



PLANNING COMMITTEE

2.00 PM - TUESDAY, 12 JULY 2016

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 21st June 2016 (*Pages 5 - 8*)
3. To Request Site Visit(s) from the Applications Presented

Report of the Head of Planning

Section A - Matters for Decision

Planning Application Recommended for Approval

4. Application No: P2016 0409 - Change of use of part of Community Enterprise Centre (use class Sui Generis) to a separate cafe (operating hours 08:00 to 16:00) and takeaway and delivery services (operating until 23:30 (use class A3). Croeserw Community Enterprise Centre, Bryn Siriol, Croeserw, Cymmer, Port Talbot. SA13 3PN. (*Pages 9 - 14*)

Planning Application Recommended for Approval

5. Application No: P2016-0471 - Retention of outbuilding - 47, Neath Road, Rhos, Pontardawe, Swansea. SA8 3EB (*Pages 15 - 24*)

Planning Application Recommended for Approval

6. Application No: P2016-0494-Briton Ferry Football Club
(Pages 25 - 32)

Planning Application Recommended for Refusal

7. Application No: P2015 0494 - Outline application for 17 No dwellings together with matters of access, layout and drainage. Land adjacent to Sports Centre, Tonmawr, Neath SA12 9UR.
(Pages 33 - 58)

Planning Application Recommended for Refusal

8. Application No: P2016 0320 - Proposed change of use from former lorry park to caravan/motorhome storage and servicing. Former Lorry Park, Tata Steel, Cefn Gwrgan Road, Margam, Port Talbot. SA13 2PT (Pages 59 - 66)

Section B - Matters for Information

9. Appeals Received Between 11 June 2016 and 3 July 2016
(Pages 67 - 68)
10. Appeals Decisions Between 11 June 2016 and 4 July 2016
(Pages 69 - 72)
11. Delegated Applications Determined Between 11 June 2016 and 3 July 2016 (Pages 73 - 82)
12. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Tuesday, 5 July 2016

Committee Membership:

Chairperson: Councillor R.G.Jones

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

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

**Cabinet
UDP/LDP
Member:** Councillor A.J.Taylor

Requesting to Speak at Planning Committee

The public have a right to attend the meeting and address the Committee in accordance with the [Council's approved procedure](#) which is available at www.npt.gov.uk/planning.

If you would like to speak at Planning Committee on an application reported to this Committee you must:

- Contact Democratic Services in writing at : Civic Centre, Port Talbot SA13 1PJ, preferably by email: democratic.services@npt.gov.uk.
- Ensure your request to speak is made no later than two working days prior to the meeting date (by 2 pm on the preceding Friday based on a usual Tuesday meeting),
- Clearly indicate the item number or application number on which you wish to speak and confirm whether you are supporting or objecting to the application.
- Give your name and address (which will be publicly available unless there are particular reasons for confidentiality)

Please note that only one person is able to speak in favour of, and one against, each application. Full details are available in the [Council's approved procedure](#).

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763719.

Applicant / Agent Right of Reply

Please note that, should an objector register to speak, the Applicant/Agent will be notified by the Council of their ability to address committee (their 'right to reply'). Should the applicant/agent wish to exercise that right, it will be necessary to confirm this to the Democratic Services section before noon on the day before the meeting.

Commenting on planning applications which are to be reported to Committee

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 4.30p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 4.30pm on the penultimate working day immediately preceding the Planning Committee.

Please note that representations received in accordance with the Council's protocol are summarised and, where necessary, commented upon in the form of an Amendment Sheet, which is circulated to Members of the Planning Committee by email on the evening before Committee, and presented in hard copy form at the actual meeting.