

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 12th June 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

- Absent: Cllr R Porter & Cllr R Marsh

2. Declarations of Personal and Prejudicial Interest

- There were no declarations of interest

3. To Elect Chair of Planning Committee for 2019-2020:

- Cllr Unwin was proposed and seconded as Chair of Planning Committee; there being no other nomination, Cllr Unwin was unanimously elected as Chair of Planning Committee for 2018-19.

4. To Elect Deputy Chair of Planning Committee for 2019-2020:

- Cllr T Wood was proposed and seconded as Deputy Chair of Planning Committee; there being no other nomination, Cllr T Wood was unanimously elected.

5. To receive and confirm the Minutes of a meeting of the Planning Committee of Wednesday 15th May 2019

RESOLVED: The minutes of the Planning Committee meeting of 15th May 2019 were received and confirmed as a true record and duly signed.

Matters arising:

Chair highlighted that due to the volume of work since the last meeting the Town Clerk had advised him that she had been unable to progress any of the resolutions from the meeting on 15th May. The following items were noted for follow-up at the next meeting:

- Distribution of leaflets in the Town Centre - Town Clerk to write to BCBC to enquire why the signs preventing the distribution of leaflets in the town centre have been removed.
- Traffic lights on Cowbridge Road - Town Clerk to chase BCBC regarding the sequence of the traffic lights and safety concerns that had been highlighted.
- Empty properties – Town Clerk to the BCBC Conservation Department to enquire what action can be taken with the empty 'Welcome to Town' property and empty restaurant in Nolton Street.
- Change of use for Unit 1A Rhiw Shopping Centre – Town Clerk to contact BCBC to enquire if a change of use application has been submitted for this unit.
- Park Street air pollution figures and on-going monitoring reports – Town Clerk to chase BCBC for this information.

- Issues at periphery of Bridgend Bus Station - Town Clerk to write to BCBC Housing Solutions Officer and the Police to raise concerns and ask what more can be done to improve the situation.
- Vinyls for empty shop fronts – To obtain two additional quotes for vinyls
- Bridgend Town Wheelie Bin Survey – Town Clerk to send the Chair’s report and survey on Bridgend Town Wheelie Bins to the BCBC Senior Planning Conservation Officer and the BCBC Head of Street Cleansing to request action to improve this situation.
- Wheelie Bins at rear of 37 Wyndham Street – Facilities Manager to formally write to bin owners to request the bins are moved and explain that this site will be in daily use in the near future.
- Skip in Market Street - Facilities Manager to establish why there is a yellow skip in Market Street and find out when it will be removed.

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

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

9. Planning Correspondence.

a) Murals of historical value versus commercial advertising (Cllr D Unwin)

- Chair presented a report to Members. He explained that it had been reported in the press that BCBC Planners had written to the owner of Ella Riley Sweet Shop in Nolton Street because a mural painted on the wall of the property did not have advertising consent.
- Chair informed Members that two emails about this matter had been sent to the Town Council by members of the public for consideration. He read the emails to Members.
 - One email expressed a view that political statements have no place on the side of a shop and should not be placed there by town councillors that believe they are above the law.
 - The other email enquired whether the Town Council would be issuing a press release about the matter in relation to the town councillors involved and questioned whether the Councillors should be aware of the planning rules.
 - The emails were noted by Members.
- Chair highlighted that Cllrs Steve and Freya Bletsoe are not the property owners.
- Chair noted that BTC do not condone the fact that planning consent was not sought for this mural however he explained that in the terms of even justice he would like to highlight a number of matters for consideration:
 - There are Matthew’s Plumbing, Balanced Life Nutrition and Ocean Signs on the side of The Roof Club, Derwen Road. When was permission granted for these?
 - Many BT phone boxes within Bridgend Town Centre – and elsewhere – carry commercial advertising on their doors. When was this permission granted and for how long? Was BTC asked?
 - BCBC places many planning application notices on lamp standards and flat walls. When are these ever removed? Why Not?!
 - Annual circus posters are displayed all over the area. Are they given permission – do they pay a fee? Who removes them?

- BTC advised BCBC some months ago that a building company was fly posting their boards around the BTC area. What was done to have these taken down? J.M.P Groundworks!
 - The Broadlands Shopping precinct is blighted with 13 different advertising posters, banners, hoardings affixed to a wall. Who gave permission? Was any prosecution taken out? When will they be removed?
 - Various Static vans appear on the A48 advertising products. What steps are taken to get them removed?
 - What attention is given to illegal advertising on Retail Parks and Industrial estates within BCBC?
- It was noted that advertising consent had been sought and paid for by BTC for the LookUp project.

