

PLANNING COMMITTEE

Members Present:

11th November 2014

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

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 and Mrs.L.G.Williams

UDP Member: Councillor A.J. Taylor

Local Members: Councillors C.M. Crowley, Mrs. L.H.James,
E.V.Latham and Ms.C.Morgans

Officers In Attendance: Mrs.N.Pearce, I.Davies, D.M.Adlam, R.Borthwick
and Miss.G.Cirillo

1. **CHAIRMAN'S ANNOUNCEMENT**

At the request of the Chairman, the Committee held a minute's silence in respect of Armistice Day.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning and Development Control Committee, held on the 21st October, 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 commencement of the meeting, as detailed in Appendix A hereto.)

Planning Applications Recommended for Approval

3. APPLICATION NO: P2011/1147 - RECOMMENDED SUBJECT TO THE SIGNING OF A SECTION 106 LEGAL AGREEMENT

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 Rheola Market, Glynneath Road, Glynneath, Neath, SA11 4DT.

RESOLVED: that the above mentioned application be approved, in accordance with the Officer's recommendation, subject to the signing of a Section 106 Legal Agreement and subject to the Conditions and draft Heads of Terms, as detailed in the circulated report and also subject to the amendments as stated, in the circulated amendment sheet attached at Appendix A.

4. APPLICATION NO: P2014/0246 - FOLLOWING A SITE VISIT MADE BY THE PLANNING SITE VISIT(S) SUB COMMITTEE HELD ON 9TH OCTOBER 2014

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) - Ex Gas Works, Afan Way, Port Talbot SA12 6HQ.

Following a site visit made by the Planning (Site Visits) Sub Committee on the 9th October 2014, the Planning Committee discussed the application in detail taking into account the views of the Local Members.

RESOLVED: that the above mentioned application be approved, subject to the Officer recommendation and Conditions as detailed in

the circulated report, and also subject to the information contained in the circulated amendment sheet attached at Appendix A.

5. **APPLICATION NO: P2014/ 0843 - PROPOSED CERTIFICATE OF LAWFUL DEVELOPMENT**

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 SA11 3DJ.

RESOLVED: that the Lawful Development Certificate for the proposed use, as detailed in the circulated report, along with the additional information provided contained in the circulated amendment sheet attached at Appendix A, be approved on the following grounds:

- (1) There would be a maximum of 5 small dogs each weighing under 20kgs (excluding the applicant's two dogs).
- (2) The use would operate between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays only.
- (3) There would be no employment undertaken at the property, other than the applicant, or other business use operating from the property.

6. **APPLICATION NO:P2014/0922 - REMOVAL OF CONDITIONS**

Removal of Conditions 2, 3 and 4 (Code for sustainable Homes) from Planning Permission P2013/1010 (Approved on the 3/12/13) - Land Adjacent To Glas Y Dorlan, 65 Cardonnel Road, Skewen, Neath SA10 6BS.

RESOLVED: that the above mentioned application be approved in accordance with the Officer's recommendation, and subject to the Conditions, as detailed 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)

7. **APPEALS DETERMINED**

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

Appeal Ref: A2014/0009

Two-storey detached dwelling (Outline with details of means of access to be agreed) – Land to the rear of 80 Llantwit Road, Neath.

Decision: Dismissed

8. **DELEGATED APPLICATIONS BETWEEN 14TH OCTOBER AND 2ND NOVEMBER, 2014**

Members received a list of Delegated Applications which had been determined between the 14th October and 2nd November 2014, as detailed in the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN