

## **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**(Civic Centre, Port Talbot)**

**Members Present:**

**22<sup>nd</sup> October, 2013**

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

**Vice Chairman:** Councillor A.P.H.Davies

**Councillors:** Mrs.A.Chaves, Mrs.C.Clement, D.W.Davies,  
Mrs.R.Davies, Mrs.J.Dudley, J.S.Evans,  
P.Greenaway, S.K.Hunt, I.B.James, Mrs.D.Jones,  
E.E.Jones, M.Jones, E.V.Latham, A.R.Lockyer,  
J.Miller, J.D.Morgan, Mrs.S.M.Penry, M.Protheroe,  
S.Rahaman, H.G.Rawlings, A.Taylor, R.Thomas,  
D.Whitelock and I.D.Williams

**Observer:** Councillor P.A.Rees

**Officers in Attendance:** Mrs.N.Pearce, Mrs.N.Lake, K.Davies, Miss.C.Davies  
and Mrs.T.Davies

---

### **1. MEMBERS' DECLARATIONS**

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

- |                      |   |
|----------------------|---|
| Councillor A.Taylor  | - Report of the Head of Planning – Item No. 5, Delegated Application No. P/2013/708 - as he is an employee of Tata Steel UK.  |
| Councillor S.Rahaman | - Minutes of the Previous Meeting held on the 1 <sup>st</sup> October 2013 – Minute No. 4, Planning Application No P/2013/750 – although Councillor Rahaman was not present at the meeting of the 1 <sup>st</sup> October |

2013, he declared an interest in this item as he is related to the applicant.

2. **MINUTES OF THE LAST MEETING**

**RESOLVED:** that the Minutes of the Planning and Development Control Committee, held on the 1<sup>st</sup> October 2013, as circulated, be confirmed as a correct record.

**Report of the Head of Planning**

3. **PLANNING APPLICATION APPROVED SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

**Planning Application P/2013/349**

Change of use of ground floor residential accommodation to shop (Class A1) and part change of use of first floor from pub function room to residential use, at new Inn, New Inn Place, Resolven, Neath, SA11 4LG.

**RESOLVED:** that the above mentioned application be approved, subject to conditions contained in the circulated report, and subject to the signing of a Section 106 Agreement to secure a financial contribution of £5,000, to be paid by the applicant to cover the costs of installing further Traffic Regulation Orders which may be deemed necessary during the first five years of the retail use being operated. This deposit or any unspent monies, plus interest, shall be returned to the applicant upon completion of this monitoring period if the additional Traffic Regulation Orders are found not to be required.

4. **PLANNING APPLICATION FOR DETERMINATION  
FOLLOWING A SITE VISIT BY THE PLANNING (SITE VISITS)  
SUB COMMITTEE HELD ON THE 10<sup>TH</sup> OCTOBER, 2013**

The Head of Planning presented the undermentioned application which required determination in conjunction with the circulated Minutes of the Planning (Site Visits) Sub Committee held on the 10<sup>th</sup> October 2013, which was confirmed as a true record.

Planning Application P/2013/740

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

**RESOLVED:** that the above mentioned application be approved, for the reasons specified by the Planning (Site Visits) Sub Committee, and subject to the following conditions:

- (a) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (b) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interests of visual amenity.

5. **APPEALS RECEIVED**

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

- (a) Appeal Ref: A2013/0018 – Application for a single storey detached dwelling (Outline) at 134 Shelone Road, Briton Ferry, Neath, SA11 2NR.
- (b) Appeal Ref: A2013/0019 – Application for 1 x fascia entrance sign and 6 x free standing advertisement signs at the Twelve Knights Hotel, Margam Road, Margam, Port Talbot, SA13 2DB

6. **APPEAL DETERMINED**

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

- (a) Appeal Ref: A2012/0017 – Erection of 15 wind turbines with a max 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 at Mynydd Y Gelli, near Abergwynfi, Port Talbot.

Decision: Allowed with Conditions

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 24<sup>TH</sup> SEPTEMBER AND 14<sup>TH</sup> OCTOBER, 2013**

Members received a list of planning applications which had been determined between 24<sup>th</sup> September and 14<sup>th</sup> October 2013, as contained within the circulated report.

**RESOLVED:** that the report be noted.

**CHAIRMAN**