

**MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE**

**AT CARNEGIE HOUSE**

**On Wednesday 10<sup>th</sup> April 2019 at 11:30am**

**Present:** Cllr D Unwin (Chairman), Cllr A Wathan, Cllr T Wood & Cllr R Porter

**In Attendance:** Mrs L Edwards (Town Clerk) & Ms J Brown (Admin Officer)

**1. To receive apologies for absence**

- Apologies: Cllr P Warren, Cllr A Morelli & Cllr K Boucher

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

- There were no declarations of interest

**3. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 13<sup>th</sup> March 2019**

**RESOLVED:** The minutes of the Planning Committee meeting of 13<sup>th</sup> March 2019 were received and confirmed as a true record and duly signed.

**Matters arising:**

- Heritage Walkway Project: Town Clerk advised that the panels are currently at the design stage. She explained that the panels are bi-lingual and she has been liaising with the Heritage Walkway Project Manager and designers on the layout of the panels. Members were advised that the panels will be installed at the end of April and the launch event is now scheduled for mid-May.
- Street Traders (Chuggers): Town Clerk advised that a response had not been received from BCBC however the Clean Neighbourhood and Environment Act 2006 allow local authorities to control the distribution of leaflets in their towns and cities. She explained that many local authorities have put restrictions in place so that people are required to obtain a licence to distribute leaflets in the street, however the exclusion to this, is that that permission is not required for the distribution of printed material for political or religious purposes.

Cllr D Unwin highlighted that there were signs in Bridgend Town Centre advising that it was an offence to distribute leaflets and that it would be classed as littering, however these signs appear to have been removed.

**RESOLVED:** Town Clerk to write to BCBC to enquire why the signs preventing the distribution of leaflets in the town have been removed.

- Traffic lights on Cowbridge Road: Town Clerk presented an email from the BCBC Street Lighting Manager with a copy of the controller specification for the traffic light signals at the Police head Quarters on Cowbridge Road.

Members agreed that they did not have the expertise to decipher the document and asked the Town Clerk to respond to BCBC to explain that there appears to be something not right with the traffic light sequence and ask them to investigate.

**RESOLVED:** Town Clerk to write to BCBC to highlight that there appears to be an issue with the traffic light sequence outside the Police Head Quarters on Cowbridge Road and ask them to investigate this situation.

- Bridgend Railway Station: Town Clerk confirmed that this project will be assigned to the new Democratic Services Officer next week.
- Empty Residential properties initiative: Chair of Planning Committee requested that two further properties are highlighted to BCBC as part of this scheme; number 9 and 19 Cowbridge Road. This was agreed by Members.

**RESOLVED:** Town Clerk to contact BCBC to highlight number 9 and 19 Cowbridge Road as empty properties of concern within the BTC wards and request that they are considered as part of the Empty Residential properties initiative.

- Report on clean-up of empty shops: Town Clerk reported that she had written to Payton, Jewell and Caines to request that action is taken to improve the visual appearance of the vacant property on Wyndham Street however she had not received a response.

Cllr R Porter offered to speak to Payton, Jewell and Caines about this request.

Chair of Planning highlighted that the former Co-operative Bank unit in the Rhiw Shopping Centre has re-opened as a vape shop. He explained that there is an illuminated sign on the shop that reads 'Inhale the Freedom' however the BTC Planning Committee is not aware of an application for change of use of the premises or for advertising consent for the signage.

**RESOLVED:** Town Clerk to contact BCBC to ask if an application for change of use has been submitted for Unit 1 in the Rhiw Shopping Centre and to enquire whether an application for advertising consent has been submitted for illuminated signage at this property.

**4. 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:**

- Addendum sheet accepted.

**5. Planning Applications Received:**

- 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.

**6. Pre-Planning Application Consultations**

- Clerk advised there had been no pre-planning applications received.

**7. County Determinations:**

- There were no County Determinations received.

## 8. Planning Correspondence.

### 1. Outcome of ‘Wellness Village’ planning debate and any BTC actions

- Chair of Planning circulated an additional report regarding the Sunnyside ‘Wellness Village’ application. He highlighted the difficulties in trying to condense the points he needed to raise at the BCBC Development Control Committee meeting to fit within his permitted 3 minute time slot and suggested that for major developments such as this, BCBC should be more flexible on these time constraints.
- Chair of Planning also highlighted that the representations made by Bridgend Town Council for this application ran to 2 ¼ side of A4 yet these were condensed to just half a page in the BCBC Officers report to committee. He felt that as an elected body, Bridgend Town Council’s representations should have been reported in full.
- Chair of Planning highlighted that a technical report prepared by CAPITA on the Transport Assessment Audit does not appear to have been provided to the BCBC Development Control Members before they made a decision on this application. He felt that BCBC should provide an explanation for this situation.
- Chair of Planning explained that at the Development Control meeting, a BCBC Officer explained that planning permission for developments are not now subject to provision for car parking within a project because Welsh Assembly Guidelines now suggest that emphasis must be placed on people walking or cycling rather than rely on vehicles.
- It was noted that older people and parents with children that are unwell are more likely to visit a doctor’s surgery in a car than use public transport or cycle to visit the doctor.
- Members discussed concerns regarding the volume of traffic that would be generated by this development and the potential increase in pollution.
- Cllr T Wood asked if BTC can request the current air pollution figures so that it can be monitored.
- It was highlighted that BTC have never been formally notified of the pollution situation in Park Street.

**RESOLVED:** Town Clerk to write to BCBC to request the current air pollution figures in Park Street and on-going monitoring reports.

### 2. Planning Bye-Law for periphery of Bridgend Bus Station

- Chair of Planning presented a report highlighting an issue with youths congregating on the periphery of Bridgend Bus Station which is causing an intimidating obstruction to genuine bus passengers. He explained that generally the youths are not genuine bus passengers, so have no real need to be there however the bus station staff have no legal right to move them on.
- Chair of Planning explained that if some form of bye-law was possible, an official notice could be placed in the most problematic places and some form of order could be enforced.

**RESOLVED:** Town Clerk to write to BCBC Legal department for advice on this issue and enquire whether either BCBC or BTC can create a planning bye-law to address the situation.

### 3. Planning enforcement for illegal fly posting

- Chair of Planning spoke of the Committee’s awareness of illegal posters and advertising. He explained that he had recently noticed that Bridgend BID posters have been illegally placed on buildings and structures in the Town area to promote Roots events. The Town Clerk was asked to contact the BID Manager to make him aware of this issue.

### 4. Coastal Housing Development – Nolton Street- lack of progress

- Chair of Planning presented a report drawing attention to the lack of progress regarding the redevelopment of the former McDonalds site in Nolton Street and suggested that BTC contact the BCBC Planning Department to find out the status of the development and what the likely completion date is.

**RESOLVED:** Town Clerk to write to BCBC to enquire about the status and proposed completion date for the redevelopment of the former McDonalds site in Nolton Street.

- Members discussed the appearance of empty shops within the town centre and Cllr R Porter enquired about the use of vinyls for empty shop fronts.
- Chair of Planning explained that the use of vinyls had been explored by the Council a number of years ago and letters had been sent to local estate agents asking if vinyls could be used to improve the appearance of empty properties.
- Members discussed funding for the vinyls and it was suggested that it could be something that Bridgend BID could consider.
- The Town Clerk was asked to investigate the cost of vinyls.
- It was noted that the landlord of the property would need to provide permission for the placing of a vinyl on their property.

**RESOLVED:** Town Clerk to find out the cost for vinyls for empty shop fronts and write to Bridgend BID to ask them to consider contributing funding for the provision of vinyls in Bridgend Town Centre.

- Cllr T Wood highlighted that there had been an event in Newbridge Fields at the weekend and enquired whether BTC had been notified in advance. Town Clerk explained that the event organiser would have needed to apply for a Temporary Event Notice from BCBC and BTC would not have been informed about this.

Meeting closed at: 12:15pm.

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

**Date:**.....