



MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL

PLANNING COMMITTEE

Monday 8th March 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 S Easterbrook, 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

- There were no apologies for absence

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin declared a personal interest in agenda item 10a
- Cllr I Williams declared a personal interest in planning application BCBC App: P/21/93/FUL

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

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

4. To Consider Matters Arising from the Planning Committee of Wednesday 8th February 2021.

- Page 2. The Chair thanked Cllr T Wood for his photographs. The Chair advised Members that no reply had been received from BCBC reference The Old Stone Bridge.
- Page 2. The Chair reported that he had requested information from Welsh Government regarding Bro Ewenny Nursing Home under the Freedom of Information Act. The Chair confirmed that there had been a reply from the owners of Bro Ewenny Nursing Home dated 3rd March which stated that they have no plans to demolish the building and were currently exploring options to monitor the building and carry out 'boarding up' on a regular basis. The Chair reported that he had visited the site on 7th March and observed that there had been some boarding but windows had been smashed to gain access. The area was also blighted by rubbish. The Chair proposed that he prepare a letter to BCBC to advise them of the current unacceptable state of Bro Ewenny Nursing Home.

RESOLVED: That the Chair prepare a letter to BCBC regarding the current unacceptable state of Bro Ewenny Nursing Home

Air Pollution monitoring on Park Street

- The Chair advised that he had received a reply from his freedom of information application.
- Cllr T Wood reported that he had received a reply from The Vale Council as follows:

A number of informal 'drop-in' sessions were held by the Council in December 2019 which provided an opportunity for the public to find out more about air quality in the area, AQAP updates and suggest ideas for the AQAP. A total of four public engagement sessions were held over two days on 13th & 18th December 2019 with timeslots scheduled from 08:30- 11:00 am and 4:30- 7:00pm. An accessible room at the nearby Bridgend Life Centre was hired by the Council for this event.

Using the ideas and suggestions put forward, a list of proposed mitigation measures has been put together. Queuing and inconsistent traffic flows appear to be the principal cause of the portrayed poor air quality levels (elevated and exceeding levels of nitrogen dioxide (NO₂)).

A cost benefit analysis was performed for the measures, and Bridgend Council's Air Quality Work Steering Group agreed to prioritise those mitigations options that will manage and improve traffic flows through the Park Street AQMA. The preferred options include:

1. Deny all access onto St Leonards Road (from Park Street)
2. Implement a new junction at the Heol-y-Nant turning; and
3. Optimise the Park Street/ Angel Street/ Tondu Road Junction

Given the approval of cabinet, BCBC/SRS have appointed independent professional consultants to examine the package of mitigation options as stated above, and in doing so, undertake detailed transportation and air quality analysis which will verify the resultant impact those measures, as a collective, will deliver for air quality in the Park Street AQMA and surrounding area. Works are underway by the consultants to outline these impacts.

It is important to note that the detailed assessment work will take account of expected traffic growth as a result of local nearby development.

SRS will utilise the results of the detailed assessment work and factor this into the FINAL version of the Park Street AQMA Air Quality Action Plan. This document will be released for public consultation prior to its formal adoption. It is anticipated the public consultation will take place in summer 2021.

Monitoring

Non-automated:- Monitoring for nitrogen dioxide (NO₂) with the use of non-automated passive diffusion tubes has continued within the Park Street AQMA and the surrounding area. These sites are placed at relevant locations that are representative of a sensitive receptor (place of residency), and conform to the monitoring requirements outlined in Defra's Local Air Quality

- Members agreed that questions should be asked regarding this information and proposed the following:
 - To enquire how the sessions were advertised to the public
 - To highlight that the timing of the public engagement sessions so close to Christmas may not have been convenient for the public
 - To express concern that statistics recorded during the pandemic are not a true record of traffic and pollution levels in the area due to Covid-19 restrictions

- To suggest that that the sessions should be repeated after restrictions are lifted and that the monitoring continues beyond the pandemic.

RESOLVED: that The Chair of Planning Committee prepare a letter for The Town Clerk to send to highlight the concerns raised regarding air pollution monitoring on Park Street.

Sunnyside Wellness Village development

- The Mayor reported that local residents have reported concerns about traffic accessing the site. The Town Clerk advised Members that she had a monthly meeting with the developers and explained that although a new site access had been set-up on Glan-Y-Parc and communicated with contractors, there have been issues with new contractors using the wrong route. She also explained that wheel washing area had been set-up at the entrance to the site to ensure the local roads are kept as clean as possible, however this had led to a build-up of traffic at the entrance to the site. The machine has now been relocated further into the site to help alleviate this issue.
- Cllr A Wathan suggested that site traffic be limited (i.e. not before 9am).
- The Mayor confirmed that he and Cllr C Woodman had been added to the 'Parkside residents chat' on social media and that there were many complaints of the contractors not adhering to the conditions of the planning permission.
- The Chair reminded Members that any complaints about developers made verbally to Councillors should also be made in writing, confirming dates/times and detail. This would verify any action that could be taken.
- The Chair advised The Town Clerk to notify him if complaints escalated. The Town Clerk reported that no official complaints had been received in relation to the site.

Bryn Castell housing development, Cefn Glas

- The Chair reported that 2 trees had been removed and 5 carefully trimmed, a large part of hedgerow had been removed from further up Llangewydd Road and that no building work had begun.
- Cllr T Wood advised that he had met with one resident on Llangewydd Road who had reported subsidence. The Chair advised Cllr T Wood to urge the resident concerned to put the matter in writing to BCBC and that Town Council cannot take up legal issues on behalf of residents. Cllr T Wood advised that he would find out if a complaint had been made in writing.

