sup>th</sup> March 2021.**

- Page 1. The Chair advised that an interim reply had been received from CADW reference The Old Stone Bridge and that a full reply was expected in the next few days.
- Page 1. The Chair advised that Bro Ewenny Nursing Home would be discussed under Agenda Item 9a.
- Page 2. The Chair circulated a letter received from BCBC regarding Air Pollution monitoring on Park Street advising that the matter had been noted and that a further consultation is being considered.
- Page 3. The Chair advised that Coed Parc housing development would be discussed under Agenda Item 9b.
- Page 4 – Agenda item 8.3 - The Chair advised that an interim response had been received from BCBC regarding BCBC vans using the charging point in the old Tesco car park stating that they would not be able to respond in full for another 4 weeks.
- Page 4 – Agenda Item 8.7 - The Chair reported that several unauthorised advertising signs had been taken down with the exception of CP&Sons builders. This firm is understood to be a travelling family of no fixed address therefore BCBC are experiencing difficulties contacting them to take action. The Chair advised that unauthorised political stickers had been removed by the BTC Outdoor Maintenance

Team however more had appeared on the Welcome to Bridgend Signs at Coity Road and Coychurch Road. The Town Clerk was requested to ask the Outdoor Maintenance Team to remove the stickers.

- Page 4 – Agenda Item 8.8 The Chair advised that an interim reply had been received from BCBC on the subject of Itinerant Trading and that he was awaiting a more detailed response.
- Page 5 – Item 8c. The Town Clerk confirmed that no response had been received regarding funding for green space at Sunnyside Wellness Village.

**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 however the Town Clerk noted that several planning applications had been received but not in time to prepare and issue an Addendum. Members agreed these can be considered at the next meeting.

**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)**

**1. Proposed Residential Women's Centre, Wales.**

- The Chair noted that this topic was included in the Agenda under item 9d but proposed the item be discussed as a pre-planning consultation.
- The Chair referred to a letter addressed to him at his home address from Cushman and Wakefield and highlighted that he had only received it as a copy from the Town Clerk. The letter outlines the proposed plans for a Residential Women's Centre to be sited at Sunnyside. Members confirmed that all Councillors for the Newcastle ward had received the same letter. The Town Clerk advised that she had received no official correspondence address to the Town Council on the matter and that she had left a voice message for and emailed Cushman and Wakefield.
- Members enquired if the Town Council Planning Committee could respond with a view without being formally asked. The Town Clerk confirmed that Council could respond in advance of being formally approached.
- The Chair acknowledged that the proposal had clearly generated a great deal of concern from the public, the press and The Leader of BCBC as well as Dr Jamie Wallace MP, who had raised the matter with the Ministry of Justice. The Chair confirmed that he had written a personal letter to The Rt Hon Robert Buckland QC (appointed as Lord Chancellor and Secretary of State for Justice on 24 July 2019). The Chair asked for Members comments.
- Cllr I Williams declared the site not acceptable and Cllr T Wood commented that it would be too close to the town centre. Members expressed concern that it is at the end of a residential street.
- Cllr I Williams confirmed that he had put in a Freedom of Information request to BCBC to request a copy of all correspondence on the matter (both internal and external). Cllr A Wathan noted that although the provision was needed – it was in the wrong place. Cllr T Wood proposed that the planning committee object immediately.
- The Chair noted that there was no deadline proposed although the letter stated that a change of use application would be submitted to the Leader of BCBC in 'March or April'. The Chair proposed that in advance of being asked to comment as a Town Council, he supply information to the Town Clerk so that she may include as an agenda item for the next Town Council meeting.

**RESOLVED:** That The Town Clerk would include the Proposed Residential Women's Centre, Wales on the agenda for the next meeting supported by documentation from Cllr D Unwin.

