



PLANNING COMMITTEE

2.00 PM - TUESDAY, 2 AUGUST 2016

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

(SITE VISIT LEAVING PORT TALBOT CIVIC CENTRE AT 11AM)

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on the 12 July 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 subject to Members Site Visit Leaving Port Talbot Civic Centre at 11am - Recommended for Refusal

4. **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 9 - 40*)

Planning Applications Recommended for Approval

5. **Application No: P2016/0078** - Proposed alternative restoration and aftercare scheme in respect of the former Margam Surface Mine, comprising engineering and landscaping works including: Pumping, earthworks, soil relocation, installation of an overflow drainage channel, re-introduction of rights of way across the site, agricultural (rehabilitation) works to establish vegetation and

drainage (amendment to the restoration and aftercare scheme approved under planning permission reference P2006/1727. Former Margam Surface Mine, Fford Y Gyfraith, Cefn Cribwr. CF32 0BS
(Pages 41 - 110)

6. **Application No: P2014/1122** - Outline residential development consisting of 41 dwellings including details of access and demolition of the existing buildings. Land Off Samuels Road, Cwmllynfell.
(Pages 111 - 144)

SECTION B - MATTERS FOR INFORMATION

7. Delegated Applications Determined between 4th July and 25th July 2016. (Pages 145 - 154)
8. Appeals Determined (Pages 155 - 156)
9. 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

Wednesday, 27 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,
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.