

PLANNING COMMITTEE
(PORT TALBOT CIVIC CENTRE)

Members Present:

19 January 2016

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

Councillors: D.W.Davies, Mrs.R.Davies, S.K.Hunt,
H.N.James, D.Keogh, Mrs.S.Paddison,
C.Morgan and Mrs.L.G.Williams

LDP/UDP Member: Councillor A.J.Taylor

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

1. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning Committee held on the 22nd December 2015 as circulated, be confirmed as a true record.

Report of the Head of Planning

Planning Applications Approved

2. **APPLICATION NO: P2015/0905 - DEMOLITION OF EXISTING STABLE BLOCK AND CONSTRUCTION OF 6 NO. BUNGALOWS WITH ASSOCIATED WORKS AT FORMER STABLES, BAGLAN PARK, PORT TALBOT SA12 8PS**

RESOLVED: that in accordance with the Officer recommendation subject to the signing of a Section 106 Agreement to require a financial contribution of £2700 towards public open space in Baglan Park and subject to the Conditions as set out in the circulated report, the Application be approved.

3. **APPLICATION NO: P2015/0363 - THREE DETACHED DWELLINGS AND ASSOCIATED ENGINEERING OPERATIONS AND LANDSCAPING AT REAR OF 84-90 HENFAES ROAD, TONNA, NEATH SA11 3EX**

In accordance with the Council's approved Public Speaking Protocol, Ms.C. Evans (Objector) and Mr. B. Sutcliffe (Applicant - Right of Reply) addressed the Planning Committee.

RESOLVED: that in accordance with the Officer recommendation subject to the Conditions and the Signing of a 106 Agreement with regard to clawback provision on Affordable Housing, as detailed in the circulated report, the Application be approved.

4. **APPEALS RECEIVED**

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

Appeal Ref: A2016/0001

Residential Dwelling (Outline with all matters reserved). Plot adjacent to Penrhiw Woodbine Cottages, Melin Court, Neath.

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 16 DECEMBER 2015 AND 11 JANUARY 2016**

Members received a list of Planning Applications which had been determined between the 16 December 2015 and 11 January 2016.

RESOLVED: that the report be noted.

6. **URGENT ITEM**

Because of the need to deal now with the matters contained in Minute No.7 below, the Chairman agreed that this could be raised at today's meeting as an urgent item pursuant to Section 100B (4)(b) of the Local Government Act 1972.

Reason

To update Members about imminent Planning Applications and Site Visits.

7. **SITE VISITS**

The Chairperson reminded Members that due to the series of Local Development Plan Meetings held earlier today, the Site Visit requested at the last meeting on 22nd December 2015 for Application No:P2015/0694 – Demolition of existing Golf Driving Range and Re-development of Site at Water Street, Margam Port Talbot, will now take place on the morning of the next scheduled Planning Committee which will be 9 February 2016.

In addition, the Chairman informed the Planning Committee that the Council had received a Planning Application for a development of 139 Homes at Tonna (Planning Application Ref: 2015/0011). This Application is one of the first development sites to come through the process which now relates to the Local Development Plan. Members were informed that the Application had received a considerable amount of public interest and because of this it was felt that it is likely that there would be a request for a Site Visit.

In anticipation of the information as described above, and the fact that it was acknowledged that a Site Visit may be beneficial in this instance, and to reduce any further delay in the determination of this Application which has been in for some time, the Chairperson proposed that a Site Visit take place to enable Members to view the site and therefore be aware of the all the issues in advance of consideration.

RESOLVED: In view of the Chairperson's update, that a Site Visit be held for the following Planning Application:

Application No: 2015/0011

Development of 139 No.Homes at
Tonmawr.

CHAIRPERSON