RESOLVED: To send Cllr D Unwin's report to BCBC and ask for a response to the planning concerns highlighted.

b) Heritage Walkway (Cllr D Unwin)

- Chair explained that although the project was launched on 18th May, the HMS "Urge" has not yet been painted on the River Ogmore wall due to a delay with conditions for planning consent.
- Chair highlighted that it appears the three upright panels have developed a problem of water ingress between the Perspex outer sheets and the panel itself and the edges appear to be "crumbling". This needs attention and proper sealing before the project is finally signed off.
- Chair expressed concern that there is no apparent link between the three panels to show the way to the next panel and suggested a simple solution would be for a small panel to be welded onto the structures to say where the next panel is located.
- A more expensive solution would be to have marker stones in the pavement with arrows to the next structure however Members felt that worded panels on each structure would be the most straightforward option.
- Chair felt that the project had been continually watered down by the BCBC Planning and Conservation department for unknown reasons and as a former member of the Military Advisory Committee, he felt bitterly disappointed at how the project had turned out from its original conception. He noted that this was through no fault of BTC or its co-ordinator or staff.
- Members discussed ways in which the Heritage Walkway project could be enhanced with a Phase 2 and discussed an option to introduce audio features that could play wartime music or oral histories at each panel.
- Chair suggested that BTC could consider contacting Colin Thackery, the Chelsea Pensioner that won Britain's Got Talent with his wartime songs, to enquire about his music on the Heritage Walkway.
- Town Clerk highlighted that the Heritage Walkway Project Manager was employed on a freelance basis and her contract had now ended. She explained that any additional work would not be covered by the Heritage Lottery Grant or resourced by the Heritage Walkway Project Manager.
- Chair suggested that the Town Clerk contact the former Heritage Walkway Project Manager to seek her views.

RESOLVED: Town Clerk to liaise with contractors regarding concerns about water ingress and condition of Heritage Walkway panels.

RESOLVED: To seek the views of the former Heritage Walkway Project Manager regarding Phase 2 of the Heritage Walkway Project and the possibility to introduce directional signage and audio facilities.

c) McArthur Glen – Original Planning Concept (Cllr D Unwin)

- Chair provided an overview of the original planning concept for McArthur Glen and explained that back in the 1980's/1990's it was planned that the outlet would offer end of line products at discount prices as an add-on to the shopping concept for Bridgend Town Centre and neither would compete with the other.

- Chair highlighted that it no longer appears to adhere to this concept as the current outlets appear to sell new items and food rather than items that are last season or obsolete.
- Chair suggested that BTC should contact the BCBC Planning Department to ask them to comment on this and request that they identify the date when they ceased to monitor and enforce the original concept. He also suggested that BTC should ask who gave the authorisation to relax these planning concepts and permissions.
- Chair questioned how often the BCBC Planning Department inspect what goes on at McArthur Glen in respect of breach of planning permissions and how many prosecutions have been made since McArthur Glen was established. He also queried how many were successful and what the total of fines is imposed for breach of planning rules.
- Members discussed the extreme problems being experienced by all Bridgend town Centre traders in these difficult economic times.
- Chair suggested that BCBC should be asked to supply BTC with its current council strategy for combatting these trading problems and what successes it has achieved in the past two years in attracting new businesses into Bridgend Town.

RESOLVED: To send Cllr D Unwin's report to BCBC Planning Department and ask for their comment.

d) Freedom of Information questions re: Sunnyside Wellness Village (Cllr D Unwin)

- Chair referred to an email received from BCBC in response to a complaint of procedural impropriety that was submitted by BCBC Cllr D White on behalf of the ParkSide Residents Association in relation to planning application P/18/983/FUL for the Sunnyside Wellness Village.
- It was noted that there is a further delay in BCBC providing a substantive response to the complaint.
- Chair explained that he had received a response to a freedom of information request he had submitted regarding this application and suggested that it is forwarded to the ParkSide Residents Association. This was agreed by Members.
- Cllr T Wood asked for permission to raise concerns that had been brought to him by local residents. This was agreed by Members.
- Cllr T Wood highlighted on-going parking issues near the Bryn Castell development.
- Cllr T Wood highlighted a comment from local residents that Linc Cymru would not be able to progress the SunnySide development due to funding issues and noted that no work had started on-site. Chair explained that 48 planning conditions had been imposed on the development and suggested that this could be the cause of the delay.
- Cllr T Wood explained that it had been brought to his attention that Parking Enforcement Officers are parking in disabled bays within the town centre and questioned whether they should be doing this.

RESOLVED: Town Clerk to contact BCBC Legal Department to enquire whether the police or Parking Enforcement Officers have the authority to park in disabled parking bays.

- Cllr T Wood expressed concerns that people visiting the gym on Rhiw Hill are parking on the pavement when the parking bays on Rhiw Hill are full.

RESOLVED: Town Clerk to contact BCBC Highways Department to notify them of an issue with people parking on the pavement when the parking bays on Rhiw Hill are full and enquire if there is a sign that could be erected to remind people that they should not park on the pavement.

- Cllr T Wood expressed a concern that further to road works in Tremains Road and Coychurch Road, holes that have been filled in are starting to sink.

RESOLVED: Town Clerk to contact BCBC Highways Department to notify them of an issue with the road surface sinking in Tremains Road and Coychurch Road.

- Cllr T Wood highlighted an issue with pot holes in Jenkins Street. It was agreed that the Town Clerk should include this concern in her email to the BCBC Highways Department.

Meeting closed at 12.25 pm.

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

Date:.....