

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

10th September, 2013

Chairman: Councillor A.P.H.Davies

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

UDP Member: Councillor A.J.Taylor

Observer: Councillor P.A.Rees

Officers in Attendance: Mrs.N.Pearce, D.Adlam, I.Davies, Mrs.A.Manchip
and Mrs.T.Davies

1. **MEMBERS' DECLARATIONS**

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

Councillor Mrs.A.Wingrave - Report of the Head of Planning – Item:
No. 5, Delegated Application No's.
P/2013/642 and P/2013/519 - as she took
the chair when the Community Council
was consulted on the applications and
had pre-determined the applications.

Councillor Ms.R.Lewis - Report of the Head of Planning – Item
No. 2.1, Application No. P/2012/647 – as
she is a relative of the applicant.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 20th August 2013, as circulated, be confirmed as a correct record.

Report of the Head of Planning

3. **PLANNING APPLICATIONS - APPROVED**

RESOLVED: that the undermentioned application be approved, subject to the conditions contained in the circulated report:-

Application No. P/2013/43

Change of use of existing buildings to commercial livery, at 2 Dan Y Lan Farm, Lane from Fairyland Road to Dan Y Lan Farm, Tonna, Neath, SA11 3QD.

4. **PLANNING APPLICATIONS – REFUSED**

(Councillor R.Lewis reaffirmed her interest in this item, and retired to the public gallery for the discussion and voting thereon.)

RESOLVED: that the undermentioned application be refused, for the reason verbally clarified at the meeting which was contained in the circulated report and as set out below:-

Application No. P/2012/647

One detached dwelling and detached garage (outline application with all matters reserved), at Plot adjacent to 102 & 104 Graig Road, Gellinudd, Pontardawe, Swansea, SA8 3DS.

Reasons for Refusal

(1) The proposed development, by virtue of the inadequate visibility for vehicles exiting the site will lead to the creation of an unsafe access out onto the busy A474 Graig Road to the detriment of the safety and free flow of traffic along Graig Road. As such, the proposed development would be contrary to policies GC1 and T10 of the Neath Port Talbot Unitary Development Plan and Technical Advice Note 18: Transport.

(2) The applicant has failed to submit sufficient information in relation to the potential impact of any coal mining legacy on the proposed development and as such it is not possible to assess whether potential hazards from legacy coal mining issues would pose a risk to any new development on the site. As such, the proposed development would be contrary to policy ENV14 of the Neath Port Talbot Unitary Development Plan and the objectives of Planning Policy Wales as currently defined in paragraph 13.9.

5. **APPEALS RECEIVED**

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

- (a) Appeal Ref: A2013/0009 – Detached dwelling house at land at rear of 93 Bwlch Road, Cimla, Neath, SA11 3RR;
- (b) Appeal Ref: A2013/00010 – Change of land to self storage container and caravan storage depot (B8 Use) with associated office and access works, at Portacover Machinery Movements, Llandarcy, Neath, SA10 6JY;
- (c) Appeal Ref: A2013/00011 – Single storey front extension at Lidl Supermarket, Ffordd Parc Ynyderw, Pontardawe, Swansea, SA8 4EG;

- (d) Appeal Ref: A2013/00013 – Two storey side extension and single storey side extension with balcony above, at Llety'r Goff Farm, Cwm Nant Llwyd Road, Gellinudd, Pontardawe, Swansea, SA8 3DT.

6. **APPEALS DETERMINED**

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

- (a) Appeal Ref: A2013/0007 – Single storey front and side extension at 81 Graig Road, Gellinudd
Decision: Dismissed.
- (b) Appeal Ref: A2013/0003 – One detached dwelling (outline) at Land rear of 2 Twynyrefail Place, Gwaen Cae Gurwen
Decision: Dismissed.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 13TH AUGUST AND 2ND SEPTEMBER, 2013**

Members received a list of Planning Applications which had been determined between 13th August and 2nd September 2013, as contained in the circulated report.

RESOLVED: that the report be noted.

Report of the Head of Legal Services

8. **APPLICATION TO DIVERT FOOTPATH NO 35, COMMUNITY OF ONLLWYN**

RESOLVED: That the Order under Section 257 of the Town and Country Planning Act 1990, to divert Public Footpath No.35 from A-E to A-B-C-D-E, as illustrated in the circulated report, be approved.

CHAIRMAN