

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

18th June, 2013

Chairman: **Councillor R.G.Jones**

Councillors: H.M.Bebell, Mrs.P.Bebell, Mrs.A.Chaves,
D.W.Davies, Mrs.R.Davies, J.S.Evans, C.P.Golding,
S.K.Hunt, I.B.James, A.Jenkins, Mrs.D.Jones,
E.E.Jones, M.Jones, S.Jones, E.V.Latham,
Ms.R.Lewis, A.R.Lockyer, J.D.Morgan,
Mrs.K.Pearson, Mrs.S.M.Penry, M.Protheroe,
S.Rahaman, H.G.Rawlings, A.Taylor, D.Whitelock,
I.D.Williams, Mrs.L.G.Williams and Mrs.A.Wingrave

UDP Member: **Councillor A.J.Taylor**

Officers in Attendance: Mrs.N.Pearce, R.Bowen, B.Thorne and Mrs.T.Davies

1. CHAIRMAN'S ANNOUNCEMENT

Prior to the start of the meeting the Chairman expressed his condolences, on behalf of the Planning and Development Control Committee, to Councillor A.P.H.Davies whose wife had recently passed away.

The Chairman then asked Members to direct questions of a technical nature to the relevant Officers in advance of the meeting, including Section 106 Agreement queries. Members requested further training, when available, regarding the new Section 106 Policy and Guidelines which were currently under development.

2. **MEMBERS' DECLARATIONS**

The following Members made declarations at the commencement of the meeting:

- Councillor S.Jones - Report of the Head of Planning – Item: No. 2.1 Application No. P/2010/1148 - as he is opposed to wind farm turbines in the Afan Valley.
- Councillor H.M.Bebell - Report of the Head of Planning – Item No. 4 – Delegated applications related to Coedffranc – as he is a Member of the Coedffranc Community Council.

3. **MINUTES OF THE LAST MEETING**

A copy of the Minutes of 7th May 2013, was tabled for Members' consideration.

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 7th May 2013, as tabled, be confirmed as a correct record.

Report of the Head of Planning

4. **VERBAL UPDATE ON ENFORCEMENT NOTICE – PROGRESS REPORT ON EAST PIT**

The Chairman of the Planning and Development Control Committee informed Members that Celtic Energy had now submitted a planning application under Section 73A of the Act for the continuation of coaling at East Pit East Revised Open Cast Coal Site.

RESOLVED: that the verbal update be noted.

5. **PLANNING APPLICATIONS APPROVED**

(Note: An amendment sheet – attached and agreed – was circulated at the meeting, as detailed in Appendix A hereto).

Application No. P/2013/470

Single storey out building to facilitate granny annexe accommodation at 11 Efail Fach, Pontrhydyfen, Port Talbot, SA12 9TY.

RESOLVED: that the above mentioned application be approved, subject to the conditions contained in the circulated report.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairman had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and the circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting).

6. **FURTHER ALTERNATIVE OPTIONS SUBMITTED BY AN APPELLANT IN SUPPORT OF A CURRENT APPEAL**

(Cllr S.Jones reaffirmed his interest in this item, and left the room during the discussion and voting thereon).

On 3rd April 2012, Members refused planning permission for the erection of 15 wind turbines with a maximum blade tip of 118m, (3 turbines together with a control building and electricity substation in a secure compound are to be sited within Bridgend CBC), temporary construction compounds, 78m anemometry mast, new access from A4107, upgrading of existing on site tracks and construction of new site access tracks, crane hard standings, underground electricity cables, four borrow pits and widening of existing forestry tracks.

The Head of Planning gave Members an overview of the circulated report, which contained alternative schemes submitted by the appellant in support of the current appeal.

RESOLVED: that the two alternative options submitted for consideration at the appeal, as contained within the circulated report, be objected to, for the reasons set out in the circulated report.

7. **APPEALS RECEIVED**

RESOLVED: that the following Appeals be noted, as detailed in the circulated report:-

- (a) Appeal Ref: A2013/0006 – Application for detached building for storage and sale of agricultural products (amended plans received 18.01.13) at land at Commercial Road, Rhydyfro, Pontardawe.
- (b) Appeal Ref: A2013/0007 – Application for single storey front and side extension at 81 Graig Road, Gellinudd, Pontardawe, Swansea, SA8 5DS.
- (c) Appeal Ref: A2013/0008 – Application for demolition of existing dwelling and construction of two detached dwellings (outline) at 33 Parish Road, Blaengwrach, Neath, SA11 5SW.

8. **APPEALS DETERMINED**

RESOLVED: that the following Appeal determined be noted, as detailed in the circulated report:-

Appeal Ref: A2012/0002 – One detached dwelling at land at The Rectory, 7 Cwmnantllwyd Road, Gellinudd.

Decision: Dismissed.

9. **DELEGATED APPLICATIONS DETERMINED BETWEEN 30TH APRIL AND 11TH JUNE, 2013**

Members received a list of planning applications which had been determined between 30th April and 11th June 2013, as contained within the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN

Appendix A

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE
18TH JUNE 2013**

ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

PART 1 – Doc.Code: PLANDEV-180613-REP-EN-NP-UA

SECTION A – MATTERS FOR DECISION

**1. PLANNING APPLICATIONS
RECOMMENDED FOR APPROVAL**

1.1	APP NO: P/2013/470	TYPE: Householder	Page Nos: 3-6	Wards Affected: Pelenna
PROPOSAL:	Single storey outbuilding to facilitate granny annexe accomodation.			
LOCATION:	11 Efail Fach, Pontrhydyfen, Port Talbot, SA12 9TY			

Two letters of objection have been received from the resident of a neighbouring property who raises concerns regarding overlooking and loss of privacy, adequacy of parking and traffic generation, the effect on the street or area, flood risk and land stability.

The issues of overlooking/privacy, highway and pedestrian safety and the effect on the street or area have all been comprehensively addressed in the Officer report.

With regard to flood risk and land stability. The application site is not located within an identified flood zone and is therefore not considered to be at risk. In reference to the land stability, the objector has provided a 'Home Check Environmental' report which states that the potential for '*Landslide Ground Stability Hazards*' is moderate. The Planning Department duly notes this information however this would be a matter for the Developer to consider as part of the construction process. It is therefore recommended that an informative

be added to the Decision Notice should planning permission be granted advising the Developer of the need to undertake ground investigations prior to the construction of the outbuilding.

An appendix to one of the letters of objection included a copy of a letter from a Consulting Civil and Structural Engineer dated the 6th of November 2007. This letter related to the examination of trial pits excavated at the front and the rear of the property known at this period of time as 11A Efail Fach, Pontrhydyfen. This letter is concerned with land stability, which itself is not a material planning consideration and a copy of this letter has been forwarded to Building Control for their consideration.