



PLANNING COMMITTEE

****2.00 PM – WEDNESDAY, 24 AUGUST 2016***

COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE

****(PLEASE NOTE CHANGE OF DATE)***

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on the 2nd August 2016 (*Pages 5 - 10*)
3. To Request Site Visit(s) from the Applications Presented

Reports of the Head of Planning

SECTION A - MATTERS FOR DECISION

Planning Applications Recommended for Approval

4. **Application No: P2008/0798** - Outline Application for Residential Development and Alterations to Existing Access at Forge Washery, Lower Brynamman, Ammanford. (*Pages 11 - 50*)
5. **Application No: P2015/1128** - Integrated transport hub including new highway arrangement, bus canopy, staff facility building, kiosk building (Class A1 and A3), taxi area, hard and soft landscape works and pedestrian areas at Port Talbot Parkway Railway Station, Cramic Way, Port Talbot. SA13 1RU. (*Pages 51 - 62*)
6. **Application No: P2016/0545** - Rear and side raised patio to ground floor level at 3, Ascot Drive, Baglan, Port Talbot. SA12 8YL (*Pages 63 - 68*)

7. **Application No: P2016/0271** - Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no.,. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road. 1 Cambrian Place and 45 Abbey Road, Port Talbot. SA13 1HD.
(Pages 69 - 90)

Planning Applications Recommended for Refusal

8. **Application No: P2016/0117** - Road side service area comprising of Petrol Filling Station and kiosk, Drive-thru coffee shop, car parking, vehicular access and associated works at Land at Glynneath Business Park, adjacent to A465, Gynneath, Neath.
(Pages 91 - 110)
9. **Application No: P2016/0254** - Proposed pub/restaurant, access, car parking, layout and associated works (Outline permission with means of access and layout to be agreed at Land at Glynneath Business Park, Adjacent to A465, Glynneath, Neath.
(Pages 111 - 128)

SECTION B - MATTERS FOR INFORMATION

10. Delegated Applications Determined between 26th July and 15th August 2016 (Pages 129 - 138)
11. Appeals Determined (Pages 139 - 142)
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

Thursday, 18 August 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.