

PLANNING COMMITTEE

(NEATH CIVIC CENTRE)

Members Present:

21 June, 2016

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, Mrs.R.Davies, S.K.Hunt,
C.Morgan, Mrs.S.Paddison and
Mrs.L.G.Williams

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

1. **CHAIRPERSONS'S ANNOUNCEMENT**

As a mark of respect regarding the recent tragic death of MP Mrs. Joe Cox, the Chairperson requested that the Committee hold a minute's silence.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on 3 May, 2016 be confirmed as a true and accurate record.

(Note: An amendment sheet as attached as an Appendix and agreed was circulated prior to the meeting)

3. **APPLICATION NO: - P2016/0287 - LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE OF FAMILY HOME (DWELLING HOUSE) CARAVAN 'A', ABERDRYCHWALLT FARM, PONTRHYDYFEN, PORT TALBOT SA12 9SN**

RESOLVED: that, in accordance with the Officer's recommendation as detailed within the circulated report, and subject to the

circulated amendment sheet:-

1. The Lawful Development Certificate be issued for use of a building comprising the siting of a caravan with additional block-built extension to its western elevation as a single dwelling house as identified on drawing ref. AF-01 (March 2016).
2. Enforcement action be authorised to secure the removal of the unauthorised built development, with the exception of the brickwork built immediately abutting the external walls of the existing caravan (as identified on drawing ref. AF-01 (March 2016) up to the height of the existing 'extension' to the caravan.

4. **APPLICATION NO: P2016/0337 - RETENTION OF CARAVAN AS A DOMESTIC DWELLING (EXISTING CERTIFICATE OF LAWFUL DEVELOPMENT), ABERDRYCHWALLT FARM, PONTRHYDYFEN, PORT TALBOT, SA12 9SN**

RESOLVED:

that in accordance with the Officer's recommendation as detailed within the circulated report, and subject to the circulated amendment sheet:

1. The Lawful Development Certificate be refused on the grounds that insufficient evidence has been provided to demonstrate that the caravan has been in situ on the application site and used for residential purposes for in excess of ten years;
2. Enforcement action be authorised to cease the existing residential use of the land and remove the unauthorised caravan and associated structures from the site, and to restore the land to its former condition.

(Note: With regard to the Amendment Sheet referred to above and attached as an Appendix, on which the Chairperson 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).

5. **APPEALS RECEIVED BETWEEN 26 APRIL AND 10 JUNE 2016**

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

1. Appeal Ref: A2016/0006

Applicant

Ann Slattery John – Retention of non-illuminated advertisement.
Dimensions of advertisement – 1.83m(w) x 0.9m(h). Maximum height of letters 0.203m and Symbol 0.514m. Height from ground level to base of advert 1.85m at 70 Neath Road, Tonna SA11 3DJ

2. Appeal Ref: A2016/0007

Applicant

Mrs. Linda Rees – Removal of Conditions 1,3, and 4 and variation of Condition 2 of Planning Permission P2014/1102 approved 04/08/15 at Crosswinds, 39 Cimla Common, Cimla, Neath

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 26 APRIL AND 10 JUNE 2016**

Members received a list of Planning Applications which had been determined between 26 April and 10 June 2016, as detailed within the circulated report.

RESOLVED: that the report be noted.

CHAIRPERSON