

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

28th January, 2014

Chairman: Councillor R.G.Jones

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

Observer: Cllr. P.A. Rees

Officers in Attendance: Mrs. N. Pearce, I.Davies and Miss G. Cirillo

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 Applications, No: P/2013/1062 – as she was Chairman of Coedffranc Community Council, Skewen when the Community Council was consulted on the application and had pre-determined the application.

Councillor Mrs. L.G. Williams - Report of the Head of Planning – Item No.2 - Enforcement Report East Pit Revised OCCS – as she is Chairman of the East Pit Liaison Committee.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 7th January 2014, 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 APPLICATION – APPROVED**

Planning Application P/2013/890

Two storey side extension, front porch and associated retaining works. Change of use of land into curtilage of dwelling to facilitate parking area and access drive at Blaengwynfi Farm, Caroline Street Rear Lane Numbers 1-24, Blaengwynfi, Port Talbot, SA13 3UN.

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 an application item 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).

4. **ENFORCEMENT REPORT – EAST PIT EAST REVISED OPEN CAST COAL SITE**

The Committee was provided with an updated report and was reminded of the circumstances relating to East Pit East Revised (EPER) Opencast Coal Development which were reported to the Committee on 22nd

January 2013 and 5th March 2013 respectively, as attached at Appendices 1 and 2 to the circulated report.

The Head of Planning clarified to Members that although delayed by discussions and the need for additional submissions, the current applications were progressing and it was anticipated that the Section 73A application would be in a position to be reported to Committee within the next 2 months. This process would allow Members to consider the current continuing activity in the context of all relevant Planning Policy and material considerations and therefore it was recommended that the Committee refrains from taking enforcement action pending outstanding information to be submitted by the Applicant within the next two months.

RESOLVED: That it was not expedient at present to take enforcement action (Enforcement and Stop Notice) in respect of the continuing coaling operations at East Pit Opencast Coal Site, but that an additional report be submitted to the Planning and Development Control Committee in the event that Officers considered there had been a material change to the impacts of the current development upon the local area which required further consideration of the expediency of enforcement action.

5. **APPEALS DETERMINED**

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

(a) Appeal Ref: A2013/0019– 1 No.fascia entrance sign and 6 No. free standing advertisement signs

Decision: Dismissed

(b) Appeal Ref: A2013/0022 – New front Porch and Lounge extension 12 Y Berllan, Cimla, Neath SA11 3YH

Decision: Dismissed

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 30TH DECEMBER 2013 AND 17TH JANUARY 2014**

Members received a list of planning applications which had been determined between 30th December 2013 and 17th January 2014 as contained within the circulated report.

RESOLVED: that the report be noted

7. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No.8 below, the Chairman agreed that this could be raised at today's meeting as an Urgent Item pursuant to Section 100B (4) (b) of the Local Government Act 1972.

Reason: Due to the time element

Verbal Report of the Head of Planning

8. **LOCAL DEVELOPMENT PLAN CONSULTATION**

The Chairman informed Members that a further consultation process would commence on the 28th January 2014 and run until the 10th March 2014. The Head of Planning confirmed with Members that this would be a consultation referring to alternative sites which have been suggested and received from the public. The Council's plan remained to be the plan which was placed on Deposit in the Autumn of 2013 and Members were reminded that the Authority was legally obliged to advertise alternative sites as submitted by third parties. The Head of Planning also confirmed with Members that should they have any queries then these should be directed to the Planning Section.

CHAIRMAN

APPENDIX A

<p>PLANNING AND DEVELOPMENT CONTROL COMMITTEE 28TH JANUARY 2014</p>
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DIRECTORATE OF ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

<u>ITEM 1. 1</u>	
<u>APPLICATION NO:</u> P/2013/890	<u>DATE:</u> 13/12/2013
PROPOSAL: Two storey side extension, front porch, and associated retaining works. change of use of land into curtilage of dwelling to facilitate parking area and access drive.	
LOCATION: Blaengwynfi Farm, Caroline Street, Rear Lane Numbers 1-24, Blaengwynfi, Port Talbot	
APPLICANT:	Mr Clive Rogers
TYPE:	Full Plans
WARD:	Gwynfi

Members should note that “*Lynfi*” *Valley*” should be amended to “*Afan Valley*”, at the end of the first paragraph under the heading “Description of Site and its Surroundings”.