



PLANNING COMMITTEE

2.00 PM - TUESDAY, 14 FEBRUARY 2017

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 31 January 2017 (*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 Recommended for Approval

4. Application No: P2016/0639 - Re-profiling and change of use of land into residential garden area, retention of outbuilding, retaining wall and hardstanding with associated drainage works to facilitate parking. Brynawel, Blaenafon, Tonmawr, Port Talbot. SA12 9SY. (*Pages 11 - 18*)

Planning Application Recommended for Refusal

5. Application No: P2016/1051 Variation of condition 1 and 2 of planning permission (ref APP/Y6930/C/163150026 which granted a mixed residential Class C3 and music lesson sui generis use) approved at appeal on 10 October 2016 to increase number of students to 8 and change hours of operation to 12.00 to 20.30hrs Monday to Wednesday, 12.00hrs to 20.00hrs Thursday and Friday

and 9.00hrs to 15.00 on Saturdays. 26 Rowan Tree Close,
Bryncoch, Neath. SA10 7SJ. (Pages 19 - 48)

Section B - Matters for Information

6. Delegated Applications Determined Between 25 January 2017 and 5 February 2017 (Pages 49 - 54)
7. Appeals Determined between the 25 January and 5 February 2017 (Pages 55 - 56)
8. Appeals Received between the 25 January and the 5 February 2017 (Pages 57 - 58)
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, 7 February 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 for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

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 2.00p.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 2.00pm 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 re-distributed prior to the commencement of the meeting.