



PLANNING AND DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 30 SEPTEMBER 2014

****10.00 AM (SITE VISIT) - TO MEET AT PORT TALBOT CIVIC CENTRE***

**** 2PM (MEETING) COUNCIL CHAMBER, PORT TALBOT***

PART 1

1. To receive any declarations of interest from Members.
2. To make a Site Visit to Land within Foel Fynyddau Forest, near Pontrhydyfen, Cwmafan, Port Talbot – Bus to Leave the Port Talbot Civic Centre at 10am prompt.

MEETING TO BE ADJOURNED AND RECONVENED AT 2PM IN THE COUNCIL CHAMBER, CIVIC CENTRE, PORT TALBOT

3. To receive the Minutes of the previous meeting held on the 19th August 2014 (*Pages 1 - 6*)

Report of the Head of Planning

Planning Application Recommended for Approval following Planning & Development Control Committee Members' Site Visit

4. **APPLICATION NO: P2014/0217** - Wards Affected: Bryn & Cwmavon, Pelenna (*Pages 7 - 64*)

Temporary permission for the drilling of an exploratory borehole to test the Westphalian and Namurian strata for coal bed methane and shale gases – Land within Foel Fynyddau Forest, near Pontrhydyfen, Cwmafan, Port Talbot.

Planning Applications Recommended for Approval

5. **APPLICATION NO: P2014/0246** – Wards Affected: Sandfields East
(Pages 65 – 80)

Gas-powered electricity generating station (20MW) and associated works (Amended location plan, block plan, floor plan and elevation plans received 03/09/14) – Ex Gas Works, Afan Way, Port Talbot, SA12 6HQ

6. **APPLICATION NO: P2014/0248** - Wards Affected: Pelenna
(Pages 81 - 96)

Detached dwelling and garage (outline) – Land adjacent to The Barracks, off Queens Street, Pontrhydyfen.

7. **APPLICATION NO: P2014/0501** – Wards Affected: Baglan
(Pages 97 – 130)

Demolition of existing buildings and construction of a building to accommodate a new primary and a secondary school with associated outbuildings, means of access, sports facilities and playing fields, car parking, external lighting, boundary treatment and hard and soft landscaping – Western Avenue Playing Fields, adjacent to Seaway Parade, Sandfields, Port Talbot.

8. **APPLICATION NO: P2014/0615** - Wards Affected: Alltwen
(Pages 131 - 136)

Bay Window to front elevation, conversion of garage to living accommodation, and extension of hardstanding to facilitate replacement off street car parking – 27A Ynys Y Mond Road, Alltwen, Pontardawe SA8 3BA.

9. **APPLICATION NO: P2014/0795** - Wards Affected: Coedffranc West
(Pages 137 - 144)

Outbuilding for overspill residential accommodation – 9 Prettyman Drive, Llandarcy, Neath, SA10 6HZ.

Planning Applications Recommended for Refusal

10. **APPLICATION NO: P2013/0762** – Wards Affected: Pontardawe
(*Pages 145 – 160*)
Demolition of existing dwelling and construction of two pairs of semi detached dwellings, land infill and associated works – Dan-Y-Graig House, 36 Swansea Road, Pontardawe, Swansea, SA8 4AL.
11. Delegated Applications Determined between 9th August 2014 and 22nd September 2014 (*Pages 161 - 186*)
12. 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, 24 September 2014

Committee Membership:

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor J.Warman

Members: Councillors Mrs P.Bebell, J.R.Bryant, A.Carter, Mrs.A.Chaves, Ms.C.Clement-Williams, D.W.Davies, Mrs.R.Davies, Mrs.J.Dudley, M.Ellis, J.S.Evans, C.P.Golding, P.Greenaway, S.K.Hunt, I.B.James, A.Jenkins, E.E.Jones, M.Jones, Mrs.D.Jones, S.Jones, D.Keogh, E.V.Latham, A.R.Lockyer, J.Miller, J.D.Morgan, Mrs.S.Paddison, Mrs.K.Pearson, Mrs.S.M.Penry, D.M.Peters, M.Protheroe, L.M.Purcell, S.Rahaman, H.G.Rawlings, C.E.Richards, A.J.Siddley, A.Taylor , A.L.Thomas, R.Thomas, D.Whitelock, I.D.Williams, Mrs.L.G.Williams and Mrs.A.Wingrave

Plus 1 Vacancy

Cabinet UDP/LDP Member: Councillor A.J.Taylor