

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 11th July 2018 at 11:30am

Present: Cllr K Boucher, Cllr D Unwin, Cllr A Wathan, Cllr T Wood & Cllr P Warren (ex-officio)

1. To receive apologies for absence

- Apologies Cllr A Morelli (away)
- Absent: Cllr R Porter

2. Declarations of Personal and Prejudicial Interest:

- Cllr K Boucher declared a personal interest in Item 10 as a business owner in Bridgend Town and did not take part in discussion during consideration of this item.
- Cllr T Wood declared a prejudicial interest in Item 10 as a business owner in Bridgend Town and did not take part in discussion during consideration of this item.

3. To receive a Statement of Intent on the duties of the BTC Planning Committee by the Chair of Planning.

- Chair provided a statement regarding the position of the Planning Committee as statutory consultees on planning applications within the BTC wards.
- He referred to a planning application that had been considered by the Planning Committee at a previous meeting and clarified that an objection to the application had not been made by the committee; however comments had been passed to the planning department for consideration.
- Chair advised that the task of the committee is to look at the information submitted for each application and decide whether or not to agree or disagree with the application and make comments to BCBC. Chair explained that the Committee can also raise questions to BCBC for further information to be supplied.
- Chair explained that he felt the Planning Committee had been misrepresented regarding their response to this recent planning application.

4. To discuss a request to BTC to give the Planning Committee plenary powers to deal with any planning issues that may be relevant to the Heritage Walkway Project during the summer recess.

- Chair explained that some members of the Planning Committee, the Town Clerk and the Heritage Walkway Project Manager had recently met with a number of BCBC Officers to discuss a revised location for the Heritage Walkway Project.
- He explained that a compromise had been reached and that the location for the Heritage Walkway Project would be more favourable in Wyndham Street.
- It was noted that there will need to be alterations to the designs and a new planning application would need to be submitted to BCBC.

RESOLVED: To request that the Town Council give the BTC Planning Committee plenary powers to deal with any planning issues that may be relevant to the Heritage Walkway Project during the summer recess

5. To receive and confirm the Minutes of a meeting of the Planning Committee of 13th June 2018.

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

Matters arising:

- Page 1. 3.1: Taxi Office: Chair advised members of a letter received from BCBC Planning Department regarding this application. The letter stated that the taxi business only has use of the car park and taxi office until December 2019 and that conditions have been imposed with the planning consent. Chair noted that it is clear that BCBC are still looking at the access to the area and BTC has done as much as it can to raise concerns to the authority.
- Page 1. 3.2: Coed Parc Development: Chair reported that BTC are still awaiting a response to the matter.
- Page 1. 3.4: Great Western Railway Project: It was noted that a Listed Building Planning Application had been submitted to BCBC for this project.
- Page 1. 3.5: Tesco Bailey Bridge (Brewery Lane): It was noted that no response has been received from BCBC.
- Page 1. 3.6: Member highlighted that it had recently come to light that the CCTV camera was missing at the Embassy Bridge: The Town Clerk was asked to contact the CCTV department to enquire how many cameras are actually working within the town.
- 3.6 Page 2: It was noted that a response had not been received regarding the 'Wheelie bins' matter.

6. 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.

7. 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.

8. Pre-Planning Application Consultations:

- There were no applications received.

9. County Determinations:

- There were no County Determinations received.

10. Planning Correspondence and other matters:

- A Member questioned whether the Town Council have any powers in relation to cutting down trees covering a walkway. Chair advised that BCBC Highways Department would have power to undertake this task if trees are impeding on the highway or pavement.

- It was reported that there is a diseased tree in the park on Cemetery Road. Chair noted that this matter should be raised with the BCBC Parks Department. Member clarified that the tree is in the children's play area adjacent to the Cemetery.
- Chair referred to the opening of a new delicatessen business on the Old Stone Bridge. He clarified that no planning application is needed for this premises however the delicatessen does require a hygiene certificate via the public protection department.

RESOLVED: Town Clerk to write to query if the business has been duly inspected and granted the required certificate.

At this point the Manager of the Heritage Walkway Project joined the Meeting.

- The Heritage Walkway Project Manager provided the Committee with an update on the status of the Heritage Walkway project. She explained that a new route has been found in Wyndham Street, the focus will be on getting parameters right for the planning application.
- It was noted that the new walkway will include three panels, with two of the panels being almost double the size of those originally planned. It is proposed that two of the panels at the lower end of Wyndham Street will be 2 dimensional and one located at the top of Wyndham Street will be 3 dimensional.
- The exact location of the panels will be determined subject to the location of underground utilities in the area.
- A Member suggested the use of a Perspex cover to protect the installation.
- Consideration has been given to ensure that the installation is designed with disability and access issues in mind.
- Educational Resource packs produced for local schools as part of this project were circulated to Members for information.
- It was noted that the new location and suggested amendments to the design have been agreed in principle via e-mail with BCBC officers and therefore the project could now progress to final designs and a new planning application subject to approval from the Town Council.

RESOLVED: To recommend that a new planning application is submitted for the Heritage Walkway Project using the new route and designs discussed above.

RESOLVED: Town Clerk to write to BT to request that they consider the removal of the three telephone boxes on Wyndham Street as soon as possible.

Meeting closed at: 12.05pm