

MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 15th August 2018 at 11:30am

Present: Cllr A Morelli, Cllr D Unwin and Cllr A Wathan.

1. To receive apologies for absence

- Apologies: Cllr P Warren and Cllr T Wood.
- Absent: Cllr K Boucher and Cllr R Porter.

2. Declarations of Personal and Prejudicial Interest:

- Cllr A Morelli declared a personal interest in Item 8 (6) Planning Application No. P/18/368/FUL – Change of use from hairdresser to supply of craft beer and spirits through a retail shop and mini bar, comprising on and off sales at 3 The Old Stone Bridge, Bridgend.

3. To receive and confirm the Minutes of a meeting of the Planning Committee of 11th July 2018.

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

Matters arising:

- Page 3. Item 10 – Amend minutes 'Deceased Tree' should read '*diseased tree*'.
- Page 3. Item 10: Heritage Walkway Project. An update on the project was given. A new planning application, with the revised designs, has been drawn up. Pre application advice has been sought however the Officer is currently on leave. The Heritage Walkway Project Manager ended on 31st July 2018 but the application is ready for submission once the Officer returns to work. If there are any issues with the application these will be referred back to the Town Council with a view to extend the Project Manager's contract but verbal agreement to the changes to the planning application have been received and an e-mail confirmation is awaited.
- Page 3. Item 10 – Letter to be sent to BT regarding the removal of the three telephone boxes on Wyndham Street.
- Page 2. Item 5: Taxi Office - Chair advised that the Company do not appear to have met all the planning application conditions imposed and would query if BCBC Planning Officers are content that the conditions are being complied with, particularly in relation to pedestrian safety and the 'blind' corner past 'Felicity's'.
- Page 2. Item 5: Tesco Bailey Bridge (Brewery Lane) – Ongoing.
- Page 3. Item 10: New Delicatessen Business on the Bridge. It was noted that the Hygiene Certificate is now in place.

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 Letter received from BCBC acknowledging BTC's planning application for the installation of four information boards at Bridgend Railway Station.

2 Welsh Government consultation entitled 'Call for Evidence' to explore ways for the planning system to assist in increasing the delivery of new homes in sustainable locations in line with the commitment in its national strategy, 'Prosperity for All', including achieving the delivery of 20,000 affordable homes during the current term of Government. Agreed that the Chair would consider the document in detail and liaise with the Town Clerk.

3 The Chair presented a report to the Committee on the use of paved land surrounding Bridgend War Memorial. The Town Council is the custodian of Bridgend War Memorial; the railings and surrounding paved area. Instances have taken place over the recent past when structures, vehicles etc., have been placed adjacent to the War Memorial, with consultation or permission of the Town Council.

Resolved: that the Town Council should have a policy in place to ensure that no activities are taking place adjacent to the War Memorial and within its immediate environs unless they are connected with military or other such Royal British Legion events and are approved by the local RBL representatives and Bridgend Town Council.

4 The Chair presented a report to the Committee entitled 'Duty of Care by Fast-food Takeaways within Bridgend Town Centre'. The report suggests that the granting of planning permission to operate a fast-food takeaway should incorporate the implicit responsibility of the proprietor to keep the exterior of the premises litter and grease free at all times; to provide adequate litter receptacles or request the Council to provide them and to keep the adjacent paved area and close seating in pristine condition. It was further suggested that the granting of annual health quality certificates to all fast-food premises should include cleanliness outside the premises as well as inside and for this to be included in the prescribed scale of 0-5.

Resolved: that BCBC Planning Department is asked to consider the recommendations made by BTC's Planning Committee with regard to Fast-food Takeaways.

5 The Chair referred to an e-mail received from a local resident regarding the High Court's decision to refuse permission to Mr A H Nelson to apply for a Judicial Review against the Welsh Ministers in relation to a long-standing dispute between the Walters Road Residents Action Group and BCBC Planning Department and the developers, Castell Homes. Mr Nelson is intending to appeal to the Court of Appeal and is seeking the support of the Town Council. The Chair suggests that the

documentation provided is forwarded to One Voice Wales and the Society of Local Council Clerk's Legal Representative to enquire if there is any precedent set in such cases.

Resolved: that the Town Clerk responds to Mr Nelson to advise that Bridgend Town Council will make enquiries to ascertain if there is any existing precedents in other similar cases.

Cllr A Morelli left the meeting for the duration of the next item of correspondence and returned at its conclusion. The meeting was not quorate for the duration of this item.

6 The Chair advised that one of the coping stones from the 'Old Stone Bridge' had become dislodged and fallen onto ground below. This was reported to BCBC as there was a belief this was a recent occurrence and may of occurred as a consequence of activity on the bridge related to the new business opening. A response had been received from BCBC advising that this damage was actually discovered in November 2017 following the three yearly inspection of the bridge. There are discussions ongoing between BCBC and CADW to establish if the repair can be undertaken without the need for a Scheduled Monument Consent application as this will have an effect on how quickly the repair works can be undertaken by Highways.

7 The Chair reported on a row of half built (now derelict) houses on the site of a Former Wildmill Estate Boiler House, and which have been subjected to serious vandalism over recent years. The Chair sought Committee approval to write to BCBC's Legal Department for urgent action to resolve the situation and, if necessary, approach the Welsh Government for a solution to this long standing issue.

Resolved: to contact BCBC's Legal Department to request that action is taken to resolve the half built (now derelict) houses on the site of the Former Wildmill Estate Boiler House and, if necessary, refer the issues to the Welsh Government at a later date.

Members acknowledged that the former Town Clerk, Mr Nigel Kinsey, is due to leave the Town Council on 31st August 2018 and requested that a formal letter of thanks to Mr Kinsey is prepared recognising his efforts and dedication to the Town Council.

Meeting closed at: 12.10pm

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

Date:.....