

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

11th March, 2014

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

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

Councillors: Mrs.P.Bebell, Mrs.A.Chaves, Ms.C.Clement, D.W. Davies, M.S.Davies, Mrs.R.Davies, Mrs.J.Dudley, J.S.Evans, C.P. Golding, 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.D. Morgan, Mrs.K.Pearson, Mrs.S.M.Penry, M.Protheroe, H.G. Rawlings, C.E. Richards, A. Taylor, R. Thomas, D.Whitelock, Mrs. L. G.Williams and Mrs.A.Wingrave

Invited Members: **Councillors** Mrs. C. Morgans and J. Warman

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

Officers in Attendance: K.Davies, S.Ball and Miss G.Cirillo

1. **MEMBER'S DECLARATION**

The following Member made a declaration at the commencement of the meeting:

Councillor Mrs.A.Wingrave - Report of the Head of Planning – Item: No. 3, Delegated Application Nos. P/2013/1119, P/2014/3, P/2014/25, P/2014/28, P/2014/52, P/2014/64,

P/2014/135, P/2014/171– as Cllr. Wingrave was Chairman of Coedffranc Community Council, Skewen when the Community Council was consulted on the applications and had pre-determined the applications.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 18th February 2014, as circulated, be confirmed as a correct record subject to the word “County” under Item 1, Page 2 of the Minutes under Members Declarations, be amended to read “Constituency” i.e. “Members of Neath Constituency Labour Party”.

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 SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Planning Application P/2013/889

Change of use from Nursing Home to 8 self contained residential apartments at Brombil House Nursing Home, 22 London Road Neath SA11 1LE.

RESOLVED: that the above mentioned application be approved subject to the conditions contained in the circulated report and subject to the signing of a 106 Legal Agreement to require a yearly review of the viability

of the development including provision of affordable housing where the development becomes economically viable, as identified in the circulated report.

4. **PLANNING APPLICATION – APPROVED**

Planning Application P/2014/99

Proposed 15m high lattice mast with 4 antennas and two microwave dishes, equipment cabinets within a fenced compound (Prior Notification), Land off Wenallt Road, Tonna, Neath SA11 3QH.

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

Planning Application No. P/2014/27

Two storey side extension at 50 Trevallen Avenue, Cimla, Neath SA11 3UR.

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

Reason: the presentation photos were considered to be insufficient to enable Members to assess whether the proposed development would be detrimental to the character and appearance of the streetscene.

6. **APPEALS DETERMINED**

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

(a) Appeal Ref: A2013/0024

Variation of Condition 8 (Opening Hours) of Planning Permission N1986/0313 granted on 07/07/86 and Condition 1 (Opening Hours) of Planning Permission N1988/0477 granted on 17/09/88 to permit revised opening hours of 08.00am-08.00pm Monday to Saturday and 10.00am-06.00pm Sundays, Old Road Garage, Old Road Skewen.

Decision: Allowed (in part) with Conditions

(b) Appeal Ref: A2013/0020

Single storey side extension, 2 Vale of Neath Retail Park, Cadoxton Road, Neath ,SA10 7AY-LIDL GMBH

Decision: Allowed with conditions

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 8TH FEBRUARY AND 4TH MARCH 2014**

Members received a list of planning applications which had been determined between 8th February and 4th March 2014, as contained within the circulated report.

RESOLVED: that the report be noted

CHAIRMAN

APPENDIX A

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
11TH MARCH 2014

ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

1.1	APP NO: P/2013/889	TYPE: Change of Use	Page Nos: 3-9	Wards Affected: Neath North
PROPOSAL:	Change of use from nursing Home to 8 self contained residential apartments.			
LOCATION:	Brombil House Nursing Home, 22 London Road, Neath, SA11 1LE			

Publicity and Responses:

Neath Town Council: No reply therefore no observations to make

1.2	APP NO: P/2014/99	TYPE: Prior Notif.Telecoms	Page Nos: 10-20	Wards Affected: Tonna
PROPOSAL:	Proposed 15m high lattice mast with 4 antennas and two microwave dishes, equipment cabinets within a fenced compound (Prior Notification)			
LOCATION:	Land off, Wenallt Road, Tonna, Neath, SA11 3QH			

The report states(at page 18, 4th paragraph) that:

"The nearest properties to the development are located at Wenallt Farm and Wenallt House, which are located to the south east, and at a lower level than the application site. The properties are located a distance in excess of 150 metres away from the proposed mast. The existing mast lies closer to these properties than the application site, and lies at a more prominent and elevated position within the immediate landscape."

A comment has been received from the occupier of Wenallt House stating as follows:

That paragraph contains a number of errors. The nearest properties are located at 89 Wenallt Road, and The Forge, 87 Wenallt Road. They sit to the west, and at a lower level than the application site. The mast will sit closer to these properties than the existing mast. Wenallt Farm and Wenallt House sit to the east of the existing mast. The existing mast would sit between the application site and these properties.

In response, it is noted that the nearest properties are Wenallt Farm and Wenallt House, approximately 160m away from the application site, however they do lie to the north east (not the south east as stated in the report). The properties referred to by the objector, 87 and 89 Wenallt Road, lie to the southwest and are approximately 300m away from the application site.

The assessment of the impacts of the development upon the visual amenity of the area, and the amenity of residents in nearby properties are set out within the report. The conclusions of this assessment are unaffected by these comments.

2.1	APP NO: P/2014/27	TYPE: Householder	Page Nos: 21-25	Wards Affected: Cimla
PROPOSAL:	Two storey side extension			
LOCATION:	50 Trevallen Avenue, Cimla, Neath, SA11 3UR			

Page 21: item heading should read item 2.1 (not 4.1)

Clarification of reason for application being called into Committee:

The application is being reported to Committee at the request of Cllr Warman who considers that the development is acceptable in its present form and that it does not need to be set back. There are also other similar developments in the area.