

**Minutes of the Planning Committee Meeting  
held (electronically) on Thursday, 9<sup>th</sup> September 2021**

Present: M Clarke, M Emmet-Lewis, B Jones  
J Pratt

Town Clerk: K Grabham  
Assistant Town Clerk: S Watkins

In Attendance: Cllr's T Hill, J Manley, L Tallon-Morris, J Perren, R Lee

*Cllr J Pratt (Vice Chair) chaired the meeting in the absence of Cllr A Harris (Chair).*

*Members were informed that Cllr R Smith had resigned from the planning committee as of 8<sup>th</sup> September.*

**1. Apologies for absence**

Apologies received from Cllr A Harris

**2. Declarations of Interest**

Cllr B Jones	Agenda items 4,5 & 6	Personal, BCBC Member
Cllr B Jones	P/21/683/FUL	Prejudicial Interest, Applicant known to Member
Cllr M Clarke	Agenda Items 4,5 & 6	Personal, BCBC Member

**3. To accept for accuracy the minutes and observations of the planning Committee held on 22<sup>nd</sup> July 2021**

Cllr M Clarke requested to be noted that he was not in attendance at the last planning committee meeting therefore he did not vote on accepting the minutes of 22<sup>nd</sup> July 2021.

**Resolved: To accept the minutes and observations of the Planning Meeting held on 22<sup>nd</sup> July 2021 as a true and accurate record.**

**4. For information – E-mail correspondence received from Craig Flower, Minor Applications Team Leader, Planning Department, BCBC – Consultation on planning application P/21/491/CAC – St John's School**

Cllr J Pratt advised that this was a duplicate application submitted of which was subsequently withdrawn.

**Resolved: To note for information.**

**5. To consider correspondence received from Amanda Borge, Planning Department, BCBC – Planning Appeal P/20/1024/FUL**

**Resolved: To note for information.**

6. **To consider correspondence received from Amanda Borge, Planning Department, BCBC – Planning Appeal P/20/1027/FUL**

**Resolved:** To note for information.

7. **To consider planning applications as presented on 9<sup>th</sup> September 2021 (attached).**

As attached.

*The meeting concluded at 9.08pm*

Porthcawl Town Council



PLANNING APPLICATIONS FOR CONSIDERATION  
 BY THE PLANNING COMMITTEE (Electronically)  
 9<sup>th</sup> September 2021

APPLICATION	COMMENTS
<p>P/21/618/FUL</p> <p>Porthcawl Cricket Club                      Cricket Pavilion Playing Fields                      Locks Lane                      Porthcawl</p> <p>Erection of new cricket nets - 8.23m width base x 30m length with an outer primary security fence of 2.4m height and an inner catch ball net of 4m height.</p>	<p><b>No Objections</b></p>
<p>P/21/585/FUL</p> <p>Mr D Griffiths                      Cornerways                      2 The Whimbrels                      Porthcawl</p> <p>Single storey front extension and garage extension to front.</p>	<p><b>No Objections</b></p>
<p>P/21/631/FUL</p> <p>J Davies                      1 Newton Nottage Road                      Porthcawl</p> <p>Change use of existing art workshop/outbuilding (Use Class C3a) to holiday let (Use Class C1).</p>	<p><b>No Objections</b></p>
<p>P/21/587/FUL</p> <p>G Collins                      28 St Michaels Road                      Porthcawl</p> <p>Porch to side entrance door.</p>	<p><i>It was noted that BCBC had already determined this application.</i></p> <p><b>No Objections</b></p>
<p>P/21/636/FUL</p> <p>Parkdean Resorts UK Ltd                      Supermarket, Trecco Bay Holiday Park                      Porthcawl</p> <p>Extension to existing supermarket to provide additional retail space.</p>	<p><b>No Objections</b></p>

<p>P/21/273/FUL</p> <p>Spring Design St Clares Convent Newton Porthcawl</p> <p>Subdivision of plot to accommodate 1 extra dwelling with changes to the approved dwelling.</p>	<p><b>Observations:-</b></p> <p><b>This proposed development would remove parking spaces and reduce plot size of the current property.</b></p>
<p>P/21/630/FUL</p> <p>Mr A Hill Woodcliffe Rhych Avenue Porthcawl</p> <p>Extension of property at roof level and rear; new balconies to the front.</p>	<p><b>No Objections</b></p>
<p>P/21/600/FUL</p> <p>Mrs M H Case 122 West Road Porthcawl</p> <p>Remove existing rear structures; construct two storey rear extension; dormer extensions to side &amp; front; remove curved bay at front; single storey extensions to front.</p>	<p><b>No Objections</b></p>
<p>P/21/517/FUL</p> <p>Mr M Raggett 29 Lime Tree Way Porthcawl</p> <p>Single storey front extensions either side of two storey central glazed hallway; single storey rear extension (mirror to existing); internal alterations.</p>	<p><b>No Objections</b></p>
<p>P/21/680/FUL</p> <p>Mr N Veissi 124 John Street Porthcawl</p> <p>Change of use from shop (A1 use class) on ground floor and residential flat (C3(a) use class) on first floor to food &amp; drink (A3 use class) on ground floor with ancillary administrative and storage use on first floor.</p>	<p><b>No Objections, however, agreed that further information should be requested from BCBC in relation to the type of food that would be sold on the premises.</b></p>
<p>P/21/658/FUL</p> <p>B S Thomas &amp; P Grant 5 Mallard Way Porthcawl</p> <p>Erection of two storey and single storey rear extensions, with proposed external and internal alterations.</p>	<p><b>No Objections</b></p>

