

PLANNING COMMITTEE

Members Present:

2 August, 2016

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

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

Local Members Councillor Mrs.K.Lloyd and A.R.Woolcock

UDP/LDP Member Councillor A.J.Taylor

Officers In Attendance S.Ball, I.Davies, S.Jenkins, J.Griffiths, A.Rees,
Ms.H.Bowen and Mrs.J.Woodman-Ralph

1. **ANNOUNCEMENT**

It was with deep regret that the Chair advised the Committee of the death of Cllr. A.J.Siddley. As a mark of respect Members stood for a minute's silence.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning Committee held on the 12 July 2016 as circulated, be confirmed as a true record.

3. **APPLICATION NO: P2015/0494 - OUTLINE APPLICATION FOR 17 NO DWELLINGS TOGETHER WITH MATTERS OF ACCESS, LAYOUT AND DRAINAGE. AT LAND ADJACENT TO SPORTS CENTRE, TONMAWR, NEATH. SA12 9UR**

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

In accordance with the Council's approved Public Speaking Protocol Mr.C.Edwards (supporter of the development) addressed the Planning Committee.

RESOLVED: That following a Site Visit prior to today's meeting, having considered the views of those present, and contrary to the Officer recommendation as detailed in the circulated report, the Application be Approved subject to Conditions and signing of a Section 106 agreement to cover the provision and retention of 7 units of affordable housing, the contribution of £32,922 towards Public Open Space, and mitigation for the loss of reptile habitat. The decision was made on the following grounds:

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. Having regard to paragraphs 9.3.2 and 4.7.8 of Planning Policy Wales, and paragraphs 2.5.50 of the adopted Local Development Plan, while the site is located outside of, but adjacent to, the settlement limit of Tonmawr, it is considered that the site's location between the existing two areas of the settlement of Tonmawr would ensure the development would not amount to an insensitive extension of the settlement boundary, and having regard to such impacts, that the strong degree of public support for the proposed development and associated positive community impacts, and the provision of 7 units of affordable housing, together amount to material considerations of sufficient weight necessary to

justify such development outside of the settlement boundary, which is otherwise contrary to adopted LDP Policy. In addition, while not a material planning consideration, the developer was encouraged to put forward as part of the s106 agreement a package of community benefits as indicated in their submissions.

4. **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 OBS**

RESOLVED: That in accordance with the Officer's recommendation the wording of Condition 2 be amended to read as follows, with all other conditions as shown within the report, attached as Appendix A, remaining unchanged:

That condition 2 read – the approved restoration shall be completed by 31 July 2018. For a period of five years from the date of completion of restoration the restored area shall be managed in accordance with the approved aftercare scheme. The planning permission shall expire following the complete restoration and aftercare of the site in accordance with the approved restoration and aftercare schemes.

Reason:

The alternative restoration scheme must be completed as quickly as possible but also in accordance with a programme which does not adversely affect any European Protected Species on site, or the amenities of residents living adjacent to the site.

5. **APPLICATION NO: P2014/1122 - OUTLINE RESIDENTIAL DEVELOPMENT CONSISTING OF 41 DWELLINGS INCLUDING DETAILS OF ACCESS AND DEMOLITION OF THE EXISTING BUILDINGS AT LAND OFF SAMUELS ROAD, CWMLLYNFELL.**

Cllr Kristine Lloyd Local Ward Member and Cllr Arwyn Woolcock on behalf of Cwmllynfell Community Council addressed the Committee engaging in detailed discussion with Officers and Members.

Members received information on an amendment to the circulated report. The Community Council on Page 115 should have read Cwmllynfell and not as stated in the report Cilybebyll.

RESOLVED: That in accordance with Officer's recommendations and subject to Conditions as detailed in the circulated report and to the signing of a Section 106 legal agreement to seek financial contributions related to the following Heads of Terms, the application as above be approved:

- £69,741.00 towards education provision;
- £20,500 to protect, promote and enhance the Welsh Language;
- £91,073.67 towards public open space provision;
- £16,600 in respect of biodiversity mitigation.

6. **DELEGATED APPLICATIONS DETERMINED**

Members received a list of Planning Applications which had been determined between the 4 July and 25 July, 2016.

RESOLVED: That the report be noted.

7. **APPEALS DETERMINED**

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

Appeal Ref: A2015/0005

Change of use of part of the ground floor from Office building (use class B1) to café (use class A3), external alterations, demolition of garage and associated parking. Briton Ferry Police Station, 155, Neath Road, Briton Ferry, Neath. SA11 2BX.

Decision: Appeal Allowed

Appeal Ref: A2016/0006

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. 70, Neath Road, Tonna, Neath.

Decision: Appeal Dismissed

CHAIRPERSON