

# PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

**Members Present:**

**21 October 2014**

**Chairman:** Councillor R.G.Jones

**Councillors:** Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,  
Mrs.J.Dudley, M.Ellis, J.S.Evans, S.K.Hunt,  
A.Jenkins, Mrs.D.Jones, E.E.Jones, S.Jones,  
D.Keogh, J.D.Morgan, Mrs.S.Paddison,  
Mrs.S.M.Penry, H.G.Rawlings, C.E.Richards,  
R.Thomas, D.Whitelock and Mrs.L.G.Williams

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

**Invited Members:** Councillors A.N.Woolcock and P.A.Rees

**Officers In Attendance:** Mrs.N.Pearce, S.Ball, K.Davies, G.Sterio,  
J.Griffiths, Mrs.D.Thomas and Miss.G.Cirillo

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## 1. **MEMBER'S DECLARATIONS**

The following Member made a declaration at the commencement of the meeting:-

Councillor S.Jones	Report of the Head of Planning Item No:1.2 – Planning Applications Recommended for Approval – Application No: P2014/0713 – as he is an Agent for the application and also an employee of the Company
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## 2. **MINUTES OF THE LAST MEETING**

**RESOLVED:** That the Minutes of the Planning and  
Development Control Committee held on the  
30<sup>th</sup> September 2014, be confirmed as a  
correct record.

3. **MINUTES OF THE PLANNING (SITE VISITS) SUB COMMITTEE - 9TH OCTOBER 2014**

**RESOLVED:** That the Minutes of the Planning (Site Visits) Sub Committee held on the 9<sup>th</sup> October, 2014, be confirmed as a correct record.

**Report of the Head of Planning**

(Note: An Amendment Sheet, attached and agreed, was circulated at the commencement of the meeting, as detailed in Appendix A hereto).

**Planning Applications Recommended for Approval**

4. **APPLICATION NO: P2014/0402**

Variation of Condition 1 of Planning Permission P2007/1413 (Granted on Appeal on the 07.05.09) to allow for the extension of time for the commencement of development and variation of conditions 3 (reference to all works in Environmental Statement and to allow a maximum tip height of 100m and maximum blade diameter of 82m), 9 (borrow pits), 14 (highway improvement works to facilitate revised access route) and 15 (internal access tracks) at MYNYDD Y GWRHYD, North of Pontardawe, East of Cwmgors.

**RESOLVED:** that the application be approved in accordance with the Officer's recommendation, as detailed in the circulated report, and subject to the following amendment to the wording of Condition No.16 in respect of the required Traffic Management Scheme (TMS) to clarify the need for the TMS to incorporate details of all delivery routes (including abnormal loads and stone deliveries), as stated in the circulated amendment sheet:-

(16) Notwithstanding the submitted information, no development shall take place until a Traffic Management Scheme (TMS) has been submitted to and approved in writing by the Local Planning Authority. The TMS shall set out all proposed delivery routes, timings of works and include details of any alterations/amendments to the existing A474 on route through Pontardawe and up to the site location. This shall include temporary

speed reduction measures (if applicable), give way markings, times of operation, removal of existing street furniture, roundabouts, kerb alignments etc. that allows safe delivery of the wind turbines. The development shall be carried out in accordance with the approved Traffic Management Scheme including the reinstatement / restoration of temporary works necessary to allow for the deliveries associated with this development.

Reason: In the interest of highways safety

5. **APPLICATION NO: P2014/0713**

(Councillor S. Jones re-affirmed his interest in this item and withdrew from the meeting during the discussion and voting thereon).

Change of Use from Sports Club (Sui Generis) to Public House (A3)  
Croeserw Working Mens Club, Brynheulog Road, Croeserw, Cymmer,  
SA13 3RS

**RESOLVED:**

That the above application be approved, in accordance with the Officer recommendation, as detailed in the circulated report, and subject to the following amended Condition, in respect of opening hours, as stated in the circulated amendment sheet:-

2) The operating hours of the Public House hereby approved shall be between 08:00 and 00:30 only.

Reason

In the interest of residential amenity.

## **Planning Application Recommended for Refusal**

### **6. APPLICATION NO: 2014/0496**

Retention of self contained residential dwelling and associated car parking - Crosswinds, 39 Cimla Common, Cimla, Neath SA11 3SU.

**RESOLVED:** that the above application be refused in accordance with the Officer's recommendation, as detailed in the circulated report.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairman had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and the 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)

### **7. PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER - TPO NO: T328**

Land at rear of 5 Channel View, Bryncoch, Neath.

**RESOLVED:** that Tree Preservation Order T328 be confirmed as an opposed Tree Preservation Order, and that all people previously served with the made Order be notified of the Order's confirmation; the date it was confirmed; the time within which an application may be made to the High Court; and grounds on which an application to the High Court may be made, as detailed in the circulated report.

8. **APPEALS RECEIVED**

**RESOLVED:** that the following Appeal received, as detailed within the circulated report, be noted:

Appeal Ref: A2014/0010

Two storey detached dwelling (Outline with details of access not reserved) – Land part of 1 Quarry Place, Gwaun-cae-Gurwen.

9. **APPEALS DETERMINED**

**RESOLVED:** that the following Appeal determined, be noted as detailed in the circulated report.

Appeal Ref: A2014/0008

Demolish and replace the existing 8 industrial units with up to 34 residential units – Lon Hir, Alltwen, Pontardawe, SA8 3DE

Decision: Dismissed

10. **DELEGATED APPLICATIONS DETERMINED BETWEEN 23RD SEPTEMBER AND 13TH OCTOBER 2014**

Members received a list of planning applications which had been determined between the 23<sup>rd</sup> September and 13<sup>th</sup> October 2014 as detailed within the circulated report.

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

**Urgent Report of the Head of Planning**

11. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No.

12 below, the Chairman agreed that this could be raised at today's meeting as an urgent item pursuant to Section 100B(4)(b) of the Local Government Act 1972.

Reason:

So that the Delegated Arrangements are amended in order to allow the Authority to discharge its duties in responding to the Tidal Lagoon Nationally Significant Infrastructure Project (NSIP), in a timely manner in accordance with deadlines prescribed by the Planning Inspectorate.

12. **DELEGATED ARRANGEMENTS**

The Head of Planning informed Members that the urgent report being tabled today was in respect of the need for the Delegated Arrangements to be amended as attached at Appendix 1, to the circulated report in order to allow the Authority to discharge its duties in responding to the Tidal Lagoon Nationally Significant Infrastructure Project (NSIP) in a timely manner in accordance with deadlines prescribed by the Planning Inspectorate.

**RESOLVED:** that the changes to the delegated arrangements approved by Council on 15th October 2014, and as amended by the circulated urgent report, (such changes being identified in bold within Appendix 1 attached hereto), be approved and incorporated into the Constitution with immediate effect.

**CHAIRMAN**