



PLANNING COMMITTEE

10.00 AM - TUESDAY, 14 DECEMBER 2021

REMOTELY VIA TEAMS

ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE DURATION OF THE MEETING

PART 1

1. Welcome and Roll Call
2. Declarations of Interest
3. Minutes of the Previous Meeting held on the 23rd November 2021
(Pages 5 - 6)
4. To Request Site Visit(s) from the Applications Presented

Report/s of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

5. Application No. P2021/1056 - Innovative Care Ltd, 282 Neath Road, Briton Ferry, Neath. (Pages 7 - 30)

Planning Permission for the change of use of guest house (C1) to a residential care home (C2). The proposed use would provide 24 hour care to 4 children (up to the age of 16) with an educational space. No external alterations are proposed, with all works being internal. Rooms are to be arranged to provide a kitchen, bathrooms, education and therapy rooms, office/staff and bedrooms. At 282, Neath Road, Briton Ferry, Neath.

6. Application No. P2021/1090 - Mr. Gary Doyle, 3, Clos Dewi Sant, Bryn, SA13 2RZ (*Pages 31 - 48*)

Retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform at 3, Clos Dewi Sant, Bryn. SA13 2RZ.

Section B - Matters for Information

7. Appeals Determined - 8th December 2020 - 6th December 2021 (*Pages 49 - 52*)
8. Appeals Received - 8th December 2020 - 6th December 2021 (*Pages 53 - 58*)
9. Delegated Decisions - 8th December 2020 - 6th December 2021 (*Pages 59 - 228*)
10. Urgent Items
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

K.Jones
Chief Executive

Civic Centre
Port Talbot

Tuesday, 7th December 2021

Committee Membership:

Chairperson: **Councillor S.Paddison**

**Vice
Chairperson:** **Councillor S.Pursey**

Members: Councillors D.Keogh, R.Mizen, S.Bamsey,
R.Davies, S.K.Hunt, A.Wingrave, A.N.Woolcock,
C.Williams, S.Renkes, M.Protheroe and
R.L.Taylor

**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.