

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 10th October 2018 at 11:30am

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

In Attendance: Mrs L Edwards (Town Clerk) and Mrs J Griffin (Democratic Services Admin Officer).

1. To receive apologies for absence

- Apologies: Cllr A Morelli, R Porter and P Warren.
- Absent: 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 12th September 2018.

RESOLVED: The minutes were received and confirmed as a true record and duly signed.

Matters arising:

• **Planning Application No. P/18/60/FUL – Taxi Office at 30/32 Nolton Street.**

The Planning Officer had responded to the Town Council's enquiry asking if the LPA is satisfied that the planning conditions are being met regarding this planning application. The response does indicate that "during the assessment of all of the planning applications (relating to this site), the Highways Department raised no objection subject to conditions. I would, however, highlight that works to more clearly demarcate the vehicular crossover at the entrance/exit are nearing final assessment and will be implemented shortly after completion of this assessment". The Officer indicated that the works to the entrance/exit are now complete.

• **S106 Agreements.**

BCBC's Principal S106 Officer had responded to the request for information regarding S106 agreements for the last 3 years. The information requested is not on the BCBC website but it can be provided. The Officer also advised that, "with regard to future spending of S106 funds, the legislation regarding S106 Agreements is quite restrictive. As such, we are legally bound to provide a sound justification for requesting S106 contributions when we enter negotiations with a Developer. The justification is provided by the policies of the Local Development Plan. A request is to be made for details of S106 Agreements in the BTC area over the past 3 years.

• **Request to be a Consulted on Licensing Applications.**

Following a request made for the Town Council to be consulted on licensing applications, the Licensing Team Manager at BCBC had advised that Town and Community Councils are not statutory

consultees for licensing applications but all applications are published on BCBC's website, with brief details and closing date for representations. The link to the page is:

<https://www.bridgend.gov.uk/business/licensing/licensing-registers/>

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:

- There were no applications received.

7. County Determinations:

- There were no County Determinations received.

8. Planning Site Visit – P/18/592/FUL Jesmond Villa, 36 Ewenny Road, Bridgend – 10 October 2018.

Cllr D Unwin reported that he had attended the site meeting and advised of the following:

- This is a retrospective planning application which was considered by the Town Council's Planning Committee at their last meeting and is to change the property from a 'Bed and Breakfast' facility to a House in Multiple Occupation (HMO). The Planning Committee had made 'no objection' to the application and there was no objection from neighbouring properties. Tenants at this property are not allowed to own cars so parking issues are avoided.

9. Planning Correspondence and other matters

1. E-mail from BCBC – Update on Works to Trees in a Conservation Area at 19 Preswylfa Court, Merthyr Mawr Road, Bridgend.

The e-mail acknowledged the observations made by the Town Council and stated:

"The trees are located within Preswylfa Conservation Area and therefore six weeks' notice is required to be given to the Local Planning Authority before carrying out work to those trees. This merely gives the Authority an opportunity to consider whether an Order should be made to protect the trees and does not involve consideration of the merits of the works. The Covenant on the site is a private matter and is not one in which the Local Planning Authority can get involved. A Covenant is not a consideration in the decision as to whether the trees are worthy of protection by the making of a Tree Preservation Order. BTC's request for replanting does not fall under the control of the Local Planning Authority in these circumstances".

Noted.

2. E-mail from Mr A Nelson regarding Coed Parc Judicial Review.

Mr Nelson advised that the request for a Judicial Review against the Welsh Ministers over Coed Parc has been 'thrown out'.

Resolved: a letter to be sent to Mr Nelson and the residents expressing the Town Council's disappointment at the outcome but to give congratulations on the public spirited action taken and to offer the assistance of the Town Council in any other way if required.

3. Update on the Heritage Walkway Project.

The Clerk gave an update on the Project.

- The website has been created and will be launched following the press release.
- Due to the costs involved, the BT kiosks in Wyndham Street will not be removed but they may be useful in connection with the Project.
- There has been no objection to the final application from the LPA so the application will now be submitted.
- A timescale for the completion of the project has been prepared:

Mid-October	-	Submit planning and inform local businesses;
Mid-December	-	Expect to receive decision on Planning application;
January 2019	-	Panels manufactured / information panels designed and printed;
Early February	-	Panels installed;
March	-	School trips;
April/May	-	Submit evaluation report.

4. Cllr Unwin reported concerns regarding the square of land at the rear of 'Poundland' on Derwen Road. The site, which is in the Conservation Area, has become an 'eyesore' being filthy with litter and debris which has been blown into it. As the site is on private land it cannot be cleaned by Council Workers so it was **resolved** that a request be made for Environmental Health to contact the land owner and request that the area is cleaned.

5. Members discussed CCTV coverage in the Town Centre and requested that an enquiry is made to ascertain which equipment is actually in use.

Meeting closed at: 12.05 pm

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

Date:.....