



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 25 OCTOBER 2016***  
***COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE***

***(SITE VISIT LEAVING PORT TALBOT 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 4 October 2016 (*Pages 5 - 10*)
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 Approval**

4. Application No: P2015/0011 - 138 residential dwelling with associated infrastructure engineering works, and public open space at Land at Neath Road, Tonna, Neath. (*Pages 11 - 48*)

#### **Planning Applications Recommended for Approval**

5. Application No: P2016/0593 - Change of use from office accommodation (Class B1) to residential use (Class C3) to provide 41 affordable dwellings, alterations to building elevations and roof, cycle, mobility scooter and refuse storage, improvements to public realm and associated works at Aberafan House, Access to Port Talbot Civic Centre, Port Talbot. SA13 1PJ (*Pages 49 - 70*)

## **Planning Applications Recommended for Refusal**

6. Application No: P2016/0320 - Proposed change of use from former lorry park to caravan/motorhome storage and servicing at Former Lorry Park, Tata Steel, Cefn Gwrgan Road, Margam, Port Talbot. SA13 2PT (*Pages 71 - 80*)

## **Section B - Matters for Information**

7. Delegated Applications Determined between 27 September and 17 October 2016 (*Pages 81 - 92*)
8. Appeals Determined (*Pages 93 - 98*)
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, 19 October 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](http://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](mailto: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.