



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

**Monday 6th December 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, (Chair), Cllr T Wood, Cllr A Wathan, Cllr I Williams, Cllr S Easterbrook

In Attendance: Mrs L Edwards (Town Clerk), Mrs D Jones (Deputy Town Clerk and RFO), Ms J Brown (Democratic Services Officer)

Absent: Cllr A Morelli

1. To receive apologies for absence

- There were no apologies for absence

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin declared a personal interest in matters relating to Merthyr Mawr Community Council
- Cllr T Wood declared a prejudicial interest as a Town Trader
- Cllr S Easterbrook declared a prejudicial interest as a Town Trader

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Monday 8th November 2021.

The Chair presented the minutes to the meeting and asked if there were any questions. There were no questions.

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

4. To Consider Matters Arising from the Planning Committee of Monday 8th November 2021.

- There were no matters arising however the Chair noted that the planning report observations from this meeting were missing from the minutes. This was noted by The Town Clerk and will be sent out separately.

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 Chair noted that he was in receipt of an additional application that could be consider as an addendum. This was accepted by Members.

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. Planning Reports/Correspondence:

a. Update on the former Bro-Ewenni Home (Cllr D Unwin)

- The Chair referred to the reply received from the Chief Executive of BCBC which had been previously circulated to Members. The Chair commented that it was clear that BCBC were taking the situation seriously and that the matter was now in the hands of legal services.
- Cllr A Wathan thanked to Chair for his work on this matter.

b. Pen y Bont sewage works capacity (Cllr D Unwin)

- The Chair referred to the letter of confirmation (in conjunction with future LDP predictions), which had been previously circulated to Members.
- The Chair confirmed that he was content with the current capacity and invited questions.
- Cllr I Williams queried if the consideration of rainwater and sewerage had been taken into account. The Chair confirmed that this would be noted as a future question.
- Cllr A Wathan thanked The Chair for his diligence in this matter.

c. Masterplan progress – Police Station (Cllr D Unwin)

- The Chair referred to the newspaper article previously circulated and invited questions.
- Members noted that the planning committee had not been informed of the purchase.
- The Town Clerk notified Members that an email had been received from BCBC about this matter whilst she was on sickness absence.
- The Mayor expressed his concern regarding the purchase of the police station site which had not appeared on the open market. The Chair confirmed that this was a good point and proposed that he prepare and submit a personal FOI to BCBC and report back. Members agreed.

d. Chair’s report on planning/conservation issues (Cllr D Unwin)

- The Chair referred to his report which had been previously circulated to Members. The Chair noted that the report was collated after recent discussions with BCBC Officers from the Strategic Regeneration, Conservation and Highways Departments as well as a representative from CADW. The report was well received by Councillors.
- The Mayor referred to item b of the report (fire damaged buildings town centre) and noted that part of the buildings were still falling into the street and the fencing did not appear to be adequate.

Cllrs T Wood and S Easterbrook did not take part in this agenda item.

- Members discussed point g of the report at length regarding The Town Market Charter 1836. The Chair confirmed that the charter still remained an act of parliament and that the BCBC Legal Team were now pursuing the matter.
- The Mayor fully supported the report and added that there had been an issue with a new trader who had taken a stall in the Indoor Market. He explained that BCBC had yet to provide the new trader with a key for the shutter therefore the trader could not start trading because he could not secure his stock over night. It was highlighted that matters like these need to be addressed quickly.
- Cllr A Wathan thanked the Chair for actively pursuing the matter.
- The Chair brought Members attention to an item of correspondence raised by Cllr T Wood.
- Cllr T Wood reported that he had recently received numerous verbal complaints from residents that surround the Llys Ystrad (Bryn Castell) housing development and had emailed the BCBC planning officer who deals with this site. Cllr T Wood confirmed that the following reply had been received:

***RE: Planning Application P/18/1006/FUL - Former Ysgol Bryn Castell site, Llangewydd Road, Bridgend, CF31 4JP
Residential development of 127 dwellings and associated infrastructure (Condition 11 – Hours of Operation) – (Condition 34 Construction Traffic Management Plan – Wheel Washing Facilities).***

I write in regard to the above planning application and the on-going development of the site. Despite the onsite meeting held on 20th October 2021 with representatives of Persimmon Homes and Councillors, we continue to receive numerous complaints about the construction activities on the site and the subsequent harm to the amenities of those living closest to the site.

Notably, the following comments/issues have again been raised by the Local Ward Member (amongst numerous other complaints received in respect of the site and photographic evidence):

- 1. Mud on the highway network around the site (photos also sent) with the current method of road sweeping being ineffective and there is a lack of wheel washing facilities on site - This should be on site by now as discussed and agreed at our on-site meeting.*
- 2. Residents have to regularly clean their own cars because of spray from the road sweeper and debris/mud on the roads.*
- 3. Continued deliveries during school opening and closing times, which are happening at times when they should not be delivered.*
- 4. Contractors parking cars on the street and not in the yard. Causing difficulties for people to use their own drive ways.*
- 5. Sunday 28th November, on site working including the use of a JCB.*

Despite continued efforts to try and address these issues with yourselves and in light of the continued complaints and evidence being presented by residents, we are now at the point where serious consideration is being given to the issuing of a temporary stop notice in order to address these continued breaches of planning control.

In the meantime, the matter has been referred to the Enforcement Section who are preparing a Breach of Condition Notice(s) for service upon Persimmon Homes to ensure that the conditions are fully met and adhered to in respect of the hours of operation of the site and the agreed Construction Traffic Management Plan. I would be grateful if you could acknowledge receipt of this communication and take positive and immediate steps towards complying with the conditions.

- After a short discussion The Chair proposed that The Town Clerk place this matter on the agenda for the next Planning Committee meeting (under correspondence).

RESOLVED: That *Planning Application P/18/1006/FUL - Former Ysgol Bryn Castell site, Llangewydd Road, Bridgend, CF31 4JP Residential development of 127 dwellings and associated infrastructure (Condition 11 – Hours of Operation) – (Condition 34 Construction Traffic Management Plan – Wheel Washing Facilities). Be placed on the agenda under item correspondence.*

The Chair thanked Members for a productive meeting and wished everyone a Very Happy Christmas.

Meeting closed at 12 midday.

Signed:

(Chair of Planning Committee)

Date: