



PLANNING COMMITTEE

2.00 PM - TUESDAY, 27 JUNE 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 6 June 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 Applications Recommended for Approval

4. **Application No: P2017/0248** (*Pages 11 - 36*)
New single storey primary school for 420 pupils, plus nursery accommodation for 38 pupils, and ancillary sprinkler tank, refuse storage, on-site car parking, on-street car parking, a playing field and Multi use games area, means of enclosure, hard surface play areas, and associated engineering works. Former Cwrt Sart Comprehensive School, Old Road, Briton Ferry, Neath. SA11 2ET.
5. **Application No: P2016/0717** (*Pages 37 - 58*)
Detached split level dwelling, with associated engineering works and off street car parking. Land Adjacent to 261, Graig Road, Godre'r Graig, Swansea. SA9 2NZ.

Planning Application Recommended for Refusal

6. **Application No: P2016/0929** (*Pages 59 - 68*)
Retention and completion of change of use of building to 4x4 Vehicle Repair Centre (Use Class B2), plus engineering operations and retaining works to create 4 parking spaces to rear with ramped access. Tyre and Exhaust Centre, Commercial Street, Abergwynfi. SA13 3YL

Section B - Matters for Information

7. Delegated Applications Determined between 26 May and 19 June 2017 (*Pages 69 - 78*)
8. Appeals Received between the 21 March 2017 and the 19 June 2017 (*Pages 79 - 80*)
9. Appeals Determined (*Pages 81 - 92*)
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, 21 June 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, S.Pursey

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

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.