



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 10 JANUARY 2017***

***COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE***

***(SITE VISIT LEAVING PORT TALBOT AT 10.30AM)***

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 6 December 2016 (*Pages 5 - 8*)
3. To Request Site Visit(s) from the Applications Presented

### **Report of the Head of Planning**

#### **Section A - Matters for Decision**

#### **Planning Applications subject to Members Site Visit Leaving Port Talbot Civic Centre at 10.30am – 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 9 - 52*)

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

5. Application No: P2016/0657 - Demolition of former school building with exception of Station Road frontage building which will retain its front elevation and the construction of 1 commercial unit (Use Class A1/A3) with a ground floor from extension and 12 flats (Block E ): construction of a three storey block to create one commercial unit

with 5 flats, with solar panels on roof (block B) ; 3 storey block of 6 flats (block A); 2 storey block of 4 flats (block C); 2 storey block of 2 flats (block D) and erection of 18 semi-detached houses and two detached houses and associated access, car parking and landscaping works. (Development Totals: 2 commercial units; 29 flats and 20 houses.) At former Glanafan Comprehensive School, Station Road, Port Talbot. SA13 1LZ. *(Pages 53 - 90)*

6. Application No: P2016/0929 - Retention and completion of change of use of building to Tyre and Exhaust Centre (Use Class B2), plus engineering operation and retaining works to create 4 parking spaces to rear with ramped access and Tyre and Exhaust Centre, Commercial Street, Abergwynfi. SA13 3YL. *(Pages 91 - 100)*

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

7. Delegated Applications Determined between 29 November 2016 and 2 January 2017 *(Pages 101 - 114)*
8. Appeals Determined *(Pages 115 - 116)*
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**

Tuesday, 3 January 2017

## **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.