<p>P/21/632/FUL</p> <p>Mr M Cahill 36 Ffordd Sanderling Porthcawl</p> <p>Single storey rear extension with internal modifications plus new garden studio.</p>	<p><b>No Objections</b></p>
<p>P/21/595/FUL</p> <p>Mr S Osborne 36 West Park Drive Porthcawl</p> <p>Two storey extension and pitched roof dormer to front; Single storey extension and flat roof dormer to rear; Internal remodel.</p>	<p><b>No Objections</b></p>
<p>P/21/683/FUL</p> <p>Mr P Rossini 5 Sandpiper Road Porthcawl</p> <p>Proposed height reduction, and subsequent retention, of an existing unauthorised hit &amp; miss horizontal timber boundary fence and pedestrian gate.</p>	<p><i>Cllr B Jones declared an interest in this application.</i></p> <p><b>No Objections</b></p>
<p>T/21/56/TPO</p> <p>Mrs E Jenkins Rear of 4 Westgate Close Porthcawl</p> <p>Trim back 2 branches of pine tree which overhang workshop/office.</p>	<p><b>No Objections</b></p>
<p>P/21/699/FUL</p> <p>Mr N Baldwin 2 Fairfax Crescent Porthcawl</p> <p>Demolish garage and replace with new.</p>	<p><b>No Objections</b></p>
<p>P/20/415/FUL</p> <p>Xcape Limited Former Glamorgan Holiday Hotel The Square Porthcawl</p> <p>Demolition of the former Glamorgan Holiday Hotel and erection of a new residential block of 52no. 1, 2 and 3 bedroom apartments and associated works [amended documents received 11-8-21].</p>	<p><b>Observations: Should be one parking space allocated for each apartment. Parking allowance does not seem to be adequate in relation to the location of building, the amount of apartments and also allowing for apartment residents to receive visitors. Only one access point currently to the car park - Members queried as to whether there would be a one or two way access point(s) included in the proposed development.</b></p>

<p>P/21/700/FUL</p> <p>Mr R Clatworthy 30 Rest Bay Close Nottage Porthcawl</p> <p>Two storey front extension and side extension with single story rear extension.</p>	<p><b>No Objections</b></p>
<p>P/21/665/FUL</p> <p>D Rees 54 Fulmar Road Porthcawl</p> <p>Extension to existing flat roofed dormer extension on front elevation of property.</p>	<p><b>No Objections</b></p>
<p>P/21/666/FUL</p> <p>Mr &amp; Mrs Hayman Bay Tree Cottage 1 West End Avenue Porthcawl</p> <p>Single storey first floor side extension.</p>	<p><b>No Objections</b></p>
<p>P/21/725/FUL</p> <p>Mr C Davies 32 Danygraig Avenue Porthcawl</p> <p>Porch and garage extension to front of dwelling.</p>	<p><b>No Objections</b></p>
<p>P/21/733/FUL</p> <p>Mr D Shadis 9 Anglesey Way Porthcawl</p> <p>Two storey front extension.</p>	<p><b>No Objections</b></p>
<p>P/21/736/FUL</p> <p>Ty Talbot Farms Caravan Storage at Mount Pleasant Farm Mount Pleasant Road South Cornelly</p> <p>Proposed change of use from agricultural land to Use Class B8 for the purpose for caravan storage.</p>	<p><b>No Objections</b></p>
<p>P/21/123/FUL</p> <p>Mr A Bains 50 Mary Street Porthcawl</p> <p>Conversion of existing building from a 10 Bed HMO to 6x 1 bedroom flats with a single storey ground floor extension [amended description of development].</p>	<p><b>No Objections</b></p>

<p>P/21/729/OUT</p> <p>Mr &amp; Mrs Tickner 1 Locks Court Porthcawl</p> <p>Proposed new build in garden.</p>	<p><b>No Objections</b></p>
<p>P/21/722/FUL</p> <p>Mr Jeff Phillips 7 Acacia Avenue Newton Porthcawl</p> <p>Remove existing conservatory; Two storey side and rear extensions with interlocking single storey extension.</p>	<p><i>Cllr J Pratt advised that he had received some objection letters from residents and had forwarded them onto the Town Clerk.</i></p> <p><b>Objections:-</b></p> <ul style="list-style-type: none"> <li>➤ Un-neighbourly development</li> <li>➤ Over intensification of site</li> <li>➤ Overlooking nearby properties</li> </ul>
<p>P/21/667/FUL</p> <p>Ms N Flewers 9 Bridgend Road Porthcawl</p> <p>Conversion of two flats into single dwelling house and erection of first floor side extension.</p>	<p><b>No Objections</b></p>
<p>P/21/697/FUL</p> <p>Mr L Garbett 49 New Road Porthcawl</p> <p>First floor rear conservatory extension.</p>	<p><b>No Objections</b></p>
<p>P/21/743/FUL</p> <p>Mr M Williams 28 Poplar Avenue Porthcawl</p> <p>Detached garage at the rear of 28 Poplar Avenue.</p>	<p><b>No Objections</b></p>
<p>P/21/740/FUL</p> <p>Wiggins Hill Properties Ltd 47 South Road Porthcawl</p> <p>Conversion of 3 storey semi-detached dwelling into 3 apartments.</p>	<p><b>No Objections</b></p>
<p>P/21/750/FUL</p> <p>Mr &amp; Mrs Collier 24 Chestnut Drive Newton Porthcawl</p> <p>Retention of raised patio area.</p>	<p><b>No Objections</b></p>