

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 12th September 2018 at 11:30am

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

1. To receive apologies for absence

- Apologies: Cllr P Warren (work)
- Absent: Cllr R Porter

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 15th August 2018.

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

Matters arising:

- Page 1. Town Clerk provided an update on the Heritage Walkway Project and explained that the BCBC Planning Officer had responded to the pre application process and had not raised any concerns with the revised application. The formal planning application will now be submitted to BCBC as soon as possible.
- Page 1. Town Clerk explained that a letter had been sent to BT regarding three telephone kiosks on Wyndham Street. A response had been received advising that BT can only consider the removal of one kiosk at a cost of £2,192.40. Members agreed that this option should not be pursued.
- Page 1. No further information was available regarding the concerns raised regarding the entrance and exit to the new taxi office on Nolton Street. The Town Clerk was asked to pursue this issue.
- Page 1. Town Clerk advised that she had received a response from BCBC to confirm that the original planning consent for Tesco did not have any specific requirement to retain access over the Bailey bridge. This was noted by Members.
- Page 2. Town Clerk advised that she had not received a response to a letter to BCBC regarding fast-food takeaways.
- Page 3. Town Clerk advised that she had received a response from BCBC regarding the derelict houses on the site of a former Wildmill Estate Boiler House and advised that the Building Regulation application for the above site was undertaken by 'Total Building Control' and therefore any building regulation queries relating to this site should be directed to them. The Town Clerk was asked to contact this company to request an update on the buildings.

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 Correspondence and other matters**

1. **Planning Aid Wales; notification of Training Course on "Understanding Community Infrastructure Levy & Section 106 Contributions".**

- It was noted that the course will take place on 18th. September 2018 at Caerphilly Golf Club.

RESOLVED: No members wished to attend the course.

2. **Report on License applications decided solely by BCBC (Cllr D Unwin)**

- Chair presented a report drawing attention to a press article dated 30th August 2018, in which a license application was decided solely by BCBC within the Bridgend Town Council area, without any consideration of the views of BTC members.
- Members discussed the controversial nature of this particular application.
- Chair highlighted that BTC members are elected to represent the views of their residents and suggested that BCBC should allow the Town Council and other Town and Community Councils to make representations to the relevant committee before decisions of this nature are taken.

RESOLVED: Town Clerk to write to BCBC to request that Town and Community Councils are invited to make representations to the relevant committee before decisions regarding licensing applications are taken.

3. **Section 106 Agreements – BTC Area**

- Chair presented a report regarding Section 106 agreements for larger planning applications in the BTC area and explained that these funds typically provide budget for projects of local benefit to the surrounding community.
- He suggested that BCBC should be asked to provide the BTC Planning Committee with full details of such agreements over the past three years with information on what this money has been spent on.
- Members discussed the report and agreed that BTC Members should be offered the opportunity to give their opinion on how such agreed funds could be spent in the future.

RESOLVED: Town Clerk to write to BCBC to request information on Section 106 Agreements in the BTC wards for the past 3 years and also request that the BTC Planning Committee is consulted on how future Section 106 funds are spent in the local area.

4. Email from Mr A Nelson Re: Coed Parc Judicial Review

- Chair advised Members that an email had been received from the Walters Road Action Group regarding the proposed development at Coed Parc and explained that a Judicial Review is now imminent.
- Chair noted that the BTC Planning Committee had fully supported the Action Group at every stage of their efforts to seek planning justice for their case and suggested that the Committee should continue this support.
- Members reviewed a draft letter to the High Court prepared by the Chair. The letter offered support to local constituents in their quest for a full judicial review into the ways BCBC, through their Planning Department, has sought to deal with all applications in relation to the 'Coed Parc Development'

RESOLVED: Town Clerk to write to the High Court offering BTC support to the Walters Road Action Group in their quest to for a full judicial review regarding the 'Coed Parc Development', subject to agreement at the Town Council meeting on Monday 17th September 2018.

Meeting closed at: 12.05 pm

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

Date:.....