

PLANNING COMMITTEE
(COUNCIL CHAMBER PORT TALBOT CIVIC CENTRE)

Members Present:

29 September 2015

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, Mrs.R.Davies, S.K.Hunt,
H.N.James, D.Keogh, R.Thomas and
Mrs.L.G.Williams

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

1. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on 8 September 2015, as circulated, be confirmed as a correct record.

Report of the Head of Planning

2. **SITE VISIT(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: P2015/0368

Demolition of garage, first floor roof extension, ground floor side extension including garage at 7 The Pines, Cilfrew, Neath.

Reason:

To assess the impact of the development upon the character and appearance of the streetscene.

Planning Applications Recommended for Approval

3. **PLANNING APPLICATION NO: 2015/0027 - RESIDENTIAL DEVELOPMENT FOR 13 DWELLINGS PLUS ASSOCIATED WORKS INCLUDING ACCESS AND PARKING - FORMER BAY VIEW SOCIAL CLUB, THE PRINCESS MARGARET WAY, SANDFIELDS, PORT TALBOT SA12 7LS**

RESOLVED: that in accordance with the Officer recommendation and subject to the conditions and the signing of a Section 106 Agreement, as detailed within the circulated report, the application be approved.

4. **APPLICATION NO: P2015/0394 - DETACHED DWELLING, DETACHED GARAGE AND ASSOCIATED FREE STANDING SOLAR PANELS- LAND AT DUNRAVEN PLACE, GLYNCORWWG, PORT TALBOT SA13 3DA**

RESOLVED: that in accordance with the Officer recommendation, and subject to the conditions as detailed within the circulated report, the application be approved.

Planning Application Recommended for Refusal

5. **APPLICATION NO: P2014/1064 - RESIDENTIAL DWELLING (OUTLINE WITH ALL MATTERS RESERVED) - PLOT ADJACENT TO PENRHIW, WOODBINE COTTAGES, MELIN COURT, NEATH SA11 4BA**

RESOLVED: that in accordance with the Officer recommendation, for Highway Safety reasons, as detailed within the circulated

report, the application be refused.

6. **CURRENT POSITION PAPER REGARDING MARGAM OPEN CAST COAL SITE (OCCS) ENFORCEMENT REFERENCE NUMBER E2013/0028**

(Cllr.R.G.Jones relinquished his position as Chairperson, Cllr.E.E. Jones took the Chair for the remainder of the meeting.)

The Head of Planning reminded Members of the background to the issues in relation to the Margam Open Cast Coal Site (OCCS), and also gave an update on the current position, with three potential options containing benefits and disbenefits to those respective options in order to resolve matters, as detailed within the circulated report.

Following discussions, the following agreed amended recommendation was made:

RESOLVED: that authorisation is secured to pursue Option 3, as detailed within the circulated report, in accordance with the strict timescales as detailed below. Should the timescales be not complied with by Celtic and Oak/Beech, Option 1 be pursued with immediate effect.

<u>Action</u>	<u>Date</u>
1. Commence pre-application discussions with all regulators.	31 October 2015
2. Commence partial dewatering of the void.	31 October 2015
3. Submit Planning Application to both Local Planning Authorities.	Beginning of January 2016
4. Submit all necessary consents to National Resources Wales.	Beginning of January 2016

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| 5. Determination of Planning Application (subject to all required information being submitted on time). | 30 April 2016 |
| 6. Work on a new Section 106 to run in tandem with the Planning Application. Signing of the S106 by all interested parties. | 30 April 2016 |
| 7. Commence work on site. | 31 May 2016 |
| 8. Complete site safety and alternative restoration works. | <u>No later than 31 May 2017</u> |

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN THE 26 AUGUST AND 21 SEPTEMBER 2015**

Members received a list of Planning Applications which had been determined between the 16 August and 21 September 2015, as contained within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON