

PLANNING COMMITTEE

(COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE)

Members Present:

24th February, 2015

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,
S.K.Hunt, D.Keogh, Mrs.S.Paddison,
Mrs.S.M.Penry, R.Thomas and A.J.Taylor

UDP/LDP Member: Councillor A.J.Taylor

Officers In Attendance: Mrs.N.Pearce, I.Davies, J.Griffiths, C.Davies and
Mrs.T.Davies

1. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on the 3rd February, 2015, as circulated, be confirmed as a true record.

2. **MINUTES OF THE LAST SPECIAL MEETING**

RESOLVED: that the Minutes of the Special Planning Committee held on the 17th February, 2015, as circulated, be confirmed as a true record.

3. **PLANNING APPLICATION APPROVED, SUBJECT TO A SECTION 106 AGREEMENT**

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.

Members requested an addition to the Officers recommendation, as highlighted in italics below.

RESOLVED: that the proposed changes to the principles within the Section 106 Legal Agreement (as detailed within the circulated report), be approved, and delegated powers be granted to The Head of Planning for any further minor amendments to the terms, subject to the agreement of the relevant consultees, on condition that the amendments do not undermine the principles/objectives as detailed within the circulated report, *and should any other substantive changes to the trigger points be proposed, they will be brought before the Planning Committee for determination.*

4. **PLANNING APPLICATION APPROVED**

An informal site visit of the Coed Darcy development would be arranged for Members in due course.

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 and 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), 77 (Noise Assessment), 87 (Phase Landscaping) and 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: that the above-mentioned Application be approved, subject to the conditions contained within the circulated report, and upon the signing of a Legal Agreement with the following Heads of Terms:

- (1) A Highways Agreement to be technically approved, signed and legally sealed before any works to the Southern Access Road (SAR) viaduct and highway can commence. These shall include the highway

network from the existing junction onto Ffordd Amazon to the boundary of the southern development area of Coed Darcy (which will allow housing to be constructed). The agreement will be signed and legally sealed with a surety/guarantor agreement for the costs of completion of the development prior to the occupation of any dwelling within this phase of development.

5. **APPEALS RECEIVED**

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

Appeal Ref: A2015/0002 – Fell 15 trees in the garden of Swiss Cottage at Swiss Cottage, Longford Road, Neath, SA10 7AJ.

6. **APPEAL DETERMINED**

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

Appeal Ref: A2014/0006

Installation of a Wind Farm comprising five wind turbines up to 126.5 metres to maximum blade tip height, with associated transformers, electrical substation and control building, 82 metre anemometry mast, underground cabling, access tracks, site entrance, river crossing and crane hard standings; and temporary construction compounds, storage area and two temporary 82 metre high anemometry masts, at Mynedd Marchywel, between Rhos and Cilfrew, North of Neath.

Decision: Dismissed.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN THE 24TH JANUARY AND 15TH FEBRUARY 2015**

Members received a list of planning applications which had been determined between the 24th January and 15th February 2015, as contained within the circulated report.

RESOLVED: that the report be noted.

8. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No. 9 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

Due to the time element.

9. **UPDATE ON PROGRESS IN RELATION TO MARGAM OPEN CAST COAL SITE**

In accordance with the mandate from the Planning Committee meeting on the 25th November 2014, an urgent verbal update was given in relation to both Margam Open Cast Coal Site and East Pit East Open Cast Coal Site. Members were updated on the decision of Members from Bridgend County Borough Council at their Planning Committee on the 8th January 2015. Following the meeting, both Celtic Energy and Oak Regeneration were invited to attend a meeting to discuss responsibilities for the sites going forward, and proposed restoration. A date for such a meeting has not yet been agreed.

Nevertheless public meetings have been arranged in relation to both sites. A meeting has been organised by the Authority in relation to the East Pit Open Cast Coal Site on Thursday 12th March 2015 at 6.30 in Tairgwaith Community Centre. A separate meeting has been arranged by this Authority and Bridgend County Borough Council concerning the Margam Open Cast Mine. This will be held on Tuesday 24th March 2015 at 6.30pm in Talbot Community Centre, Kenfig Hill, Bridgend. All were welcome to attend.

CHAIRMAN