

PLANNING COMMITTEE

Members Present:

12 July, 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, R.Thomas,
Mrs.L.G.Williams.

Local Member Councillor A.L.Thomas

UDP/LDP Member Councillor A.J.Taylor

Officers In Attendance Mrs.N.Pearce, S.Ball, I.Davies, M.Fury,
Mrs.J.Woodman-Ralph and Miss.C.Davies

1. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning Committee held on the 21 June 2016 as circulated, be confirmed as a true record.

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

RESOLVED: That the following application recommended for refusal, as detailed in the circulated report, be deferred for a site visit by the Planning Committee.

Application No: P2015 0494

Outline application for 17 No. dwellings together with matters of access, layout and drainage. Land adjacent to Sport Centre, Tonmawr, Neath.

Reason:

To allow Members the opportunity to appreciate the settlement limit and immediate context of the site and to fully appraise the impacts of the development, having regard to the high degree of public interest in support of the development.

(Note: An amendment sheet in relation to P2015/0494 was circulated prior to the meeting).

3. **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.**

The application was brought for consideration by Committee as the applicant – Mr. S.Jones, is an elected member of the Council.

RESOLVED: That in accordance with Officers recommendation subject to the Conditions as detailed in the circulated report, the Application be approved.

4. **APPLICATION NO: P2016-0471 - RETENTION OF OUTBUILDING - 47, NEATH ROAD, RHOS, PONTARDAWE, SWANSEA. SA8 3EB**

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated report.

Cllr.A.LThomas, Local Ward Member addressed the Committee engaging in detailed discussion with Officers and Members.

RESOLVED: That in accordance with the Officer recommendation and subject to the Conditions as set out in the circulated report, the Application be approved.

5. **APPLICATION NO: P2016-0494-BRITON FERRY FOOTBALL CLUB**

Cllr.H.N.James addressed the Committee on behalf of Cllr.C.Morgan who was unable to attend today's meeting.

RESOLVED: That in accordance with the Officer recommendation, subject to the Conditions as set out in the circulated report, the Application be approved.

6. **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**

At this point in the meeting Cllr.R.G.Jones relinquished the Chair and addressed the Committee as Local Ward Member. Cllr.E.E.Jones substituted as Chairperson.

RESOLVED: That the Application No: P2016 0320 be deferred to allow the applicant the opportunity, in consultation with Officers, to submit additional supporting information outlining their comprehensive plans for the site including the full list and extent of uses proposed, (as defined within their business plan) which will in turn demonstrate the employment potential of the site. The applicant was also requested to demonstrate their assessment of alternative sites (as required by TAN23) and as such the reason why this site was the preferred option.

7. **APPEALS RECEIVED**

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

Appeal Ref: A2016/0008

Without planning permission, change of use from a residential dwelling (Class C3) to a mixed use of residential dwelling (Class C3) and commercial use for provision of music lessons (Sui Generis).
26 Rowan Tree Close, Bryncoch, Neath.

8. **APPEALS DETERMINED**

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

Appeal Ref: A2016/0002

Removal of Conditions 1 and 2 of Planning Permission P2009/0406 approved on the 21/07/2009 to allow the property to be used as a residential dwelling house. Hendre Las Farm, Pentwyn Access Road, Rhos.

Decision: Dismissed

9. **DELEGATED APPLICATIONS DETERMINED**

Members received a list of Planning Applications which had been determined between the 11 June and 3 July, 2016.

RESOLVED: That the report be noted.

CHAIRPERSON