

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

### **AT CARNEGIE HOUSE**

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

**Present:** Cllr D Unwin, Cllr A Wathan, Cllr T Wood & Cllr S Baldwin

**In Attendance:** Mrs L Edwards (Town Clerk)

#### **Pre-meeting business:**

- Discussion with Dr Ed Wilkins, Chair of Bridgend Tennis Club and Ms Jana Zaborska, Bridgend Tennis Club Manager regarding plans for the development of Bridgend Tennis Club.
- Members were provided with two reports; 'Developing Tennis within the Bridgend Locality' and a report providing information about the clubs new status as a Community Interest Company (CIC) and detailing plans to improve the flood lighting on current playing surfaces, to change the grass courts to all-weather clay courts and to make the club more accessible for disabled people. Please see reports attached.
- Members were advised that the Tennis Club is striving to improve the facilities on offer at the club and to increase the membership.
- Representatives from the Tennis Club were advised that the Town Council provide grant funding to local organisations and that an application form can be downloaded from the Town Council website.
- A discussion took place regarding improving the signage to the Tennis Club from the main road and issues with parking. It was noted that the path to the Tennis Club is very overgrown and needs to be cleared. It was agreed that the Town Council maintenance team could cut back the overgrowth. Cllr S Baldwin explained that issues with parking on the highway would need to be raised with the BCBC Highways Department.
- Chair thanked Dr Wilkins and Ms Zaborska for attending the meeting.

#### **1. To receive apologies for absence**

- Cllr R Porter & Cllr R Marsh

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

**None**

#### **3. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 14<sup>th</sup> August 2019**

- Chair highlighted several corrections to the minutes:
  - Page 2. The amount of £5k should be amended to £5 million.
  - Page 3. 7a. Point 1. Should read 'Why did BTC not get the opportunity' not BCBC.
  - Page 3. 7a. Point 2. Remove the word 'exciting'.
  - Page 3. 7a. Point 3. Amend the wording 'BTC could be seen to not be taking' to 'BTC could be seen as not taking'.
  - Page 3. 7a. Point 3. The street name St Illtyds Road should be amended to Llangewydd Road.

- These errors were corrected.

**RESOLVED:** The minutes of the Planning Committee meeting of 14<sup>th</sup> August 2019 were received and confirmed as a true record and duly signed.

**Matters arising:**

- Park Street air pollution figures and on-going monitoring reports – Chair advised that he had scrutinised the report and responded to BCBC with further questions. He circulated the response to the questions to Members for their information. It was noted that a series of consultation meetings are being arranged.
- Town Centre ASB management meeting – Chair advised that he had attended the meeting with the Town Clerk and Facilities Manager. He reported that action is being taken in the town centre with focus around the bus station area and feedback from the Crime Community Partnership is that the current situation is not too bad.
- Parking on the pavement on Rhiw Hill: Cllr T Wood highlighted that this is still a problem. Chair explained that the committee had referred it to BCBC and cannot do anymore.
- McArther Glen – original planning concept: Town Clerk advised that no reply had been received from the BCBC Planning Department regarding the questions raised. Cllr Baldwin asked the Clerk to forward the email correspondence so that he can pursue the matter.
- Freedom of Information questions reference Sunnyside Wellness Village and the parking in disabled bays by Police or parking enforcement officers. The Town Clerk advised that a response had been received from BCBC explaining that the parking enforcement officers are not authorised to park in disabled access parking bays unless they personally have a valid blue badge and that one of the officers does have a blue badge.

**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 Appeals**

- P/19/226/FUL - Appeal reference 1866
- P/19/281/FUL – Appeal reference 1867

Members reviewed the information regarding the appeals and it was noted that there is no opportunity for interested parties to submit any further comments.

