

## PLANNING COMMITTEE

**Members Present:**

**6 June, 2017**

**Chairperson:** Councillor S.Paddison

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

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

**Local Member:** Councillor C.Edwards (Minute No. 4)

**Officers In Attendance:** Mrs.N.Pearce, S.Ball, I.Davies, T.Davies and Mrs.T.Davies

**LDP/UDP Member:** Councillor A.Wingrave

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1. **MINUTES OF THE PREVIOUS MEETING HELD ON 28 MARCH, 2017**

**RESOLVED** That the Minutes of the Planning Committee held on the 28 March 2017, as circulated, be confirmed as a true record.

2. **SITE VISITS**

**RESOLVED:** That, no site visits be held on the applications before Committee today.

3. **APPLICATION NO: P2017/0245**

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

**RESOLVED** That following the site visit prior to today's meeting on 6 June 2017, and in accordance with Officers' recommendations, Application No. P2017/0245 be approved with conditions as detailed within the circulated report.

4. **APPLICATION NO: P2017/0112**

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

In accordance with the Council's approved Public Speaking Protocol, Councillor C.Edwards (Local Ward Member), P.Richards (Town/Community Councillor, against the application), L.Jenkins (also against the application, for different reasons), followed by J.Sutton (Agent), addressed the Planning Committee.

Committee then debated the application in line with the protocol.

In line with the paragraph 14.6 of the Council's Rules of Procedure, Councillor S.Bamsey exercised his right for his individual vote to be recorded at this item – the Councillor voted against the proposal.

**RESOLVED** That following the site visit prior to today's meeting on 6 June 2017, and in accordance with Officers' recommendations, Application No. P2017/0112 be approved with conditions as detailed within the circulated report, and the additional/amended conditions as follows:

1. Amended condition 7 as follows:

(7) Prior to work commencing on site, a scheme shall have been submitted to and approved in writing by the Local Planning Authority detailing the measures (both on- and off-site) which will be put in place to prevent the use of the site/development at any time for the purpose of servicing or

fuelling Heavy Goods Vehicles (HGVs), with the use of the site by HGVs restricted only to those servicing the fuel tanks at the filling station. In addition to physical measures on site, the scheme shall include the specification and location of a highway sign to be designed in compliance with Traffic Signs Regulations and General Directions 2016 advising motorists of the HGV restriction. The Approved signage and measures shall be implemented prior to the first beneficial use of the development hereby permitted, and thereafter retained at all times.

Reason:

In the interest of highway safety.

2. Additional condition (No. 19 with subsequent conditions re-numbered): waste / refuse / litter management scheme:

(19) No building hereby permitted shall be occupied until such time as a waste/refuse/litter management scheme – which shall provide for waste bins, screens/enclosures and regular management of the site - has been submitted to and approved in writing by the local planning authority, and all approved measures implemented on site. The use shall thereafter be operated in accordance with the agreed scheme.

Reason:

In the interests of visual amenity.

3. Additional Condition 22: Restriction on hours of operation for A3 use:

(22) In respect of the Class A3 drive-thru coffee shop/restaurant, customers are not

permitted on the site (including drive-thru) or premises outside the hours of 07:00 to 23:00.

Reason:

In the interests of residential amenity.

4. Amended condition 14 as follows:

(14) Prior to work commencing on construction a scheme shall be submitted to the Local Planning Authority for written approval detailing pedestrian, cycle and vehicular access improvements fronting onto chain road, including measures designed to ensure that safe access to the pedestrian underpass to the north is maintained. This scheme as approved shall remain open to the public thereafter and shall be implemented prior to the first use.

Reason:

In the interest of visual amenity.

5. **APPLICATION NO: P2014/0825**

(Note: An amendment sheet in relation to Application Number: P2014/0825 was circulated prior to the meeting, on which the Chairperson had 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 (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) as detailed in the circulated report.

**RESOLVED:** That in accordance with Officers' recommendations, Application P2014/0825 be approved subject to the Conditions and Section 106 Agreement with heads of terms as detailed within the circulated report.

6. **APPLICATION NO: P2017/0421**

Officers made a presentation to the Planning Committee on this Application (change of use from dwelling (C3) to a House of Multiple Occupation (C4) at 85 Talbot Road, Port Talbot SA13 1LA) as detailed in the circulated report.

**RESOLVED** That in accordance with Officers' recommendations, Application No. P2017/0421 be approved with conditions as detailed within the circulated report.

7. **APPLICATION NO: P2017/0276**

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

**RESOLVED** That in accordance with Officers' recommendations, Application No. P2017/0276 be approved with conditions as detailed within the circulated report.

8. **DELEGATED APPLICATIONS DETERMINED BETWEEN 21 MARCH AND 25 MAY, 2017**

Members received a list of Planning Applications which had been determined between the 21 March and 25 May 2017, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

**CHAIRPERSON**