

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

30th July, 2013

Chairman: Councillor R.G.Jones

Councillors: Mrs.C.Clement, D.W.Davies, Mrs.J.Dudley,
J.S.Evans, P.Greenaway, S.K.Hunt, A.Jenkins,
Mrs.D.Jones, E.E.Jones, M.Jones, S.Jones,
E.V.Latham, R.Lewis, J.D.Morgan, Mrs.K.Pearson,
Mrs.S.M.Penry, D.M.Peters, L.M.Purcell, S.Rahaman,
H.G.Rawlings, A.J.Siddley, A.Taylor, A.L.Thomas,
R.Thomas, D.Whitelock, I.D.Williams,
Mrs.L.G.Williams and Mrs.A.Wingrave

UDP Member: Councillor A.J.Taylor

Invited Member: Councillor P.A.Rees

Officers in Attendance: I.Davies, R.Bowen, Miss N.Lake, N.Morgan and
Miss C.Grocutt

National Resources

Wales: Ms.J.Tate and E.Davies

1. MEMBERS' DECLARATIONS

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

Councillor S.Jones - Report of the Head of Planning – Item: No. 10 Delegated Application No. P/2013/29, as he was a member of the Management Committee for Croeserw Enterprise Centre.

- Councillor E.E.Jones - Report of the Head of Planning – Item No. 2.1, Application No. P/2012/92 – as he was a member of Glynneath Town Council and had pre-determined the application.
- Councillor A.J.Siddley - Report of the Head of Planning – Item 1.2, Application No. P/2013/524, as he had a personal interest as the applicant is a long standing friend.
- Councillor A.Taylor - Report of the Head of Planning – Item 1.1, Application P/2002/931, and Delegated Application No. 7, Application P/2012/1070, as he was employed by TATA Steel.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 9th July 2013, as circulated, be confirmed as a correct record.

Report of the Head of Planning

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

3. **PLANNING APPLICATIONS - APPROVED**

RESOLVED: that the undermentioned applications be approved, subject to the conditions contained in the circulated report and the attached amendment sheet:-

Application No. P/2002/931

(Councillor A.Taylor reaffirmed his interest in this item and withdrew from the meeting during the discussion and voting thereon).

New Planning Conditions under Section 96 –
Schedule 13 of the Environment Act 1995 at Morfa
Waste Management Site, Corus Steelworks, Margam,
Port Talbot.

Application No. P/2013/524

(Councillor A.J.Siddley reaffirmed his interest in this
item and withdrew from the meeting during the
discussion and voting thereon).

One dwelling (outline) at land adjacent to 7 Heol Y
Graig, Cwmgwrach, Neath.

Application No. P/2013/537

Retention and relocation of 4 No. holiday pods,
extension to amenity building, cycle storage container,
cycle wash area, associated car parking and
landscaping (amendment to planning permission ref:
P2011/1044 granted on 31.01.12) at land at Tyle'r
Fedwen Farm, Bwlch Road, Cwmavon, Port Talbot,
and also subject to amended Condition 10 outlined in
the attached amendment sheet and as shown below:-

Amended Condition 10:

- (10) Within 4 months of the permission hereby
approved the bicycle storage container shall be
clad in timber and stained to match the timber
accommodation pods and shall be retained as
such thereafter.

Reason:

In the interests of visual amenity.

4. **PLANNING APPLICATION FOR DETERMINATION
FOLLOWING A SITE VISIT BY THE PLANNING (SITE VISITS)
SUB COMMITTEE HELD ON 18TH JULY 2013**

(Councillor E.E.Jones reaffirmed his interest in this item and withdrew from the meeting for the discussion and voting thereon).

The Planning Officer presented the undermentioned application which required determination in conjunction with the circulated Minutes of the Planning (Site Visits) Sub Committee held on the 18th July 2013, which were confirmed as a true record.

Planning Application P/2012/92

Proposed anaerobic digestion facility (up to 1MW) with associated works (revised application submitted 21/12/12).

RESOLVED: that the above mentioned application be approved, upon the signing of a Section 106 Agreement to secure the provision of community benefits and also subject to the conditions contained in the circulated report, together with an additional condition which had been agreed at the Planning (Site Visits) Committee and as set out below:-

Additional Condition:

That prior to the first beneficial use of the site commencing, an Odour Management Plan (OMP) be submitted, approved in writing by the Local Planning Authority and implemented in accordance with the agreed details. The OMP shall:

- (i) Identify potential sources of odour emanating from within the development site;
- (ii) Identify measures to reduce or prevent the emission of odours both within the site and from waste carriers servicing the site;
- (iii) Set out a procedure for recording and reporting odour emissions to the Local Planning Authority;

- (iv) Set out a procedure for dealing with odour complaints including proposed mitigation should a complaint be considered justified and action is required to address those emissions.

