



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 6 DECEMBER 2016***

***COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE***

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on the 25 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 Applications Recommended for Approval**

4. Application No: P2014 0393 - 79 residential dwellings and associated infrastructure. Land North of Neath Road, Rhos, Pontardawe, Abertawe, SA8 3EB. (*Pages 11 - 48*)

#### **Planning Application Recommended for Refusal**

5. Application No: P2016/0320 - Change of use from former lorry park to caravan/motorhome storage and servicing together with ancillary sales. Former Lorry Park, Tata Steel, Cefn Gwrgan Road, Margam, Port Talbot. SA13 2PT. (*Pages 49 - 58*)

## **Consultation under Section 36 of the Electricity Act**

6. Application No: P2016/0950 - Consultation under Section 36 of the Electricity Act 1989 to vary the original S36 consent to provide a battery storage facility. Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncoed and to the East of Tonmawr  
(Pages 59 - 64)

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

7. Delegated Applications Determined Between 18 October 2016 and 28 November 2016 (Pages 65 - 84)
8. Appeals Determined (Pages 85 - 86)
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, 30 November 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, D.Keogh, C.Morgan,  
Mrs.S.Paddison, R.Thomas, Mrs.L.G.Williams,  
and R.Phillips.

**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.