Coed Parc housing development

- The Chair reported that work on the site had begun and that the vendors were Watts and Morgan. The Chair made Members aware that he had made the 'Residents Champion' aware of the planning committee and to advise him of any problems should they arise.

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 and noted that Cllr I Williams had a personal interest in planning application

6. Planning Applications – *see attached.*

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

There were no pre-planning applications or appeals to discuss

8. Planning Reports/Correspondence (if any).

a. Summary report covering "Covid period" planning issues (Cllr D Unwin)

The Chair presented the following report to the committee:

1. Island Farm Tennis Academy response from Merthyr Mawr Community Council.
The Chair circulated a copy of the response.
 2. Buildings and Property Response Bridgend Town Centre.
The Chair circulated a copy of the Freedom of Information response to Members for information.
 3. Provision at properties for electrical vehicle charging.
The Chair circulated a copy of the planning response and press release for information. Cllr I Williams advised that BCBC vans were using the charging point in the old Tesco car park. The Chair advised that he would approach BCBC for comment.
 4. Removal of trees Ashfield Surgery.
The Chair circulated a copy of the response from BCBC planning. The Chair also noted that the property was up for sale.
 5. On- going state of disrepair – 2 Ewenny Road, Bridgend.
The Chair reported that internal works had been made to secure the property (although there was still a problem) and circulated a copy of the planning response for information.
 6. Removal of graffiti from buildings.
The Chair circulated a copy of the Freedom of Information response for information. The Chair advised Members that once Covid restrictions had been lifted then this topic needed to be revisited and that 'non artistic' graffiti was a bad reflection on Bridgend.
 7. Unauthorised advertising Boards/Banners.
 - The Chair reported that he had taken up the subject with BCBC on several occasions during the pandemic. Notable offenders were: JMP Builders, Ewenny Home Improvements, Landscaping and Construction Services; Alpine Tree Care, C.P. & Sons Builders. The Chair confirmed that BCBC had been most helpful and taken action once sights had been pointed out.
 - The Mayor advised that a sign advertising Ewenny Garden Centre had been erected on a property in Picton Gardens, which could be seen from the A48 (opposite Sinclair Car Sales).
 - The Chair informed Members that his following comment was not in any way a political view. The Chair advised Members that an organisation called 'Yes Cymru' were putting stickers on 'Welcome to Bridgend' signs. The Chair proposed that these be removed immediately from Town Council property.
- RESOLVED:** That The Town Clerk arrange for the outdoor team to remove the stickers.
8. Itinerant trading around Bridgend.
 - The Chair outlined his report and advising the committee that he had raised the issue in an attempt to better monitor the situation.

- The Chair reported that as an example, four trading operations were taking place in the Riverside Tavern Car Park and that diverted trade away from established traders.
- The Mayor enquired if the car park traders had registered for business rates. The Chair confirmed that the trader may have permission from the car park owner (e.g. Wickes).
- The Town Clerk advised Councillors that this may be a licensing issue.

9. Shipping Containers for outdoor storage.

- The Chair advised Members that there was a container outside the West Ward Community Centre entrance; and two such containers in Newbridge Fields (alongside the athletics track) and that all three have been in place for several years but had now fallen into external disrepair and required re-painting to smarten the appearance.
- The Chair confirmed that he had approached Planning on this issue and the users have agreed to repaint the exteriors of all three containers by the summer.

10. Embassy Car Park – Tree Planting.

- The Chair reported that permission became permanent for use of the site as a car park in 2015 but that nothing was put in place to landscape the perimeter.
- The Chair confirmed that he had approached the owner and that once covid restrictions were lifted then an open dialogue could be instigated to address the best way forward.

8. b) Land management & allotment strategy for future LDP considerations (Cllr D Unwin)

- The committee proposed to defer this item to the next meeting.
- The Town Clerk was asked to provide information regarding the current BTC allotment waiting list and highlight how many people on the waiting list live within the BTC town wards.

RESOLVED: That The Town Clerk to liaise with the Facilities Team to provide a report detailing the current numbers on the BTC allotment waiting list and categorise how many people are living within the BTC wards. The list should be divided into demand for allotments by wards.

RESOLVED: That Land management & allotment strategy for future LDP considerations (Cllr D Unwin) be deferred and included in the agenda for the next meeting.

8. c) Press report regarding funding for green space at Sunnyside Wellness Village

- The Chair circulated a press article of the proposed development and informed Members that a substantial grant had been awarded as follows: ‘A report agreed by the Cabinet of Bridgend County Borough Council at its meeting on Tuesday 9 February outlined that Welsh Government has approved funding of £315,268 for the features through its Transforming Towns - Green Infrastructure and Biodiversity grant scheme’
- The chair noted that Ty’r Ardd (The Town Hall) appears to have been included as part of the Wellness Village and therefore may be entitled to a share of the funding.
- Cllr I Williams queried if the landscaping of the development this should be the responsibility of the developer Linc Cymru. The Chair agreed that that was what he would expect based on his experience with other developments.
- Cllr T Wood advised that he had spoken to the Woodland Trust and that they could help with the cost of large scale projects.
- The Mayor proposed that the Chair prepare a draft letter regarding this matter.

Meeting closed at 12.40pm.

Signed:

(Chair of Planning Committee)

Date: