

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 10th July 2019 at 11:30am

Present: Cllr D Unwin, Cllr A Wathan & Cllr T Wood

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

1. To receive apologies for absence

- Cllr R Porter

2. Declarations of Personal and Prejudicial Interest

- Cllr D Unwin declared a personal interest in planning application P/19/466/BCBC as a Governor of Brynteg School.

3. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 12th June 2019

RESOLVED: The minutes of the Planning Committee meeting of 12th June 2019 were received and confirmed as a true record and duly signed.

Matters arising:

The Town Clerk provided an update on the following matters arising:

- Distribution of leaflets in the Town Centre - Town Clerk advised that she had emailed the BCBC Group Manager - Strategic Regeneration to enquire why and when the signs preventing the distribution of leaflets in the town centre had been removed. She is currently awaiting a response.
- Traffic lights on Cowbridge Road - Town Clerk presented an email from BCBC Street Lighting Manager stating that the signals had been carrying out the same sequence for over 20 years and the sequence exists to move traffic through the junction as quickly as possible considering the location of the retail park and the Tesco superstore. The email explained that the speed of vehicles manoeuvring off the junction is less than 15 mph and although the Planning Committee may believe there are near miss situations occurring, these would still be non collision events and BCBC have no information of collisions at this junction. It concluded that the data does not support a change to the sequence of the lights and the junction flows freely with no serious traffic build ups. If the junction was altered then this may have a detrimental effect on the traffic flows.

Chair highlighted that there is a significant development planned for the Police Headquarters area in the near future. It was agreed to continue to observe this area and liaise with BCBC in future if necessary.

- Empty properties – Town Clerk advised that she had received a response from the BCBC Conservation and Design Team Leader to advise that the empty ‘Welcome to Town’ property and empty restaurant in Nolton Street are currently being considered as potential schemes under the recently launched TRI programme and BCBC are seeking to discuss with the owners the possibility of refurbishment and re-use. She advised that the scheme is in its infancy and BCBC cannot confirm which buildings will go ahead at this early stage but will endeavour to keep the Town Council updated.
- Change of use for Unit 1A Rhiw Shopping Centre – Town Clerk advised that BCBC Planning Department had confirmed that the property had changed from the Co Op Bank (use class A2) to a vape shop (use class A1) therefore planning permission is not required where there is a display window at ground floor level.
- Park Street air pollution figures and on-going monitoring reports – Town Clerk advised that BCBC had supplied written information regarding Park Street and the conditions associated with the Sunnyside development. The situation would be reviewed again on the 1st January 2020.
- Issues at periphery of Bridgend Bus Station - Town Clerk advised that she had received a constructive response from BCBC to advise that their officers have met with South Wales Police, the Town Centre Manager and other stakeholders and agreed the following actions:
 - SWP have placed a ‘way marker’ on the area which means there will be a guaranteed police presence at designated times of the day.
 - BCBC have rotated the CCTV camera to face the area and a member of the Community Safety Partnership Team is monitoring footage for intel.
 - It has been agreed that the Town Centre Marshall will focus on the area as part of his rounds and report back to the SWP ASB officer on any issues.
 - A ‘body camera’ for the Town Centre Marshall to provide back up evidence for any reported incidents is being investigated.
 - PCSOs are confiscating alcohol in line with the Public Space Protection Order.
 - There is a new campaign being launched with CF31 bid to encourage reporting of ASB and use of the Street link app to access support for rough sleepers (please see attached leaflet).
 - A prolific ASB offender is due back in court next week for a CBO hearing (to ban the individual from the town centre) currently has bail conditions not to attend at the bus station.
 - Detached youth provision is planned to start again early August, which aims to divert young people away from ASB.
 - BCBC Supporting People outreach teams continue to engage with rough sleepers to offer humanitarian support and signpost to services and they have recently introduced a multi-agency ‘Street Vulnerability’ process to discuss individual rough sleepers to try to ensure they are engaged with the correct services and receiving the support they need.
- The email also advised that there is a Town Centre ASB management meeting planned for 15th August and the Town Clerk or members of Bridgend Town Council would be very welcome to attend. Members of the Planning Committee were unsure if they would be available to attend therefore the Town Clerk was asked to attend and report back to Council.
- Town Clerk explained that the report had also been sent to South Wales Police directly and she is awaiting a response. She explained she had since also been contacted by CF31 BID and is also liaising with the BID Manager directly.

RESOLVED: Town Clerk to attend the Town Centre ASB management meeting on 15th August and report back to Council.

- Vinyls for empty shop fronts – Democratic Services Officer advised that she had obtained one estimate, but that an exact quote was proving problematic due to the lack of information available to give potential suppliers. She advised that she was awaiting a response from two other companies.

RESOLVED: To await further estimates and to then liaise with CF31 BID and Watts and Morgan to progress this matter.

- Bridgend Town Wheelie Bin Survey – Town Clerk advised that she had sent the survey to the BCBC Conservation and Cleaner Streets Departments and is awaiting a response.
- Wheelie Bins at rear of 37 Wyndham Street – Town Clerk advised that the Facilities Manager has now spoken to the owners and the bins will be moved.
- Skip in Market Street – Town Clerk reported that this matter has not yet been actioned.

Page 2 - Murals of historical value versus commercial advertising: Town Clerk reported that the report had not been sent to BCBC yet but this would be actioned as soon as possible.

Page 3 9b – Heritage Walkway: Town Clerk advised that planning consent for a HMS Urge mural to be painted on the walls of the River Ogmore had been granted and that the work would be completed by the appointed artist during the summer.

Town Clerk also advised that she had met with the former Heritage Walkway Project Manager to discuss the Phase 2 suggestions made at the last meeting and that a report would be forthcoming in September.

Page 3 9c - McArthur Glen – Original Planning Concept: Town Clerk advised that she had not yet sent Cllr D Unwin’s report to BCBC Planning Department for their comments however this will be done as soon as possible.

Page 4 9d - Freedom of Information questions re: Sunnyside Wellness Village: Town Clerk advised that she had not yet contacted BCBC Legal Department to enquire whether the police or Parking Enforcement Officers have the authority to park in disabled parking bays. It was agreed that this will be actioned before the next meeting.

Page 4 Parking on Rhiw Hill: Town Clerk advised that she had not yet contacted BCBC regarding the parking issue on Rhiw Hill.

Page 4 Road surfacing concerns Tremains Road and Coychurch Road: Town Clerk advised that she had not yet contacted BCBC regarding these concerns.

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. Planning Reports/Correspondence (if any)

a. Raising of new general issues on a monthly basis. (Cllr D Unwin).

Chair presented a report to Members explaining that further to a recent Personnel Committee meeting, it is clear that the current workload of BTC staff has reached a point where Members need to need to consider raising issues in committees that do not have an immediate need for action. He suggested that as Chair of the Planning and Finance Committee he recommends that any no non urgent matters should be discussed in Committee meetings until at least November to allow staff to deal with and report on matters previously raised in committee and reduce the list of outstanding matters. He offered to personally assist and advise fellow members with any issues they have outside committee. This approach was agreed by Members.

RESOLVED: that the Planning Committee agreed not raise issues that do not have an immediate need for action until at least November 2019.

b. Bridgend Lawn Tennis Club Plans for Expansion

Chair presented a report accompanied by a press article highlighting future plans for expansion of the Bridgend Lawn Tennis Club. Chair explained that the press article included reference to planning however the committee had not seen a planning application.

It was noted that over the years, BTC has financially assisted local rugby, football, cricket and currently the athletics club but has never been asked or given support to tennis, bowls or squash clubs.

It was suggested that BTC formally approach the Bridgend Tennis Club to ask for details of their plans so that it can be considered further. Members discussed vehicle access to the club.

RESOLVED: To contact Bridgend Tennis Club to suggest that BTC would be pleased to engage with them, either in writing or in a meeting to discuss their plans for expansion.

c. Evergreen Hall – Confidential

RESOLVED: That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press be excluded from the meeting during the consideration of agenda item 9 as publicity would be prejudicial to the public interest due to the confidential nature of the business to be transacted.

CONFIDENTIAL

Chair presented a report regarding the potential for a planning application for the Evergreen Hall. He explained that BTC had previously received a proposal from BCBC for the cessation of the current lease for a figure of £39,900 however an independent valuation places the value of the remaining lease at a much higher figure.

Chair explained that in order to maximise the potential of this asset, BTC Planning Committee is obliged to offer planning advice to the Evergreen Hall Management Committee and therefore suggested that if planning permission is sought immediately for a change of use from Community Hall to office/commercial accommodation for the venue, this would greatly enhance the value of the current outstanding part of the lease if BCBC grant planning permission.

Chair concluded that this seems to be a powerful bargaining tool in pursuit of the best possible value for the outstanding lease. He also suggested that Evergreen Hall Management Committee should be advised to enlist the services of a professional property consultant/valuer.

Cllr T Wood seconded the contents of the report and explained that it echoed the concerns of a local resident he had spoken to.

Town Clerk advised that she had received a telephone call from a concerned local resident about the procedure that was being followed regarding the Evergreen Hall and its management committee.

RESOLVED: Town Clerk to write to the Management Committee of Evergreen Hall to offer them the opportunity to meet the BTC Planning Committee at a mutually convenient time to discuss planning advise and negotiations for the Evergreen Hall.

RESOLVED: The public and representatives of the press were permitted to re-join the meeting.

British Telecom notification of removal of telephone boxes.

Town Clerk advised that a letter had been received from BT earlier that day. Chair availed Members of the letter and it was noted that the following telephone boxes would be discontinued due to lack of use:

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|---|---------------------------|
| 1. Junction of Llangewydd Rd with St Winifreds Rd | 0 calls within 12 months |
| 2. Heol Frineenes | 8 calls within 12 months |
| 3. Waunscil Avenue | 30 calls within 12 months |
| 4. Junction of Coity Rd with cemetery Rd | 17 calls within 12 months |

RESOLVED: The committee had no objection and the Town Clerk was asked to respond accordingly

- It was noted by Cllr T wood that more hoardings had appeared in Brackla and that the plumbing hoardings were now on the roundabout at Heol Firinees.
- It was noted that the Woodland Trust were giving away free trees.
- Cllr T Wood referred to a comment made at the June Town Council meeting and affirmed that he was an elected representative of the constituents in his ward and that there is no conflict of interest with McArthur Glen due to him being a town trader.

Meeting closed at 12.25 pm.

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

Date:.....