

MINUTES of the meeting of the Pencoed Town Council Planning committee held on 1 June 2005.

PRESENT: Councillor D.R. Gregory (Chair)

Councillors: C.F. Hewlett, K.F. King, R. Williams

APOLOGIES FOR ABSENCE: Councillors: E. Alford, J. Butcher, C.J. Davies, D.J. John, V.L. Thomas

Town Councillors who are also County Borough Councillors

Discussion ensued concerning the non-attendance of Borough Councillors who are also Members of this Town Council. Due to the Code of Conduct and the interpretation of the Monitoring Officer these Members have withdrawn from attending Planning Committee meetings and up to the present their apologies have been placed on the Minutes. It was agreed that it was not appropriate to record apologies in the Minutes.

RESOLVED: That the Town Council Members who are also County Borough Councillors would not be recorded as having apologized for absence from Planning Committee Meetings due to the interpretation of the Monitoring Officer of the Code of Conduct.

A. Pencoed Town Council offers 'no observations' in connection with the following:

P/05/456/FUL/CON

Mr. A. Thomas, 6 Caer Berllan, Pencoed.
First floor extension at this address.

P/05/485/FUL/HW

Mr. A.V. Lane, 7 Bryn Pobydd, Pencoed.
Single Storey rear extension at this address.

P/05/521/FUL/NM

Mr. W. Jones, 16 Woodlands Park, Pencoed.
Conservatory to rear of this address.

A/05/28/ADV/HW

Fire Brigade Union, Ffordd Yr Hen Gae, Bocam Park, Pencoed.
Box Fascia Sign x 2 on this site.

P/05/557/FUL/CON

W.C. & Mrs. A.F. Preddy, 36 Hafod Las, Pencoed.
Alterations and dining room extension at this address.

P/05/442/FUL/CE

Adam Burbidge, 35 Penybont Road, Pencoed.
Change front garden into driveway at this address.

P/05/587/FUL/NM

Mrs. L.J. Pritchard, 49 Heol Maes y Haf, Pencoed.
Two storey extension at this address.

P/05/620/FUL/NM

Mr. J. Chick, 21 Heol y Gerddi, Pencoed.

Single storey side extension to provide additional accommodation at this address.

P/05/626/FUL/NM

N.N. & J.E. Woolley, 51 Heol Maes yr Haf, Pencoed

Single storey extension at this address.

B. Pencoed Town Council offer 'observations' in connection with the following:

P/05/455/OUT/HW

Mr. D. & Mrs. J. Bevans, 31 Tonteg, Pencoed

Reconstruct previously demolished dwelling to the same footprint at 93 Minffrwd Road, Pencoed.

Not supported as this would represent an undesirable new development in the countryside.

P/05/471/FUL/CON

Mr. J. Beynon, 17 Eleanor Close, Pencoed.

Single storey rear and side extension and conversion of existing garage with three off-road parking spaces at this address.

- This development could create a likely terracing effect.
- The size of the proposed ground floor extension would dominate the south western boundary of No. 16 which is at a lower level than the application site.
- The provision of 3 off street parking spaces cannot be achieved within the existing forecourt, and would set an undesirable precedent in this area.

P/05/664/FUL/CON

Mr. J. W. Foster, 5 Dolwen, Penprysg, Pencoed.

Two storey extension to side, single story extension to rear, storm porch/canopy to front at this address.

This proposal represents a substantial over-intensification of the site.

P/05/530/FUL.HW

Bocam Park Ltd. Ynysbridge Court, Gwaelody-y-garth, Cardiff.

Lighting columns for overspill car park at Bocam Park Business Centre, Bocam Park, Junction 35, M4 Pencoed.

Any lighting to be erected should not cause a nuisance to dwellings in close proximity to the site, or to road-users in passing.

T/05/26/TPO/CW

Mrs. M.H.J. Woodward, 58 Eleanor Close, Pencoed.

Remove large overhanging branch of oak tree [1986] OBC No. 8 Ref. A11 at this address.

- Will support the decision of the T.P. Officer
- All residual debris to be removed from the site.

T/05/27/TPO/CW

Mr. & Mrs. Hughes, 4 Woodland Avenue, Pencoed.

Reduce height of tree by a third [1985] OBC TPO No. 12 Ref. T1 at this address.

- Will support the decision of the T.P. Officer
- All residual debris to be removed from the site.

C. Planning Decisions – Development Control Committee

[Bridgend County Borough Council]

P/05/509/FUL

Mr. Harold Stephens, 49 Hafod Las, Pencoed.

