

**PLANNING COMMITTEE  
(PORT TALBOT CIVIC CENTRE)**

**Members Present:**

**20 October 2015**

**Chairperson:** Councillor R.G.Jones

**Vice Chairperson:** Councillor E.E.Jones

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

**Local Members** Councillor

**Officers In Attendance** S.Ball, I.Davies and Miss.G.Cirillo

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1. **MINUTES OF THE LAST MEETING**

**RESOLVED:** That the Minutes of the Planning Committee held on the 29 September 2015, as circulated, be confirmed as a correct record.

2. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

**RESOLVED:** that the following Application recommended for approval, as detailed within the circulated report, be deferred for a site visit by the Planning Committee:

Application No:P2014/0973

37 No. Residential dwellings and associated access (Ecology mitigation strategy received 20.07.15) (Bat tree roost assessment, tree survey, Arboricultural method statement and tree protection plan received 28.09.15) at

former Coleg Cwmtawe, Alltycham Drive,  
Pontardawe SA8 4JT

Reason:

To assess the impact on highway safety  
having regard to the proximity to the  
school (such visit to take place during  
school closing time)

**Report of the Head of Planning**

**Planning Application Recommended for Refusal following a Site  
Visit on 20 October 2015**

3. **APPLICATION NO: 2015/0368 - DEMOLITION OF GARAGE, FIRST  
FLOOR ROOF EXTENSION, GROUND FLOOR SIDE EXTENSION  
INCLUDING GARAGE AT 7 THE PINES, CILFREW, NEATH**

**RESOLVED:**

That following a Site Visit on the 20  
October 2015, having considered the  
views of those present, and contrary to  
the Officer Recommendation as detailed  
in the circulated report, the Application be  
Approved on the following grounds:

The proposed first floor roof extension, by  
reason of its siting and design will not  
result in a dwelling out of character with  
the existing group of dwellings which  
define the local context, and, as a  
consequence, would not represent an  
obtrusive and unsympathetic extension  
that would appear incongruous and  
prominent in relation to the layout and  
pattern of the street scene.

4. **APPLICATION NO: P2015/0530 - DEMOLITION OF EXISTING  
BUILDING AND CONSTRUCTION OF FIELD STORE - 73 PEN YR  
ALLTWEN, ALLTWEN, PONTARDAWE SA8 3EA**

Following detailed discussions and having considered the views of the Local Member, the Committee made the following recommendation:

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

5. **APPEALS DETERMINED**

**RESOLVED:** That the following Appeals Determined be noted as detailed in the circulated report:

Planning Ref: P2008/0024

Appeal Ref: A2014/0001

Revised Scheme for Wind Energy Development Comprising 9 (previously 14) Turbines with a Maximum Height To Blade Tip of 125m, Access Tracks, Cable Trenches, Substation, Anemometer Mast, Crane Hardstanding. Temporary Construction Compound and Associated Infrastructure at Farmland adjoining forestry East of Crynant and South of Seven Sisters Neath (known as Hirfynydd Wind Farm)

Decision: Dismissed

Planning Ref: 2014/1165

Appeal Ref: A2015/0005

Retention of two storey demountable buildings used in association with the existing waste transfer facility at Unit 1 Brunel Industrial Estate, Cwmavon.

Decision: Dismissed

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 22 SEPTEMBER AND 12 OCTOBER 2015**

Members received a list of Planning Applications which had been determined between 22 September and 12 October 2015, as contained within the circulated report.

**RESOLVED:** that the report be noted.

7. **CHAIRPERSON'S ANNOUNCEMENT**

The Chairperson notified Members of new Regulations regarding Planning Application Fees, and of the intention to hold a Members Seminar to discuss the implications of such Regulations on the operation of current delegated arrangements and Planning Committee.

**CHAIRPERSON**