



PLANNING COMMITTEE

2.00 PM - TUESDAY, 8 AUGUST 2017

****COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE***

****PLEASE NOTE VENUE***

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 27 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 subject to Members Site Visit Leaving Port Talbot Civic Centre at 10.00am on Tuesday 8 August 2017 - Recommended for Approval

4. **Application No: P2017/0036** (*Pages 11 - 46*)
Variation of Condition 15 of planning permission P2010/0026 in order to allow for:
 - a) An output of 750 tonnes of dimensional blockstone and/or masonry products per working week for the duration of the planning permission (a maximum of 2x24 tonne carrying capacity vehicles and 5x20 tonne carrying capacity vehicles per day) and
 - b) The removal of 700 tonnes per working week of aggregate produced from the waste stone resulting from the dimensional

stone and masonry production process for a limited period of 2.5 years (a maximum of 7x20 tonne carrying capacity vehicles per day) at Gwrhyd Specialist Quarry, Gwrhyd Uchaf Farm, Gwrhyd Road, Pontardawe, Swansea, SA9 2SB.

Planning Applications Recommended for Approval

5. **Application No: P2017/0637** *(Pages 47 - 88)*
Demolition of former care home and construction of 16 residential units, with associated car parking, landscaping and open space, at Hafod Residential Home, Wenham Place, Neath, SA11 3AH.

Planning Applications Recommended for Refusal

6. **Application No: P2017/0512** *(Pages 89 - 98)*
Retention of use of part of car park for two pitches for the sale of meat and potatoes, at Resolven AFC, Neath Vale Supplier Park Access Road, Resolven.

Section B - Matters for Information

7. Delegated Applications Determined between 20 June and 31 July, 2017 *(Pages 99 - 126)*
8. Appeals Determined *(Pages 127 - 132)*
9. 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, 2 August 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,
R.Thomas, S.Pursey and A.McGrath

**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.