

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

1st October, 2013

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor A.P.H.Davies

Councillors: Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies, J.S.Evans, S.K.Hunt, A.Jenkins, E.E.Jones, M.Jones, E.V.Latham, J.Miller, J.D.Morgan, Mrs.S.M.Penry, D.M.Peters, H.G.Rawlings, A.J.Siddley, A.Taylor, A.L.Thomas, R.Thomas, D.Whitelock, I.D.Williams and Mrs.L.G.Williams

UDP Member: Councillor A.J.Taylor

Invited Member: Councillor Mrs.S.Miller

Officers in Attendance: Mrs.N.Pearce, K.Davies and Mrs.T.Davies

1. **CHAIRMAN'S ANNOUNCEMENT**

The Chairman reminded Members about their responsibility with regards Declarations of Members Interests at meetings. He also advised that the Monitoring Officer and his team were always available should Members have any queries regarding their interests.

2. **MEMBERS' DECLARATIONS**

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

Councillor A.Taylor	- Report of the Head of Planning – Minute No. 9, Delegated Application No.
---------------------	--

P/2013/664 - as he is an employee of Tata Steel UK.

Councillor Mrs.S.Miller - (Invited, non-voting, Member at this meeting) Report of the Head of Planning – Minute No. 5 – P/2013/740 - Planning Application recommended for refusal – as she has predetermined the issue.

Councillor Mrs.L.G.Williams - Report of the Head of Planning – Minute No. 6, Site Visit – East Pit East Revised Open Cast Coal Site - as she is a member of the East Pit Liaison Committee.

3. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 10th September 2013, as circulated, be confirmed as a correct record.

Report of the Head of Planning

4. **PLANNING APPLICATIONS APPROVED**

Planning Application No. P/2013/631

Single storey rear extension at 2 Tan Y Groes Street, Port Talbot, SA13 1ED.

Planning Application No. P/2013/750

Single storey rear/side extension and extension to existing detached garage at 162 Delffordd, Rhos, Pontardawe, SA8 3ER.

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

5. **PLANNING APPLICATIONS DEFERRED TO A SITE VISIT BY THE PLANNING (SITE VISITS) SUB COMMITTEE**

(After exercising her dispensation to speak first on the matter, Councillor Mrs.S.Miller reaffirmed her interest in this item, and then withdrew to the public gallery for the discussion and voting thereon).

RESOLVED: that the undermentioned application be deferred for a site visit by the Planning (Site Visit) Sub Committee for the reasons specified hereunder:-

Application No. P/2013/740

Two storey side extension at 7 Addison Road, Neath, SA11 2BB.

Reason:

To allow Members to assess the visual impact of the proposed extension having regard to its corner location.

6. **SITE VISIT BY THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

RESOLVED: that, given the extent and nature of the East Pit site development, associated proximity to the surrounding communities and the features proposed within the circulated report, a site visit by the Planning and Development Control Committee be undertaken.

7. **APPEALS RECEIVED**

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

- (a) Appeal Ref: A2013/0014 – Application to increase the ridge height of roof to create extra

head room within first floor area, part demolition of existing building, erection of a two storey side extension with Juliet balcony and change of use of agricultural land to form garden area, car parking and driveway, at Oak Tree Farm, Drummau Road, Skewen, Neath, SA10 6NR.

- (b) Appeal Ref: A2013/0015 – Application for retention of existing shop front plus retention and completion of flues to rear elevation at 51 Groves Road, Neath, SA11 1UU.
- (c) Appeal Ref: A2013/0016 – Application for demolition of existing agricultural outbuildings to facilitate construction of new dwelling (Outline), at Wishing Well Farm, Drummau Road, Skewen, Neath, SA10 6NR.
- (d) Appeal Ref: A2013/0017 – Outline Application for one dwelling including access at land between 9 and 11A Heol Y Glyn, Glynneath, Neath, SA11 5AU.

8. **APPEALS DETERMINED**

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

- (a) Appeal Ref: APP/Y6930/A13/2199229 – Demolition of existing bungalow and replacement with two dwellings, at 33 Parish Road, Cwmgwrach, Neath.

Decision: Dismissed.

- (b) Appeal Ref: APP/Y6930/A13/2198110 – Detached building for storage and sale of agricultural products at Land at Commercial Road, Rhydyfro, Pontardawe.

Decision: Dismissed.

- (c) Appeal Ref: APP/Y6930/A13/2196649 – Retention of Hydro power scheme including intake dam, pipe, turbine house and other associated works (amended location plans received 11.09.12), at Brynrhyg Farm, Bryn Awel, Crynant, Neath.

Decision: Allowed.

9. **DELEGATED APPLICATIONS DETERMINED BETWEEN 3RD SEPTEMBER AND 23RD SEPTEMBER, 2013**

Members received a list of planning applications which had been determined between 3rd September and 23rd September 2013, as contained within the circulated report. Members noted that with regards Delegated App No. P/2013/554 (7 Mill Row, Pontardawe, Swansea, SA8 3AD), the Ward should read Alltwen and not Pontardawe.

RESOLVED: that the report be noted.

CHAIRMAN