

MEETING OF BRIDGEND TOWN COUNCIL'S PLANNING COMMITTEE

AT CARNEGIE HOUSE

On Wednesday 15th November 2017 at 11:30 am

Present: Cllr T Wood, Cllr D Unwin, Cllr E Hughes, Cllr S Baldwin

Absent: Cllr F Sykes, Cllr R Porter

1. Apologies for absence:

Cllr G Sassoon-Hales,

2. Declarations of Personal and Prejudicial Interest:

2.1 None

3. Minutes of the last meeting on 11th. October 2017:

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

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:

5.1 Please refer to Planning Applications Spreadsheet attached at the end of the minutes.

5.2 The Planning Committee's Recommendations appear in the end column in bold type.

6. Pre-Planning Application Consultations:

6.1 There were no applications received.

7. County Determinations:

7.1 There were no County Determinations received.

8. Planning Correspondence and other matters:

8.1 Cllr Unwin reported on site visit (Planning Application P/17/486/FUL) on 8th November 2017, to Asda Store, Bridgend, re – *“Change of use of part of store car park to a filling station & associated infrastructure”*,

- He noted that when the original application was made by Asda to site a petrol filling station in their car park, Bridgend Town Council unanimously resolved to object the application on the grounds of loss of car parking spaces; an intensification on the access/exit points on Coychurch Road and additional pressure on external traffic flow.
- He advised that BCBC subsequently approved the original application.
- Chair reported that since that time, works had started on Coychurch Road for 48 new dwellings which will intensify traffic movements in the vicinity of the Asda entrance/exit.
- He explained that the basis of the site meeting was to consider an amendment to the original application; from a payment concept of automatic personal card to a cash/attended principal, before the matter is formally considered at BCBC Development Control on the 9th November 2017.
- Chair explained that Asda had agreed to a new section 106 agreement to pay BCBC £26,500 for alterations to the nearby traffic flow.
- Chair highlighted that the meeting had identified issues with the current BCBC protocols for allowing objectors to attend the full Development Control Committee to make representations in person.
- He explained that the recent advice that a site meeting was to be held was dated 1st November 2017, eight days before the actual Development Control Committee, however his understanding was that notification of a wish to attend Development Control in person must be made to BCBC seven days prior to the full meeting. He added that if a site meeting is only held the day before the Development Control meeting, how can a view be taken as to whether there is merit in attending the Development Control meeting in person. He suggested that either BCBC holds site meetings at least EIGHT days prior to Development Control or they allow notification to attend within 24 hours of the meeting.
- Chair noted that comment and explanations at a site meeting may well change an attitude to a planning application, which could either make it essential to attend Development Control or negate the need to do so.
- Members agreed with the comments of the Chair of Planning Committee.

RESOLVED: Town Clerk to write to BCBC to express the Committees views on the protocol and request that the timings are re-considered.

8.2 Rhiw Car Park Development

- Chair of Finance highlighted that to date, there has been no landscaping done along the length of The Rhiw Hill and along the length of the river walk from the Water Street entrance to the rear of the car park. He stated that the whole area is concrete and nothing has been done in the area to enhance the environment of Bridgend Town Centre.

- Members agreed that BCBC should be asked to supply Bridgend Town Council with details of the environmental conditions for this development.

RESOLVED: That Bridgend Town Council Planning Committee requests details of the Section 106 agreement with the developer concerning the peripheral landscaping of the development.

8.3 Situation re: Timpson Unit in Tesco Car Park (P/17/148/FUL)

- Chair advised that he had identified that the Timpson unit is painted a maroon colour and not light grey as specified in Condition 2 of the planning permission granted.
- Chair added that contrary to the granted permission for use which were Dry Cleaning, engraving, watch repairs, shoe repairs and key cutting ONLY; the following uses are also taking place; Phone repairs, pet tags, house and business signs, commemorative plaques, photo ID.
- He stated that it would appear that already extra uses and services are being supplied, contrary to the planning permission granted and the Bridgend Town Council Planning Committee should draw these issues to the attention of BCBC Planning Department for comment; action and enforcement if necessary.

RESOLVED: Town Clerk to write to BCBC Planning Department to highlight these observations and request their views.

Meeting closed at 11.55am