(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).

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 3RD JULY AND 22ND JULY, 2013**

Members received a list of Planning Applications which had been determined between 3rd July and 22nd July 2013, as contained in the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN

APPENDIX 1

<p>PLANNING AND DEVELOPMENT CONTROL COMMITTEE 30TH JULY, 2013</p>
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ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2002/931	<u>DATE:</u> 07/08/2002
PROPOSAL: New Planning Conditions Under Section 96 – Schedule 13 Of The Environment Act 1995	
LOCATION: Morfa Waste Management Site, Corus Steelworks, Margam, Port Talbot SA13 2PF	
APPLICANT: Corus Uk Limited	
TYPE: Minerals	
WARD: Margam	

Additional Planning History.

P2013/0522 – Scoping Request under Regulation 10 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999 (as amended) – Proposed movement of mixed tyre stuff and demolition waste within Morfa Landfill Site – Undetermined.

Additional Information.

In the interest of clarity and information Natural Resources Wales have confirmed that the process of transferring the tyre waste deposit from its current temporary location to the hazardous cell will be the subject of specific controls and monitoring within the Environmental Permit. Any further controls within the planning regime would be a duplication of regulatory controls and therefore are not required within the new conditions in the ROMP process.

<u>ITEM 1.3</u>	
<u>APPLICATION NO:</u> P/2013/537	<u>DATE:</u> 17/06/2013
PROPOSAL: Retention and relocation of 4no. holiday pods, extension to amenity building, cycle storage container, cycle wash area, associated car parking and landscaping (amendment to planning permission ref. P2011/1044 granted on 31/1/2012).	
LOCATION: Land at Tyle'r Fedwen Farm, Bwlch Road, Cwmafan, Port Talbot SA12 9YA	
APPLICANT: Mr Eric Lewis	
TYPE: Full Plans	
WARD: Bryn & Cwmavon	

Condition 10 should read.

(10) Within 4 months of the permission hereby approved the bicycle storage container shall be clad in timber and stained to match the timber accommodation pods and shall be retained as such thereafter.

Reason

In the interests of visual amenity

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2012/92	<u>DATE:</u> 20/02/2012
PROPOSAL: Proposed anaerobic digestion facility (up to 1MW) with associated works (revised application submitted 21/12/12)	
LOCATION: Former Coal Stocking Ground, Maesgwyn, Glynneath	
APPLICANT: Mr Will Watson	
TYPE: Full Plans	
WARD: Glynneath & Onllwyn	

Members will note from the minutes of the Planning (Site Visits) Sub Committee on the 18th July 2013 that a written statement was circulated highlighting the views of one of the local members who was unable to attend the meeting. The letter is summarised below.

1. Any planning permission granted will be for a permanent operation. Future proposals will be assessed against this context to the detriment to the community.
2. The assessment of the effect of odour on residential properties is flawed and does not provide the community with confidence.
3. Silage stored adjacent to the site has previously resulted in odour problems with the prevailing wind direction towards Glynneath.
4. Concerns that the inadequate management of the site will result in odour issues and that contacting officers in the event of a breach is unacceptable.
5. The development will result in noise intrusion.
6. Residents of Glynneath have detected odour issues from BP Oil Refinery and from the storage of materials on the mountain adjacent to the site.
7. The development would have a significant effect on residents by virtue of odour pollution.

In respect of the above representation the departments responds as follows;

1. The grant of planning consent does not confer the acceptability of any future development on the site. Future development proposals on the site will be determined having regard to all material considerations at that time including potential effects on residents.
2. The application has identified odour sources, potential sensitive receptors, mitigating measures and has assessed potential effect. The department has in consultation with NRW, The Health Board and Environmental Health have assessed that information and concluded that the proposal will not have a detrimental effect on residential amenity by virtue of odour.

3. This development does not propose to store materials externally. The prevailing wind direction is from the west.
4. There is no evidence to suggest that the site will be improperly managed. Reporting procedures are considered to be adequate should issues arise.
5. This has been addressed in the appraisal of the application
6. This proposal is for a small ADI facility. It is not a large petrochemical plant which operated under separate consenting regimes many years ago and therefore the effects of the developments are not comparable.
7. This has been addressed in the appraisal of the application