

PLANNING COMMITTEE

(CIVIC CENTRE - PORT TALBOT)

Members Present:

3rd February, 2015

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,
Mrs.J.Dudley, S.K.Hunt, Mrs.S.Paddison,
Mrs.S.M.Penry, R.Thomas and Mrs.L.G.Williams

UDP/LDP Member: Councillor A.J.Taylor

Local Member: Councillor A.Llewelyn

Officers In Attendance: S.Ball, I.Davies, J.Griffiths, Miss.C.Davies and
Mrs.T.Davies

1. **MEMBER'S DECLARATIONS**

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

Councillor Mrs R.Davies

Report of the Head of Planning –
Demolition of existing 2/3 storey
teaching block and construction of
new 2/3 storey teaching block at
Ysgol Gyfun Ystalyfera, Ystalyfera –
as she is a Member of the Governing
Body.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on the
13th January, 2015, as circulated, be confirmed as a true
record.

Report of the Head of Planning

3. PLANNING APPLICATION APPROVED SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Application No: P2012/0087

Hydroelectric scheme including new upstream weir, stepped concrete water channel, hydroelectric screw, raising weir crest, excavation works, fish pass, detached power building, tail race, reinstatement of car parking space and associated works, at Land Adjacent to 67 Gurnos Road, Ystalyfera.

RESOLVED: that the above mentioned application be approved, subject to the conditions contained in the circulated report, and subject to the signing of a Section 106 Agreement to secure a community benefit contribution of £2,760.00 and the provision of £4,950.00 to cover decommissioning and restoration of the site (should the local Planning Authority have to carry out these works).

4. PLANNING APPLICATIONS DEFERRED

Application No: P2014/0739

Application under S106A of the Town and Country Planning Act 1990 (As Amended) to vary the legal agreement associated with Planning Permission P2005/0393 (Approved on the 08/02/08), at Former Llandarcy Oil Refinery, Llandarcy, Neath.

Application No: P2014/0913

Reserved matters for 79 residential dwellings plus 5 retail units (Class A1) plus associated infrastructure, public open space and landscaping including details pursuant to the discharge of conditions 10 (Town Code Addendum for Phase 2 only) 40 & 41 (Means of Enclosure temporary/permanent), 42 (Cycle/footpaths), 49 (Retaining structures), 50 (Drainage), 54 (Lighting), 61 (Detailed road/footway/cycleway design), 75 (Highway retaining structures), (Noise Assessment), 87 (Phase Landscaping) & 92 (Phase 1 Habitat Survey) of outline planning permission P2005/0393 (Approved on the 08/02/08), at Phase 2a Coed Darcy, Llandarcy, Neath.

RESOLVED: the Chair acceded to the Officer's request to defer the above mentioned applications to a future meeting of the Planning Committee.

5. **PLANNING APPLICATIONS APPROVED**

Application No: P2014/1128

Extension to existing Caegarw Gypsy and Traveller Site to include 11 new pitches plus amenity blocks with associated drainage works, improvements to the internal access road together with the creation of 2 new informal play areas, and associated access path, at Caegarw Gypsy and Traveller Site, Margam.

Members noted a typographical error in that there were currently 27 pitches for caravans and not 21 as mentioned in the report.

Application No: P2014/1175

(Councillor Mrs R.Davies reaffirmed her interest in this item, and left the room for the discussion and voting thereon).

Demolition of existing 2/3 storey teaching block and construction of new 2/3 storey teaching block, at Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera.

RESOLVED: that the above mentioned applications be approved, subject to the Conditions contained in the circulated report.

6. **APPEALS RECEIVED**

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

Appeal Ref: A2015/0001 – Erection of 5 no. Wind turbines with a max. height to tip of 100m and associated works, access tracks, substation and ancillary equipment. (Amended application site boundary, Supplemental Environmental Information including additional in relation to transport, mining, ecology, location of borrow pits and access tracks), at Land at Mynedd Brombil, Brombil Farm, Margam.

7. **DELEGATED APPLICATIONS BETWEEN THE 7TH JANUARY
AND 23RD JANUARY 2015**

Members received a list of planning applications which had been determined between the 7th January and 23rd January 2015, as contained in the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN