

**Minutes of the Planning Committee Meeting
held (electronically) on Thursday, 26th November 2020**

Present: L Tallon-Morris, A Harris, R Lee, J Pratt, C Wintle

Cllr A Harris took the minutes of this meeting.

1. Apologies for absence

M Chegwen, M Emmment-Lewis.

2. Declarations of Interest

None.

Cllr J Pratt asked to be noted that the St Johns School development is off the street where he lives.

3. To accept for accuracy the minutes and observations of the planning Committee held on 12th November 2020

Resolved: To accept the minutes and observations of the Planning Meeting held on 12th November 2020 as a true and accurate record.

4. To consider planning applications as presented on 26th November 2020 (attached).

As attached.

5. Clerks Report

Nothing to report.

The meeting concluded at 7.30pm



PLANNING APPLICATIONS FOR CONSIDERATION
 BY THE PLANNING COMMITTEE (Electronically)
 26th November 2020

APPLICATION	COMMENTS
<p>P/20/756/FUL</p> <p>Mr Colin Donovan 31 Fulmar Road Porthcawl</p> <p>Remodelling of bungalow to provide first floor accommodation by demolishing existing garage, constructing two storey extensions to either side of the existing dwelling incorporating new integral garage and new roof structure to provide 3 en-suite bedrooms; new secondary access onto Fulmar Road.</p>	<p>Objection:- The mass and scale of the proposed development is overbearing and not in keeping with the neighbouring properties. The Gable wall shown on the boundary is not buildable or maintainable without permission from the neighbours to place foundation footings within their property.</p>
<p>P/20/750/FUL</p> <p>Mr H Davies 4 Rowan Drive Porthcawl</p> <p>Single storey front porch extension to replace existing.</p>	<p>No Objections</p>
<p>P/20/719/FUL</p> <p>Mr R Hayes 3 Nottage Mead Porthcawl</p> <p>Proposed ground floor single storey rear extension and new 1.5 storey side extension with internal re-modelling plus new dormer extension to the rear.</p>	<p>No Objections</p>
<p>T/20/68/TPO</p> <p>Mr Richard Ford 15 Clevis Hill Newton Porthcawl</p> <p>Works to tree: Silver Birch - reduce one large limb overhanging neighbouring garden & reduce canopy by 20%; Beech hedge - 30% reduction to hedge; Acer Crimson King - remove one large bottom limb & reduce canopy by 25%; Magnolia Soulangeana - light pruning to reduce its weight.</p>	<p>No Objections</p>

<p>P/20/263/FUL</p> <p>Taylor Wimpey UK Ltd Land at former St Johns School Newton Porthcawl</p> <p>Demolition of the existing buildings and construction of 57no. dwellings, including 8no. affordable apartments together with an off site contribution, landscaping, public open space, SUDS and associated works [amended plans and documents received 9-11-20 - please see online Covering Letter document for a full list of changes].</p>	<p>Observations:- There is a footpath linking the driveway from plot 1 to the main East West footpath across the site, but there is not one from plot 53 to the main footpath, this is highly likely to become a preference route for anyone in plots 47 to 57, can a footpath be added there. Bat mitigation strategy to follow sections 5.44 and 5.45 of the Ecological appraisal report with planning pre-start conditions to ensure that bat boxes are sited on mature trees within the site prior to demolition of existing buildings. Is it possible for more of the properties to the South of the site to exit the development via Church Road rather than Birch Walk, bearing in mind the fact that Church St formed the main entrance for the school when it was open.</p>
<p>P/20/266/CAC</p> <p>Taylor Wimpey UK Ltd Land at the former St Johns School Newton Porthcawl</p> <p>Conservation Area Consent for the demolition of the existing school buildings within Newton Conservation Area [amended plans and documents received 9-11-20 - see online Covering Letter for the changes].</p>	<p>Observations:- There is a footpath linking the driveway from plot 1 to the main East West footpath across the site, but there is not one from plot 53 to the main footpath, this is highly likely to become a preference route for anyone in plots 47 to 57, can a footpath be added there. Bat mitigation strategy to follow sections 5.44 and 5.45 of the Ecological appraisal report with planning pre-start conditions to ensure that bat boxes are sited on mature trees within the site prior to demolition of existing buildings. Is it possible for more of the properties to the South of the site to exit the development via Church Road rather than Birch Walk, bearing in mind the fact that Church St formed the main entrance for the school when it was open.</p>
<p>P/20/833/FUL</p> <p>Mrs Emma Richards 55 Hookland Road Newton Porthcawl</p> <p>Conversion of existing side garage and demolition of existing rear garage and construction of new garden room.</p>	<p>No Objections</p>
<p>P/20/767/FUL</p> <p>Mr Ken York The Croft 74 Hookland Road Porthcawl</p> <p>Demolition of existing garage and increase in floor area of proposed integral garage and utility / wet room, single storey extension to front / side elevation to create new entrance porch, two storey rear / side extension to provide first floor ensuite to main bedroom, demolition of existing two storey bay window (defective) and construction of replacement two storey bay window to serve living room and main bedroom to rear elevation overlooking private garden area.</p>	<p>No Objections</p>

<p>P/20/788/FUL</p> <p>Mr Gary Young 143 Newton Nottage Road Porthcawl</p> <p>Single storey rear extension; Raise roof to create first floor with dormers.</p>	<p>No Objections</p>
<p>P/20/792/RLX</p> <p>Mr Steve Jones White Bungalow Rear of Queens Avenue Porthcawl</p> <p>Removal of condition 6 of P/19/842/RLX by the approval of details (drainage).</p>	<p>No Objections</p>