## **8. Planning Reports/Correspondence (if any)**

### **1. Response from BCBC regarding Wheelie bins in Conservation Area**

- It was noted that a response had been received from BCBC advising that their Highways, Planning and Waste Department and their Town Centre Manager are aware of the areas of concern identified in the letter from BTC. These will be assessed and the BCBC Enforcement Officers will be investigating the problem with trade waste.
- The response highlighted that BCBC have also been working with the Bridgend Bid Manager regarding some of the issues raised.
- Members were advised that the BCBC Enforcement Team will be targeting the businesses directly over the coming weeks and BTC will be provided with an update on the situation.
- BCBC also advised that there are no special additional controls over the management of wheelie bins specifically relating to Conservation areas.
- The response was noted by Members.

### **2. Email from BCBC response to queries regarding advertising consent**

- Chair advised Members of a response from the BCBC Development and Building Control Manager.
- The response explained that there is no requirement for BCBC to remove planning application notices once they have expired and that they do not have the resources to do it.
- Members were also provided with information explaining that circus advertising posters can be erected without advertisement consent subject to meeting specific criteria.
- In response to concerns raised regarding banners displayed in the Town Council area and complying with planning law for 'deemed advertisements', Members were advised of the criteria for adverts that can benefit from deemed consent without requiring advertisement consent from BCBC. The criteria for deemed advertisement consent was noted as:

An advertisement—

(i) announcing any local event of a religious, educational, cultural, political, social or recreational character,

(ii) relating to any temporary matter in connection with an event or local activity of such a character, not being an event or activity promoted or carried on for commercial purposes.

Conditions and Limitations:

(1) No such advertisement may exceed 0.6 square metre in area.

(2) No such advertisement may be displayed earlier than 28 days before the day (or first day) on which the event or activity is due to take place.

(3) Any such advertisement shall be removed within 14 days after the end of the event or activity.

(4) Illumination is not permitted.

(5) No character or symbol on the advertisement may be more than 0.75 metre in height, or 0.3 metre in an area of special control.

(6) No part of the advertisement may be more than 4.6 metres above ground level, or 3.6 metres in an area of special control.

- It was noted that if banners and signs do not comply with the above criteria then advertisement consent is required.

### **3. Email from BCBC re: Bridgend Replacement LDP – Consultation events**

- Members were advised that BCBC will be consulting on their 'Preferred Strategy' for the replacement Local Development Plan (LDP) from 30<sup>th</sup> September – 8<sup>th</sup> November 2019.
- It was noted that the 'Preferred Strategy' will set out the main issues for the LDP to address and when the plan is eventually adopted it will replace the current LDP and become the primary considerations in deciding all planning applications in Bridgend.
- Town Clerk advised that this correspondence will also be presented to full Council at the meeting on Monday 16<sup>th</sup> September 2019.
- Chair of Planning advised that he will attend one of the engagement events.

### **4. Heol Loveluck Landscaping Scheme**

- Chair advised that a letter had been sent to BCBC to raise concerns regarding the condition of the landscaped areas on the above development.
- A response from BCBC advised that the original planning permission for the Hafod Housing development included a condition that required the agreement of a detailed landscaping scheme. The scheme which included a maintenance schedule was subsequently agreed under P/17/379/DOC on 9<sup>th</sup> October 2017. To assess whether the agreed works have been implemented in accordance with the plans will require a site visit which the BCBC Principle Planning Officer will endeavour to undertake in the next 10 days.
- BCBC will advise BTC of the outcome of the investigations in due course. Maintenance of the landscaping will rest with the housing association and they will be required to follow the maintenance schedule agreed.
- It was noted that the developer in seeking to comply with condition 20 of permission P/15/379/FUL has carried out works in the formation of service access to the large underground attenuation tanks in the verge on the south eastern side of the Cowbridge Road/Coychurch Road junction. This area however lies outside the application site and is therefore not covered by the landscaping scheme. Any concerns about the appearance and maintenance of this land would need to be directed to the Strategic Asset Management and Investment (Property) Team and the Policy, Development and Transport Team for their consideration.

Meeting closed at 12.35 pm.

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

**Date:**