



PLANNING COMMITTEE

2.00 PM - TUESDAY, 31 JANUARY 2017

COUNCIL CHAMBER - 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 10 January 2017 (*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 Recommended for Approval

4. Application No: P2016/1022 - Construction of a part three and part two storey all-through school building (for ages 3 years to 16 years), with access arrangements, car and bus parking, and drop-off zones, new sports pitches, ancillary garage and workshop building, lighting and CCTV system, boundary treatment, landscaping and associated service facilities and engineering operations; plus demolition of existing school buildings following operation of the new school. Groes Primary School & Dyffryn Upper School, Bertha Road, Margam, Port Talbot. SA13 2AW (*Pages 9 - 46*)

5. Application No: P2016/1023 - Construction of a two storey welsh medium secondary school for ages 11 years to 16 years, with access arrangements, car and bus parking, and drop off zone, new sports pitches, lighting and CCTV system, boundary treatment, landscaping, plus associated service facilities and engineering operations. Former Sandfields Comprehensive School and Traethmelyn Primary School, Southdown View, Sandfields, Port Talbot. SA12 7AH. *(Pages 47 - 76)*
6. Application No: P2016/1090 - Construction of a 2 storey school building (for pupils age 3-11) together with associated parking, playground facilities, lighting and landscaping, plus highway works. Ysgol Gyfun Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea. SA9 2JJ *(Pages 77 - 102)*

Section B - Matters for Information

7. Delegated Applications Determined Between 3 January and 24 January 2017 *(Pages 103 - 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

Wednesday, 25 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.

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.