

PLANNING COMMITTEE
(PORT TALBOT CIVIC CENTRE)

Members Present:

7th July, 2015

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: D.W.Davies, Mrs.R.Davies, S.K.Hunt, H.N.James,
D.Keogh, Mrs.S.Paddison and R.Thomas

Local Members: Councillors A.J. Siddley and Mrs. D.Jones

Officers In Attendance: S.Ball, I.Davies, D.M.Adlam and R.Borthwick and
Miss G.Cirillo

1. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on the 16th June 2015, as circulated, be confirmed as a true 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).

2. **SITE VISITS(S) REQUESTED FROM THE APPLICATIONS PRESENTED**

RESOLVED: That the following application recommended for refusal, as detailed within the circulated report be deferred for a site visit by the Planning Committee:

Application No: P2014/0468

One detached three bed single storey bungalow with associated parking (Amended Plans received 20/02/15)

Land adjacent to Fairview Bungalow, Main Road, Aberdulais, Neath SA10 8LE.

Reason

To allow Members to assess the impacts on highway safety and local character.

Planning Application Recommended for Refusal following a Site Visit on 7th July 2015

3. **APPLICATION NO: P2014/1137 - LAND TO THE FRONT 23 HEOL WENALLT, CWMGWRACH, NEATH SA11 5PT**

RESOLVED:

1. that following a site visit on 7th July 2015, and contrary to the Officer recommendation, the above application be approved on the grounds that the proposed development would not result in the introduction of a contrived form of development or be out of keeping with the street-scene, and would therefore not have a detrimental impact upon the character and appearance of the area.
2. That Members delegate authority to the Head of Planning to draft appropriate conditions and issue the decision.

Planning Application Recommended for Approval

4. **APPLICATION NO: P2015/0531 - 35 MAYBERRY ROAD, BAGLAN, PORT TALBOT SA12 8DG**

RESOLVED: that the above application be approved as detailed within the circulated report.

(Note: with regard to the amendment sheet referred to above and attached at Appendix A upon 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).

5. **APPEALS RECEIVED BETWEEN 9TH JUNE AND 29TH JUNE 2015**

RESOLVED: That the following Appeal received be noted, as detailed in the circulated report.

Appeal Ref: A2015/0004

Formation of new vehicle access and driveway at 4 Main Road, Aberdulais, Neath.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 9TH JUNE 2015 AND 29TH JUNE 2015**

Members received a list of planning applications determined between the 9th June and 29th June 2015, as contained in the circulated report.

RESOLVED: that the report be noted.

7. **URGENT ITEMS**

Because of the need to deal now with the matters contained in Minute Nos. 8 and 9 below, the Chairman agreed that these could be raised at today's meeting as urgent items pursuant to Section 100B (4) (b) of the Local Government Act.

Reasons

- (a) In order to ensure that Members are made fully aware of the current status at the site of Farmland adjoining Forestry, East of Crynant and South of Seven Sisters, Neath (Hirfynydd Wind Farm), in the light of the forthcoming Public Inquiry.
- (b) In order to ensure that Members be made aware of the process around the submission of late correspondence/documentation regarding Planning Applications.

8. **APPLICATION P2008/0024 - FARMLAND ADJOINING FORESTRY, EAST OF CRYNANT AND SOUTH OF SEVEN SISTERS, NEATH - HIRFYNYDD WIND FARM**

Members received a detailed update from the Planning Officer giving a background to the application as detailed in the circulated urgent report, in the light of the imminent inquiry commencing on the 29th July 2015 which continues to object to the development.

RESOLVED:

(a) that Delegated Authority be given to the Head of Planning and the Development Manager (Planning), to withdraw some or all of the Council's objections to the application, in the event that Counsel advises that the proposed section 106 Legal Agreement, together with the evidence relating to physical mitigation, sufficiently addresses/overcomes the Council's objections in respect of the potential implications on the recovery of coal in the public interest.

(b) that the report be noted.

9. **PROTOCOL REGARDING LATE SUBMISSION OF LETTERS/DOCUMENTATION REGARDING PLANNING APPLICATIONS**

The Chairman reminded Members of Planning Committee of their duty in respect of any late submissions of Letters/Documentation to the Planning Department from constituents. It was confirmed that should Members receive any late submissions, these must be immediately referred to the relevant Officers in the Planning Department for consideration, in order to eliminate any unfairness in regard to those who have already made submissions within the stipulated time frame.

CHAIRMAN

PLANNING COMMITTEE

7th JULY 2015

AMENDMENT SHEET

ITEM 6

<u>APPLICATION NO:</u> P2014/0468	<u>DATE:</u> 20/02/2015
PROPOSAL:	One detached three bed single storey bungalow with associated parking (Amended plans received 20/02/15)
LOCATION:	Land adjacent to Fairview Bungalow, Main Road, Aberdulais, Neath SA10 8LE
APPLICANT:	Mr David Morgan
TYPE:	Full Plans
WARD:	Aberdulais

Further representations have been received from an agent on behalf of the objector regarding the above proposal, which in summary express the following concerns: -.

- that the committee report does not respond to comments made in the Independent Planning and Urban Design Assessment completed by the objector's consultant.
- That the proposal represents an unacceptably cramped and over intensive form of backland development which fails to provide for adequate separation distances between itself and the neighbouring properties resulting in an unacceptable loss of outlook and amenity to those properties and which fails to provide for adequate private amenity space and general standards of residential amenity for future occupiers of the property by virtue of overlooking from the existing properties and their physical and visual impact.
- The report does not mention that obscure glazing would have to be installed in the sole window serving a habitable room in the side elevation of the new house facing Sunnybank to prevent direct overlooking of that property.
- That the report fails to properly address the issue of 'character' or consider the fundamental change in the nature and intensity of the use of the site and the way in which that it would unacceptably adversely impact on the amenity of all the neighbouring properties.

- Concern over the inference in the report that if an alternative means of access were provided the development could be considered acceptable.
- The planning officer has not viewed the application site from the objector's garden, and as a consequence it is difficult to have confidence that Officers have objectively considered the impact of the development on that property, and requests that Members visit to see for themselves

Accordingly, while they endorse the Officer's recommendation, they request an additional reason for refusal as follows: -

'The proposal represents an unacceptably cramped and over intensive form of back land development which fails to provide for adequate separation distances between itself and the neighbouring properties resulting in an unacceptable loss of outlook and amenity to those properties and which fails to provide for adequate private amenity space and general standards of residential amenity for future occupiers of the property by virtue of overlooking from the existing properties and their physical and visual impact'.

In response to the above, the following comments are made: -

- While the report does not specifically refer to the agents 'Independent Planning and Urban Design Assessment', the committee report has summarised the objections from the neighbouring property as a whole, and responded to such concerns both within the main part of the report and in the section addressing the objections raised.
- Officers visited the site and were content that the impacts on the neighbouring properties could be adequately assessed without the need to be viewed from the objectors property.
- Officers are satisfied that the report makes an appropriate assessment of the impact on local character, having regard to the local context and pattern of development, and that the conclusions reached, namely that the impact of the development on character or amenity would be restricted to the access to the property, remain sound.
- In the event that permission was granted, then a condition would have been required in respect of obscure glazing the window facing 'Sunnybank' (due to the levels on the site meaning that a boundary enclosure would not restrict such views). While it is accepted that it is not ideal to require a bedroom window to be obscurely glazed, this is not considered to amount to a reason for refusal of planning permission, or an indication that the development is unacceptable as a cramped form of development.