

PLANNING COMMITTEE

(COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE)

Members Present:

14 February 2017

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

Councillors: D.W.Davies, Mrs.R.Davies, D.Keogh,
C.Morgan, Mrs.S.Paddison, R.Thomas and
Mrs.L.G.Williams

Officers In Attendance: Mrs.N.Pearce, S.Ball, I.Davies, S. Jenkins,
H.Towns and Mrs.J.Woodman-Ralph

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 31 JANUARY 2017**

RESOLVED: That the Minutes of the Planning Committee held on the 31 January 2017 as circulated, be confirmed as a true record.

2. **APPLICATION NO: P2016/0639**

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated report.

RESOLVED: That in accordance with Officers recommendations Application P2016/0639 be approved with conditions as detailed in the circulated report.

3. **APPLICATION NO: P2016/1051**

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol Mrs.C.Jenkins (on behalf of Objectors) and Mr.R.Bowen (Agent) addressed the Planning Committee.

At the meeting, the Chairperson agreed that Cllr.R.James, Local Ward Member address the Committee.

RESOLVED: That in accordance with Officers recommendations Application No. P2016/1051 be refused as detailed in the circulated report.

4. **DELEGATED APPLICATIONS DETERMINED BETWEEN 25 JANUARY 2017 AND 5 FEBRUARY 2017**

Members received a list of Planning Applications which had been determined between the 25 January and 5 February 2017, as detailed in the circulated report.

RESOLVED: That the report be noted.

5. **APPEALS DETERMINED BETWEEN THE 25 JANUARY AND 5 FEBRUARY 2017**

RESOLVED: That the following Appeals determined be noted, as detailed in the circulated report.

Appeal Ref: A2016/0012

Retention and completion of detached outbuilding – 60 Neath Road, Resolven, Neath. SA11 4AH.

Decision:

Appeal Dismissed

6. **APPEALS RECEIVED BETWEEN THE 25 JANUARY AND THE 5 FEBRUARY 2017**

RESOLVED: That the following Appeals received, as detailed in the circulated report, be noted.

Appeal Ref: A2017/0003 – Detached two storey dwelling with off street car parking (outline with all matters reserved) – land at 9 New Road, Trebanos, Pontardawe

7. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No 8 below, the Chairman agreed that this could be raised at today's meeting as an urgent item, pursuant to Section 100 B (4) (b) of the Local Government Act 1972.

Reason

Due to the time element.

8. **APPLICATION NO: P2016/0078**

(Note: Three amendment sheets in relation to P2016/0078 were circulated prior to the meeting, on which the Chair confirmed that version 3 was for consideration at today's meeting. The Chair allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting).

Officers made a presentation to the Planning Committee on this Application as detailed in the circulated urgent report.

RESOLVED: That in accordance with Officers recommendations Application No. P2016/0078 be approved with conditions as detailed in the circulated urgent report, and also subject to the

amended conditions as detailed in the circulated amendment sheet Version 3 as follows:

(12) At all other times outside of the hours specified in condition 11 above the noise levels arising from the operations at the site shall not exceed 42 dBLAeq (hour) freefield under the measurement criteria of BS4142 and as measured at any noise sensitive property.

Reason:

In the interest of the amenities of the area.

(23) Prior to any clearance of scrub/trees the vegetation shall be checked for dormouse nests by a suitably trained and licensed ecologist and notwithstanding these checks but having regard to their findings, a comprehensive mitigation scheme shall also be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be undertaken in full accordance with the agreed details.

Reason:

In the interest of nature conservation.

(26) Prior to any clearance of scrub/trees, works of restoration or the construction of the outfall channel, and notwithstanding the details submitted in relation to the Reasonable Avoidance Measures for Great Created Newt, a mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation shall be undertaken in full accordance with the approved details.

Reason:

To protect against the possibility of Great Crested Newts being harmed.

CHAIRPERSON