



## ***PLANNING COMMITTEE***

***\* 2.30 PM - TUESDAY, 6 JUNE 2017***

***\* PRINCESS ROYAL THEATRE - PORT TALBOT CIVIC CENTRE***

*\* Please note time and venue*

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 28 March, 2017 (*Pages 5 - 6*)
3. To Request Site Visit(s) from the Applications Presented

### **Report of the Head of Planning and Public Protection**

### **SECTION A - MATTERS FOR DECISION**

#### **Planning Applications subject to Members Site Visit Leaving Port Talbot Civic Centre at 12 noon on Tuesday 6 June 2017 - Recommended for Approval**

4. **Application No: P2017/0245** - Detached three storey dwelling, incorporating lower level garage, and associated retaining works at Building Plot adjacent to 7 Heol Y Graig, Cwmgwrach, Neath, SA11 5TW (*Pages 7 - 22*)
5. **Application No: P2017/0112** - Development of new roadside services, to include sales building (use class A1), forecourt canopy, underground storage tanks, car care facilities, coffee shop/restaurant with drive thru facility (A1/A3), car parking, landscaping and associated works at Land Between A465 and, High Street, Blaengwrach, SA11 5NZ (*Pages 23 - 48*)

## **Planning Applications Recommended for Approval**

6. **Application No: P2014/0825** - Installation of 13 wind turbines with a maximum tip height of 120m to generate up to 39 MW, together with ancillary development including substation and control building, on site underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads at Foel Trawsnant, Bryn, Port Talbot (*Pages 49 - 96*)
7. **Application No: P2017/0421** - Change of use from dwelling (C3) to a House of Multiple Occupation (C4) at 85 Talbot Road, Port Talbot SA13 1LA (*Pages 97 - 104*)
8. **Application No: P2017/0276** - Children's play area including associated equipment plus section of ball top fence and basketball hoop at Land At Abernant Park, Glynneath, Neath, SA11 5BB (*Pages 105 - 110*)

## **SECTION B - MATTERS FOR INFORMATION**

9. Delegated Applications Determined between 21 March 2017 and 25 May 2017 (*Pages 111 - 146*)
10. 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, 31 May 2017**

## **Committee Membership:**

**Chairperson:** Councillor S.Paddison

**Vice  
Chairperson:** Councillor H.N.James

**Members:** Councillors A.R.Aubrey, S.Bamsey, R.Davies,  
W.F.Griffiths, S.K.Hunt, C.J.Jones, D.Keogh,  
S.M.Penry, R.Thomas and S.Pursey

**Cabinet  
UDP/LDP  
Member:** Councillor A.Wingrave (Non-Voting Member)

## **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 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.