

**MINUTES OF MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE**

**AT CARNEGIE HOUSE**

**On Wednesday 15<sup>th</sup> May 2019 at 11:30am**

**Present:** Cllr D Unwin (Chairman), Cllr A Wathan, Cllr T Wood & Cllr R Porter

**In Attendance:** Mrs L Edwards (Town Clerk) & Ms J Brown (Democratic Services Officer)

**1. To receive apologies for absence**

- Absent: Cllr P Warren, Cllr A Morelli & Cllr K Boucher

**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 10<sup>th</sup> April 2019**

**RESOLVED:** The minutes of the Planning Committee meeting of 10<sup>th</sup> April 2019 were received and confirmed as a true record and duly signed.

**Matters arising:**

Heritage Walkway Project:

Town Clerk advised that the information panels are being installed this week and that the launch event will take place on Saturday 18<sup>th</sup> May 2019. Guests and Councillors had been invited to the Council Chamber for refreshments and the Mayor will make a speech to officially open the walkway. The Chairman congratulated those involved in the successful conclusion of this project.

Distribution of leaflets in the Town Centre:

Town Clerk advised that she has not yet written to BCBC to enquire why the signs preventing the distribution of leaflets in the town centre have been removed. It was agreed that this will be actioned before the next meeting.

- Town Clerk reported that she had not received a reply from BCBC regarding the traffic lights on Cowbridge Road.
- It was noted that a reply had been received from BCBC in response to a letter sent regarding empty properties within the town wards.
- Members discussed the poor condition of the former 'Welcome to Town' property and empty restaurant in Nolton Street.

**RESOLVED:** Town Clerk to send a further letter to the BCBC Conservation Department to enquire what action can be taken with these properties.

- Chair commented about the need for letting agents to help improve the appearance of empty properties and noted that Payton Jewell & Caines had not responded to the Town Council letter

requesting them to take action to improve the appearance of the property on Wyndham Street. Cllr R Porter was asked if she could speak to them about this request.

- It was noted that the Town Clerk had not yet contacted BCBC to enquire if a change of use application has been submitted for Unit 1A Rhiw Shopping Centre. It was agreed that this will be actioned before the next meeting.
- Town Clerk advised that she is awaiting the air pollution figures and on-going monitoring reports from BCBC.

Planning Bye-law for periphery of Bridgend Bus Station:

Chair presented a report on this situation for consideration by Members. He explained that he has witnessed up to four people regularly sitting on the pavement opposite the entrance to the Bus Station (up against the wall of the Job Centre) and on the benches outside the Job Centre drinking cans of alcohol and in various states. He explained that it is illegal to drink alcohol in public places in the town centre and suggested that the police should be asked to enforce the law on a regular basis and move these people on. Chair spoke about the daytime facilities provided as part of the Rough Sleeper Provision available in Bridgend and highlighted that these people should be encouraged to use these facilities.

Chair suggested that the current situation is putting some people off coming into the town centre to shop and is playing a detrimental part to the potential letting of empty retail premises.

He concluded that this matter needs to be investigated further by the agencies directly involved to ensure people on the streets and in need are catered for in order to overcome these current problems.

**RESOLVED:** Town Clerk to write to BCBC Housing Solutions Officer and the Police to raise these concerns and ask what more can be done to improve the situation.

Town Clerk reported that she had been liaising with the police during the week due to a problem with drug use at the back of the Carnegie House building.

Vinyls for empty shop fronts:

The Democratic Services Officer reported that she had obtained a quote for vinyls for an average size shop front. She explained that she had contacted the company used by McArthur Glen and reported the cost to Members. Cllr Porter offered to contact Elite Signs to obtain a comparative quote.

**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.

- Chair referred to planning application P/19/174/RLX and read an email received from local resident Mr A Nelson. It was noted that residents do not object to the application per say but have objections in respect of the proposed access to and from the development. Members discussed the BTC support for the residents in the past and it was agreed that a further letter could be sent to Welsh Government.

## 6. Pre-Planning Application Consultations

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

## 7. Planning Correspondence.

### a) Bridgend Town Wheelie Bin Survey

Chair presented a report and survey outlining the number and locations of wheelie bins in Bridgend Conservation Areas. He explained that the concept of a Conservation Area is that in planning terms, higher standards of design, upkeep and street scene are essential.

Chair expressed concern that a number of business premises appear to flout conservation rules on a regular basis and are placing bins in prominent positions on the street scene without any attempt to remove or conceal them after they have been emptied.

Members agreed that the wheelie bin project was worthwhile and highlighted the problems caused by wheelie bins blocking wheelchair access to pavements. It was agreed that this situation needs to be addressed.

**RESOLVED:** 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.

Chair also highlighted that there are 3 wheelie bins regularly stored outside the roller shutters at the rear of 37 Wyndham Street and suggested that staff need to find out who is responsible for these bins so that they can be asked to move them before BTC take on the lease for this premises later in the month. Chair also noted that there has been a yellow skip at the lower end of Market Street for over three weeks and questioned if permission had been granted for it to be placed in this location.

**RESOLVED:** BTC Facilities Manager to find out who the bins belong to outside the rear of 37 Wyndham Street and explain that this site will be in daily use in the near future.

**RESOLVED:** BTC Facilities Manager to establish why there is a yellow skip in Market Street and find out when it will be removed.

### b) Response from BCBC re: Sunnyside development

Chair explained that an email had been received from BCBC in response to questions raised by the BTC Planning Committee regarding this development, however it did not fully address all the issues raised or provide any further information.

Chair reported on the outcome of a meeting with the Parkside Residents Association in relation to the proposed Sunnyside Development. He explained that any action taken must be driven by the residents association but suggested that BTC could offer support.

It was noted that information had been passed to the Planning Committee as a result of a Freedom of Information request, however due to the timing of the receipt of the information, Members had not had an opportunity to read the information before the meeting. It was agreed that any comment on this information should be deferred until the next meeting.

### c) Planning considerations for Street Festival

Chair presented a report on planning considerations for Street Festivals and explained that although the events are to be welcomed, more needs to be done to ensure that event organisers understand the protocols and civic etiquette that needs to be adhered to. Chair explained that as custodians of

the War Memorial, BTC have a long standing policy that no activities should be staged in the immediate vicinity of the War Memorial in order to preserve a modicum of respect for the monument and all that it represents.

Chair highlighted that at a recent event, an alcohol tent was erected up against the railings of the War Memorial and children were allowed to chalk over the paved area surrounding the memorial and no attempt was made to wash away the mess after the event.

Chair suggested that there should be a much closer co-ordinated liaison between the Town Council and those wishing to stage events in the Town Centre.

The Town Clerk reported that the Town Council do not receive any information about events planned in the town, however she had recently been introduced to the new BCBC Town Centre Manager and is arranging a formal meeting with a view to improving communication between BCBC and BTC on Town Centre matters.

The Town Clerk also reported that she had spoken to the CF31 BID Manager about the Roots Festival and he had apologised for the situation at the War Memorial.

Chair advised that a further piece of correspondence had been received from BCBC in relation to a letter sent in February regarding a new pavement on the A48. The letter was read out to Members and it was noted that no further action will be taken at this time.

Meeting closed at 12.20 pm.

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

**Date:.....**