

## PLANNING COMMITTEE

**Members Present:**

**4 October 2016**

**Chairperson:** Councillor R.G.Jones

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

**Councillors:** Mrs.A.Chaves, Mrs.R.Davies, H.N.James,  
D.Keogh, R.Thomas and Mrs.L.G.Williams

**Local Members** Councillor Mrs.S.M.Penry and S.Rahaman

**Officers In Attendance** Mrs.N.Pearce, S.Ball, K.Davies, D.M.Adlam,  
G.Sterio, Mrs.J.Woodman-Ralph and  
Ms.C.Plowman.

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1. **MEMBER'S DECLARATION**

The following Member made a declaration at the commencement of the meeting:-

Councillor Mrs.R.Davies	Application No. P2016/0468 – Proposed Block of 4 self contained flats, plus associated parking and engineering works – Car Park, Wembley, Neath. SA11 2AT as she is a Member of the Board of NPT Homes.
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2. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 13 SEPTEMBER, 2016**

**RESOLVED:** That the Minutes of the Planning Committee held on the 13 September 2016, as circulated, be confirmed as a true record.

3. **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**

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 Mrs.J.Mowbray (Objector) and Mr.A.Bates (Agent – Right of Reply) addressed the Planning Committee.

Cllr.S.Rahaman, Local Ward Member addressed the Committee.

(Note: An amendment sheet in relation to P2016/0271 was circulated prior to the meeting, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting).

**RESOLVED:** That following the site visit on the 13 September 2016 and having considered the views of those present, contrary to the Officer recommendation as detailed in the circulated report, Application No. P2016/0271 be refused for the following

Reason:

The proposal by virtue of the constrained scale of the site together with the excessive size of the development will result in an over development of the site, which will in turn result in an unacceptable overbearing impact to the detriment of the amenities of neighbouring residents. The proposal is therefore considered to be contrary to the objectives of Policy BE1 of the Neath Port Talbot Local Development Plan.

4. **APPLICATION NO: P2016/0468 - BLOCK OF 4 SELF CONTAINED FLATS, PLUS ASSOCIATED PARKING AND ENGINEERING WORKS. CAR PARK, WEMBLEY, NEATH. SA11 2AT**

Cllr.R.Davies reaffirmed her interest at this point in the meeting and withdraw from the meeting for this item only.

Officers updated Members on the queries raised in the meeting of the 13 September 2016, as detailed in the circulated report.

Cllr.Mrs.S.Penry Local Ward Member addressed the Committee.

**RESOLVED:** That in accordance with Officers recommendations Application No. P2016/0468 be approved with conditions as detailed in the circulated report and subject to the signing of a S106 legal agreement for the provision of £5,700 towards additional facilities or improvements to existing pitch, non-pitch sport, informal open space or allotments within the Neath East Ward. The specific project associated with this contribution to be identified prior to the spending of the money.

5. **REFERENCE: P2016/0738 CONSULTATION BY BRITISH TELECOMMUNICATIONS (BT) IN RESPECT OF INTENDED PAYPHONE REMOVALS WITHIN NEATH PORT TALBOT.**

Officers made a presentation to the Planning Committee on the Consultation as detailed within the circulated report.

**RESOLVED:**

1. That, provided no additional representatives are received by 5 October 2016 (which have not been referred to Committee), the Council publish and consult upon its draft decision ('the First Notification') as detailed within the circulated report;
2. That, in the event additional representations are received by 5 October 2016 (which have not been referred to Committee), delegated authority be

granted to the Head of Planning and Public Protection to make any necessary amendments to the draft decision ('the First Notification') as detailed within this report and to publish and consult upon 'the First Notification') as detailed within the circulated report and to publish and consult upon 'the First Notification';

3. That delegated authority be granted to the Head of Planning and Public Protection to consider the responses to the 'First Notification', if any, and make any necessary changes to the First Notification, and subsequently publish the Council's decision in the form of 'the Final Notification'.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 7 SEPTEMBER AND 26 SEPTEMBER 2016**

Members received a list of Planning Applications which had been determined between 7 September and 26 September 2016, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

7. **APPEALS RECEIVED BETWEEN 7 SEPTEMBER AND 26 SEPTEMBER 2016**

**RESOLVED:** That the following Appeals Received, as detailed within the circulated report, be noted:

Enforcement Appeal Ref: A2016/0010

Appellant:

Mr. Brian Price – Aberdrychwallt Farm,  
Pontrhydyfen, Port Talbot – without planning permission, the siting of a static caravan on the land and its use for residential purposes.

Enforcement Appeal Ref: A2016/0011

Appellant:

Mr. Douglas Price – Aberdrychwallt Farm,  
Pontrhydyfen, Port Talbot – without planning  
permission the construction of a replacement two-  
storey dwelling on the land.

**CHAIRPERSON**