

EXECUTIVE DECISION RECORD

CABINET BOARD - 28 OCTOBER, 2016

ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD

Cabinet Board Members:

Councillors: A.J.Taylor (Chairperson) and P.A.Rees

Officers in Attendance:

C.Morris, P.Walker, W.John, C.Barnard and Mrs.T.Davies

1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor A.J.Taylor be appointed Chairperson for the meeting.

2. **MINUTES OF THE PREVIOUS ECONOMIC AND COMMUNITY REGENERATION CABINET BOARD HELD ON 16 SEPTEMBER, 2016**

Noted by the Committee.

3. **ANNUAL PLANNING PERFORMANCE REPORT 2015/16**

Decision:

That the Annual Planning Performance Report 2015/16, attached at Appendix 1 to the circulated report, be approved for submission to the Welsh Government, and published on the Council's website.

Reason for Decision:

To comply with the requirements of the Welsh Government whereby each Local Planning Authority in Wales is required to produce, submit and publish an Annual Planning Performance Report by the 31 October, 2016.

Implementation of Decision:

The decision is an urgent one for immediate implementation. The Chairperson had agreed to this course of action and therefore there would be no call-in of this decision.

4. FIVE SUPPLEMENTARY PLANNING GUIDANCE DOCUMENTS

In addition to the recommendations contained in the report, the Scrutiny Committee requested that decision Number 4 below, be added as a footnote to Paragraph 1.0.3 of the Planning Obligations Supplementary Planning Guidance (SPG), for clarity. Cabinet Members agreed with the Scrutiny Committee's request.

1. That the responses and recommendations to the representations received, as set out in Appendix 1 to the circulated report, be agreed;
2. That the revised SPG as set out in Appendices 2 to 6 of the circulated report (Planning Obligations SPG; Affordable Housing SPG; Baglan Energy Park Development Framework SPG; Pollution SPG and Parking Standards SPG), be agreed;
3. That the adoption and publication procedures as set out in the circulated report, be implemented;
4. That a clear distinction be drawn between 'S106 Agreements' and 'Community Fund Contributions' - whereas a S106 Agreement needs to satisfy the five tests set out in Paragraph 2.1.2 (Planning Obligations SPG), Community Fund Contributions are voluntary arrangements entered into by developers which secure benefits for those local communities that are most affected by development proposals. Such contributions have no influence on the determination of any planning application.

Reason for Decisions:

To ensure that clear supplementary guidance be issued by the Council in respect of Planning Obligations, Affordable Housing, Baglan Energy Park Development Framework, Pollution and Parking Standards.

Implementation of Decisions:

The decisions will be implemented after the three day call in period.

Consultation:

This item has been subject to external consultation.

5. **YSGOL BAE BAGLAN - COMMUNITY BENEFITS**

Decision:

That the report be noted.

6. **DELEGATED POWER**

Decision:

That the report be noted.

7. **LIBRARY STRATEGY 2016-21**

Decision:

That the Library Strategy for 2016-21, as detailed at Appendix 1 to the circulated report, be approved.

Reason for Decision:

To ensure that Neath Port Talbot complies with Welsh Public Library Standards and delivers an efficient and valued service to residents.

Implementation of Decision:

The decision will be implemented after the three day call in period.

8. **FORWARD WORK PROGRAMME 2016/17**

Decision:

That the Forward Work Programme be noted.

9. **ACCESS TO MEETINGS**

Decision:

That pursuant to Regulation 4(3) and (5) of Statutory Instrument 2001 No. 2290, the public be excluded for the following items of business which involved the likely disclosure of exempt information as defined in Paragraph 14 of Part 4 of Schedule 12A to the Local Government Act 1972.

10. **PORT TALBOT PERIPHERAL DISTRIBUTOR ROAD PHASE 2 -
EXTENSION OF STATUTORY PERIOD FOR CLAIMS FOR
COMPENSATION**

Decision:

That the time limit to negotiate claims under the Port Talbot Peripheral Distributor Road, Phase 2 Scheme, to all named parties within the private, circulated report, be extended to 31 March, 2017.

Reason for Decision:

To secure approval for the immediate action required in respect of claims under the Port Talbot Peripheral Distributor Road, Phase 2 Scheme.

Implementation of Decision:

The decision will be implemented after the three day call in period.

11. **BRYN BOWLS PAVILION**

Decision:

That the granting of the lease for the Bryn Bowls Pavilion to the Trustees of Bryn Welfare Bowls Club, on the standard terms as set out in the private circulated report, be approved.

Reason for Decision:

To allow the Bowls Pavilion to continue to be used in conjunction with the adjoining Bowls Green for the benefit of the community.

Implementation of Decision:

The decision will be implemented after the three day call in period.

Consultation:

This item has been subject to external consultation.

12. **PROPOSED FIXED TERM TENANCY OF THE FORMER FAIRWOOD FABRICATIONS PREMISES, DOCKS ROAD, PORT TALBOT**

Decision:

That the terms and conditions for the granting of the fixed term tenancy of the premises formerly known as Fairwood Fabrications Premises at Docks Road, Port Talbot, as set out in the private circulated report, be approved.

Reason for Decision:

To enable the premises to be let and a rent to be received.

Implementation of Decision:

The decision will be implemented after the three day call in period.

13. **ADVENTURE GOLF COURSE AT ABERAVON SEAFRONT**

Decision:

That the Head of Property and Regeneration be granted delegated powers as follows:

- a) To commence a procurement exercise for the granting of a lease (and any associated documentation) for the Adventure Golf Course at Aberavon Seafront;
- b) To set the Heads of Terms for the lease and any other associated documents and for such arrangements to be included in the procurement documentation issued to the interested bidders;
- c) To establish the criteria on which the tenders are to be evaluated and also to accept the highest scoring tender on the basis of this criteria - in the event that the highest scoring bidder declines the award, delegated authority be granted to accept the next highest scoring and so on;
- d) To enter into a lease and any associated documents with the successful bidder.

Reason for Decision:

To enable the letting of the Adventure Golf Course at Aberavon Seafront which will provide a rental income and supports the objectives of the Neath Port Talbot Destination Management Plan.

Implementation of Decision:

The decision will be implemented after the three day call in period.

14. **WELSH ROW GARAGE, TONMAWR**

Decision:

That the terms and conditions for the disposal of the premises known as Welsh Row Garage, Johns Terrace, Tonmawr, Neath, to the current lessee as detailed in the private, circulated report, be approved.

Reason for Decision:

To facilitate capital investment in the premises and obtain a capital receipt.

Implementation of Decision:

The decision will be implemented after the three day call in period.

Consultation:

This item has been subject to consultation with the Local Member.

15. **PROPOSED DISPOSAL OF THE FORMER CLUN PRIMARY SCHOOL, CLYNE, NEATH**

Members noted a verbal amendment to the private circulated report, where by the area should read: 9,319 square metres.

Decision:

That the offer to purchase the property formerly known as Clun Primary School, Clyne, Neath, from Mr J.S, as detailed in the private circulated report, be approved.

Reason for Decision:

To enable the sale of a surplus property and to attain a capital receipt.

Implementation of Decision:

The decision will be implemented after the three day call in period.

Consultation:

This item has been subject to consultation with the Local Member.

CHAIRPERSON