Lean to Conservatory to rear of this property.

Permission granted.

P/05/210/FUL

Anchormill Ltd., The Design Office, 19 Heol y Deri, Rhiwbina, Cardiff.

Construction of Estate Road and 8 Dwellings at Duffryn Oaks, Hendre Road, Pencoed.

Permission granted with conditions.

P/05/334/FUL

Mr. T. Chilcott, 24 Glan y Nant, Pencoed.

Loft conversion to front and back of dormer bungalow at this address.

Permission granted with condition.

P/05/386/FUL

Mr. P. Murphy, 16 Cae Talcen, Pencoed.

Conservatory to the rear of this address.

Permission granted.

P/05/514/FUL

Mr. & Mrs. Anthony Davies, 2 St. Mary's Close, Pencoed.

Lean to extension to side of this property.

Permission granted with conditions.

P/05/466/FUL

Mr. & Mrs. H. Preddy, 11 Caer Efail, Pencoed.

First floor extension at this property.

Permission granted.

P/05/343/FUL

Mr. & Mrs. B. Goode, 23 Bryn Rhedyn, Pencoed.

Single storey side and rear flat roof extension at this address.

Permission granted.

P/05/431/FUL

Mr. Wood, 9 Verland Way, Pencoed.

Conservatory to rear of this property.

Permission granted.

P/05/456/FUL

Mr. A. Thomas, 9 Caer Berllan, Pencoed.

First floor extension at this property.

Permission granted with conditions.

P/05/391/FUL

Mrs. T. Tucker, 19 Pant Glas, Pencoed.

Porch extension and canopy with provision of 2 off road parking spaces in front garden at this

address.
Permission granted with conditions.

P/05/351/FUL
Mrs. M.E. Owens, 58 Bryn Rhedyn, Pencoed.
Extension and first floor bedroom at this address/
Permission granted.

P/05/302/FUL
Parish Green Beatty Opticians, 2-4 The Square, Pencoed.
Change of use from retail shop to opticians at this address.
Permission granted.

P/05/282/FUL
K.A. Reffell, Rhyd y Fro, Coychurch Road, Pencoed.
Single storey side extension at this address.
Permission granted.

P/04/1592/FUL
Mr. & Mrs. S. Bowen, 9 Eleanor Close, Pencoed.
Kitchen/Bathroom/Garage and bedroom extension at this address.
Permission granted with conditions.

P/05/232/FUL
Mr. Godja, 3 Tybryn Terrace, Pencoed.
First floor extension to main dwelling, conservatory to rear and detached garage with first floor accommodation at this address.
Permission granted with conditions.

A/05/17/ADV
Clay Shaw Thomas, 2 Ffordd yr Hen Gae, Bocam Park, Pencoed.
Static, internally lit light box and fascia sign at this address.
Permission granted with conditions.

A/05/11/ADV
South Wales Police, Police Station, 4 Heol y Groes, Pencoed.
Non-illuminated bilingual corporate sign at this address.
Permission granted.

P/04/1443.OUT
Mr. Bryn Richards, 77 Herbert Street, Pontardawe, Swansea.
Erection of block containing two, one bedroom flats [amended plans r'cd 12/11/04] on land at Glossop Terrace, Pencoed.
Refused permission.

P/05/458/FUL
D.K. Thomas, 74 Eleanor Close, Pencoed.
Dormer extension at this address.
Refused permission.

D. OTHER MATTERS

Diversion of Footpaths 5 and 40 – Duffryn Oaks, Pencoed
After further consideration of this matter it was agreed to offer 'no observations'.

Proposed retention / diversion of Footpath 8 – Rear of Bryn Rhedyn, Pencoed
After discussion it was agreed to offer 'no observations'.

Temporary Closure of Footpath 10 to facilitate excavation and laying of underground electricity cables

The dates proposed for this work are given as 25 July to 19 August 2005 with provision for a six month extension for completion of the work.

Members expressed serious concern that as this was a safe route to the Comprehensive and Croesty Primary schools for the children of the Hendre Area an extension of the dates would constitute a potentially serious danger in getting to school along the diverted route of Woodland Avenue, Hendre Road and Coychurch Road.

RESOLVED: That the Clerk inform the relevant department at BCBC that any extension to the stated dates is not acceptable in the light of the potential serious danger to children walking to school.

P/04/1443/OUT

This application for direction of a block of two one bedroom flats on land at Glossop Terrace had been refused. Notice received of an appeal by the developer to the Planning Inspectorate, National Assembly for Wales.