

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 13th March 2019 at 11:30am

Present: Cllr D Unwin (Chairman), Cllr A Wathan, Cllr T Wood & Cllr K Boucher

In Attendance: Mrs L Edwards (Town Clerk)

1. To receive apologies for absence

- Apologies: Cllr R Porter
Absent: Cllr P Warren & Cllr A Morelli

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 Wednesday 6th February 2019

RESOLVED: The minutes of the Planning Committee meeting of 6th February 2019 were received and confirmed as a true record and duly signed.

Matters arising:

Page 1 - CCTV Coverage in the Town Centre: Clerk advised a full list of the current CCTV coverage had been supplied by BCBC. Chair requested that a copy of the list is attached to the minutes of the meeting for information.

Page 1 - Heritage Walkway Project: Town Clerk advised that further to the successful outcome of the planning application, the Heritage Walkway Project Manager had been retained to source contractors and co-ordinate the production and installation of the interpretation panels and artwork for the walkway. She also advised that marketing literature is currently being produced and a launch event has been provisionally scheduled for the end of April.

Page 1 – Street Traders (Chuggers) approaching Members of the Public: Clerk advised that no response has been received. Chair requested that a further letter is sent.

Page 1 –Traffic lights on Cowbridge Road: Town Clerk advised that no response has been received. Chair requested that a further letter is sent.

Page 2 – Bridgend Railway Station: Chair highlighted that planning permission for the Great Western Railway project could not be progressed because the Planning Authority requires the submission of a certificate signed by the land owner to provide approval for the project. Town Clerk explained that she had originally contacted the owners of the railway station, however they could not sign the form as the station was leased to Arriva Trains Wales, she then contacted Arriva Trains Wales however the contract was in the process of being taken over by Transport for Wales and they could not sign the form. Town Clerk explained that both she and the former Democratic Services Officer had tried to get the form

signed by a representative from Transport for Wales but had not been successful. It was agreed that the Town Clerk will assign this task to the new Democratic Services Officer when she starts next week.

Page 2 – Red Telephone Kiosks: Chair highlighted that the steel bands that had been placed around the red telephone kiosks on Court Road now ensure that the kiosks are secure and that the project to redevelop them sits with the Regeneration Advisory Committee.

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:

- Chair presented a 'Statement of Intent' clarifying how decisions are taken by the Planning Committee. He explained that Planning Committee Members have a responsibility to consider all the facts available to them before reaching a decision but added that the Committee has delegated power to act on behalf of the Council for planning matters. Chair added that Members not appointed to the Planning Committee are entitled to ask questions about an application but should not criticise the decisions of the committee.
- 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. County Determinations:

- There were no County Determinations received.
- Chair referred to the discussions at the previous Planning Committee meeting and suggested that this item could be removed from the agenda unless there is a specific request from the committee to monitor an application that BTC has objected to.

8. Planning Correspondence.

1. Candidate Sites for Bridgend Local Development Plan 2018-2033

- Chair circulated a report and copies of site maps from the '*Candidate Sites for Bridgend Local Development Plan 2018-2033*' document, showing areas relevant to Bridgend Town Council.
- Chair highlighted that the purpose of the document is to identify potential sites however it does not mean that the sites will be included in the new LDP. He added that Bridgend Town Council will have an opportunity to comment on the new draft LDP at a later stage.
- Members reviewed each page and discussed the impact of a development at each site on the Bridgend Town Council wards.
- Cllr A Wathan enquired about the length of time remaining on the lease for the Brewery Field.
- Chair was not aware of the length of the lease but commented that it would be unlikely that this site is developed in the near future.
- Members noted the '*Candidate Sites for Bridgend Local Development Plan 2018-2033*' document.

2. Empty Residential properties initiative

- Chair presented a report on 'Bringing back empty and derelict residential properties into full use' and highlighted that there are some properties within BTC wards that need to be considered.
- Chair drew attention to the condition of number 2 Ewenny Road and suggested that BTC press BCBC to take this property into consideration. This was agreed by Members.
- Members discussed the condition of number 28 Park Street which has been badly damaged by a fire.
- In addition to the two properties discussed, Chair asked Members to liaise with the Clerk about any empty residential properties that are of concern.
- Chair highlighted that it is unclear whether the upper floors of properties within the town centre would be included in this initiative.
- The initiative was welcomed by the committee and the Chair suggested that a survey should be carried out within the Town Centre to identify the potential for residential use.

RESOLVED: Town Clerk to contact BCBC to highlight empty properties of concern within the BTC wards and request that they are considered as part of the Empty Residential properties initiative.

3. Report on clean-up of empty shops

- Chair presented a report on the clean-up of empty shops. He highlighted that the former 'Welcome to Town' property on Nolton Street is an eyesore and portrays a poor image for people entering Bridgend via this gateway to town.
- Chair also highlighted a property that was a former insurance office at the bottom of Newcastle Hill. He explained that the building is in a very poor condition and can be seen from the bottom of Park Street. Chair noted that the property is within the Conservation area and suggested that this should be looked at as a priority.
- Chair expressed concern regarding the condition of a vacant property opposite Carnegie House in Wyndham Street that is currently being advertised by Payton, Jewell and Caines. He explained that the windows are particularly dirty and there is a pile of rubbish inside the doors of the property at both the Wyndham Street and Market Street entrances.
- Chair suggested that BTC should write to the agent to request that the property is kept in a better condition.
- Members discussed the condition of the property in Nolton Street and Park Street and questioned whether there is any legislation that can be enacted to improve these buildings.

RESOLVED: Town Clerk to write to Payton, Jewell and Caines to request that action is taken to improve the visual appearance of the vacant property on Wyndham Street.

4. Advertising boards in Newcastle Ward

- Cllr T Wood highlighted that a significant number of advertising boards had been erected in hedgerows and on lampposts in the Newcastle Ward to promote a groundworks and building contractor however an application for advertising consent had not been viewed by the committee.
- Members commented that this appears to be flouting advertising consent.
- Chair suggested that this should be passed to the BCBC Planning Department for enforcement.

RESOLVED: Town Clerk to contact BCBC Planning Department to report unauthorised advertising boards in the Newcastle Wards.

- Chair explained that BTC had received a Street Trading Licence application from BCBC after the last Town Council meeting. He noted that historically the Planning Committee would comment on these applications but explained that the date for comments on the application had already passed. This was noted by Members.

Meeting closed at: 12:25pm.

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

Date:.....