**2. Pre- Application Consultation – Mulberry Homes Ltd. Land off Waunscil Avenue, Bridgend. 70 dwellings and associated works.**

- The Chair explained that in view of the deadline for the pre-application consultation for Mullberry Homes Ltd. (which was 12<sup>th</sup> April), he had prepared the letter (circulated to Members by the Town Clerk via email) for approval by the committee.
- The Chair further outlined his letter, which lodged an objection that represented the strong local views against the development.
- The Town Clerk reported that the link to view the pre-application documents was not working for several days. The documents were made available online by Mulberry Homes Ltd a few before the meeting.
- Members agreed that a formal objection should be lodged on the following grounds; severe over intensification of construction, concerns regarding vehicular and pedestrian access, light pollution and noise disturbance to neighbouring residents and loss of environmental habitat.
- It was noted that the development will not provide affordable housing. Members did not agree with this.
- Members agreed unanimously with the content of Cllr D Unwins letter.

**RESOLVED:** That the Town Clerk transfer the letter to BTC headed paper and submit the letter to Tetlow King on behalf of the BTC Planning Committee as soon as possible.

**8. To discuss Land management & allotment strategy for future LDP considerations – Cllr Unwin (deferred from March meeting)**

- The Chair referred to the report submitted at the March meeting and read again in full. The Chair asked for comment from Members regarding the provision of additional allotments and incorporating allotment management as part of the Planning Committee.
- The Town Clerk advised that she had spoken to The Mayor and had sought advice from One Voice Wales regarding the need for a Facilities Committee. She explained that due to the size and assets of the Council, a separate Facilities Committee is recommended.
- The Chair highlighted that he did not see the need for another separate committee.
- The Town Clerk suggested that the committee would have a wide remit which could include overseeing the management and maintenance of all Town Council assets (including Town Council buildings, allotments, street furniture etc.), prioritising outdoor maintenance work in the wards as well as health and safety, risk management and projects. She explained that this work is currently managed by staff but does not have democratic input and is not recorded in formal minutes.
- Cllr A Wathan advised Members that as the most recent past Mayor he was fully supportive of a Facilities Committee, and that it would be of benefit to the Clerk and Council. Cllr I Williams also supported this.
- Town Clerk suggested that the proposal for allotments to be included under the terms of reference for the Planning Committee could also be presented to Council as an alternative option.

**RESOLVED:** That the proposal from the Chair of Planning Committee be presented to Council alongside the report regarding a Facilities Committee, for consideration at the May meeting.

## 9. Planning Reports/Correspondence (if any).

### a. Former Bro-Ewenni Nursing Home, Ewenny Road

The Chair confirmed that a reply had been received from BCBC who were now taking the condition of the former nursing home seriously. The Chair reported that he had made a site visit and that the building was now secure, however the large amount of rubbish had not been cleared. The Chair asked The Town Clerk if the ownership of the lane had been established. The Town Clerk advised that she had searched land registry documents which were unclear, and that she would engage assistance from the Facilities Manager.

### b. Coed Parc Development, Park Street

The Chair reported that he was awaiting a reply from the developers and would keep the residents and committee informed of any developments.

### c. Sunnyside Village Community Gardens

The Chair confirmed that much confusion had been caused by the wrong description of allotments as community gardens. The Town Clerk confirmed that she had a meeting with Linc on Thursday and would clarify the matter.

### d. Residential Women's Centre – Sunnyside Proposal – dealt with under Agenda Item 7.1

### e. Mulberry Homes Potential Application – Disused Railway Embankment at Waunscil – dealt with under Agenda Item 7.2

### f. Active Travel Route – Cowbridge Road

The Chair noted that the consultation period for the route had ended on the 31<sup>st</sup> March and that Council had not been consulted.

### g. Absent Street Name boards – Bridgend Town

The Chair advised that he had submitted a list of absent street name boards to BCBC. Cllr I Williams reported that the sign for St Marie Street (at Merthyr Mawr end of road), had fallen down on to the floor.

### h. Confirmation of new Town Hall postal address

The Town Clerk reported that the post code was CF31 4AR but was then superseded by CF31 4DT (the last recorded post code).

The Chair proposed that as the whole area was being redeveloped then the post office may include The Town Hall in the wellness postcode and that the approach road to the Town Hall be renamed 'Town Hall Avenue' or similar. After discussion The Town Clerk advised that she would raise the matter with Linc and clarify the situation.

### i. Email from Merthyr Mawr Community Council re: new LDP

Members noted that Merthyr Mawr Community Council had asked for an update on the status of the draft LDP.

Meeting closed at 13.25 pm.

The Chair thanked Members for a useful meeting.

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

**Date:**