



PLANNING COMMITTEE

2.00 PM - TUESDAY, 11 NOVEMBER 2014

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

1. To receive any declarations of interest from Members.
2. Minutes of the Last Meeting (*Pages 1 - 18*)
3. To Request Site Visit(s) from the Applications Presented.

Report of the Head of Planning

SECTION A - MATTERS FOR DECISION

Planning Applications Recommended for Approval

4. **Application No: P2011/1147** (*Pages 19 - 76*)
Outline application for mixed use development comprising of up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.(Additional information under Regulation 19 of EIA Regs with regard to an environmental statement addendum which incorporates a revised assessment of the landscape and visual, foul and surface water drainage, flood risk and ecology together with revised planning assessment and enabling statement) at Rheloa market, Glynneath Road, Glynneath, Neath, SA11 4DT
5. **Application No: P2014/0246** (*Pages 77 - 94*)
Gas-powered electricity generating station (20MW) and associated works (Amended Block Plan, Location Plan, Elevation Plan and Floor Plan plus

additional Construction Management Plan received on 15/10/14) at Ex Gas Works, Afan way, Port Talbot SA12 6HQ

6. **Application No: P2014/ 0843** (*Pages 95 - 104*)
Certificate of Lawful Development (proposed) for the incidental use of an existing single-storey rear extension as a dog day crèche for up to 5 dogs between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays at 70 Neath Road, tonna, Neath, neath Port Talbot, SA11 3DJ
7. **Application No:P2014/0922** (*Pages 105 - 110*)
Removal of Conditions 2, 3 & 4 (Code for sustainable Homes) from Planning Permission P2013/1010 (Approved on the 3/12/13) at Land Adjacent To Glas Y Dorlan, 65 Cardonnel Road, Skewen, Neath, SA10 6BS

SECTION B - MATTERS FOR INFORMATION

8. Appeals Determined (*Pages 111 - 112*)
9. Delegated Applications between 14th October and 2nd November 2014 (*Pages 113 - 126*)
10. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 5 November 2014

Committee Membership:

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Members: Councillors Mrs.A.Chaves, D.W.Davies,
Mrs.R.Davies, Mrs.J.Dudley, S.K.Hunt, D.Keogh,
Mrs.S.Paddison, Mrs.S.M.Penry, R.Thomas,
Mrs.L.G.Williams and A.J.Taylor

Plus 1 Vacancy

Cabinet UDP/LDP Councillor A.J.Taylor

Member: