



## ***PLANNING COMMITTEE***

***10.00 AM - TUESDAY, 23 FEBRUARY 2021***

***REMOTELY VIA TEAMS***

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

### **PART 1**

1. Declarations of Interest
2. Minutes of the Previous Meeting (*Pages 5 - 6*)
3. 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**

4. Application No. P2020/0992 - Bevin Avenue, Sandfields  
(*Pages 7 - 48*)  
Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works, at land North of Bevin Avenue, Sandfields, Port Talbot.
5. Application No. P2020/1071 - Land at Heol Tabor, Cwmafan  
(*Pages 49 - 68*)  
Construction of 4 x detached bungalows and 2 x semi-detached dwellings (Outline application with all matters reserved) at land at Heol Tabor, Cwmafan, Port Talbot.

6. Application No. P2020/1041 - 45 Victoria Road, Sandfields  
(Pages 69 - 86)  
Change of use from Convenience Store (Use Class A1) and associated 4-Bed Flat (Use Class C3) into 8-Bed House of Multiple Occupation (Sui Generis Use Class), including installation of new windows, at 45 Victoria Road, Sandfields, Port Talbot.
7. Enforcement - Non-Expediency Report - Goshen Park Access, Skewen (Pages 87 - 90)
8. 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**

**Monday 15 February 2021**

**Committee Membership:**

**Chairperson:**           **Councillor S.Paddison**

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

**Members:**           Councillors C.J.Jones, D.Keogh, R.Mizen,  
S.Bamsey, R.Davies, S.K.Hunt, A.N.Woolcock,  
C.Williams, S.Renkes and M.Protheroe

**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](http://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](mailto: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.