

PLANNING COMMITTEE

Members Present:

28th April, 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, D.Keogh, Mrs.S.Paddison,
Mrs.S.M.Penry and Mrs.L.G.Williams

UDP/LDP Member: Councillor A.J. Taylor

Local Members: Councillors A. Llewelyn and A.N. Woolcock

Officers In Attendance: Mrs.N.Pearce, S.Ball, A.Rees, D.Adlam, I.Davies
and Miss.G.Cirillo

1. **MEMBERS' DECLARATIONS**

The following Members made their declarations at the commencement of the meeting:-

Councillor A.N. Woolcock Report of the Head of Planning Re:
East Pit Revised Open Cast Coal Site
(OCCS), New Road, Gwaun-Cae-
Gurwen, Neath SA18 1UP as Cllr.
Woolcock is a member of East Pit
OCCS Liaison Committee, a member of
UNITE the Union and publicly
supported full restoration in line with
2004 consent.

Councillor Mrs. L.G. Williams Report of the Head of Planning Re:
East Pit Revised Open Cast Coal Site
(OCCS), New Road, Gwaun-Cae-
Gurwen, Neath SA18 1UP as
Councillor Williams is a member of
East Pit OCCS Liaison Committee.

2. **MINUTES OF THE MEETING HELD ON THE 17TH MARCH, 2015**

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

At the request of the Chairman, the meeting adjourned briefly at this point.

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 Application Approved

3. **APPLICATION NO: P2012/1073**

A planning application at the site currently known as East Pit East Revised OCCS, Gwaun-cae-Gurwen, SA18 1UP for development comprising:

Matters of Outline with all matters reserved: leisure facilities to include: a 120-bedroom hotel (Use Class C1); 78 holiday lodges (Class C3) of 2, 3 and 4 bedunits; a campsite (Sui Generis) of 6.35ha. with facilities block of 210m² and Visitors Centre (Class D1) of 300m²; dive centre with ancillary dive centre shop (Class D2) of 1630m²; all to include appropriate parking provision, recreational open space, internal access routes, services and drainage provision; and associated works including access, footpaths, cycle routes and bridleways, landscaping and layout details; Matters of Detail (as set out in the application at Annex 1: Mineral Extraction and Processing) the proposed north eastern extension to East Pit East Revised for the purposes of coal extraction along with the completion of coaling at the existing site and the retention of associated ancillary development and Gwaun-Cae-Gurwen Railhead together with the development of a Country Park and recreational lake.

In accordance with the Council's approved Public Speaking Protocol, Mr. S. Robinson (Supporter of the Application) addressed the Planning Committee.

Following detailed discussions, and, after considering the views of the local Members, the Committee made their decision.

RESOLVED: That the above Application be approved subject to the Officer recommendations, and the signing of a Section 106 agreement to secure the following Heads of Terms, as detailed within the circulated

report and circulated amendment sheet:

1. Provision of a Bond to the total of £23,000,000 to secure restoration and aftercare of the site, plus an additional £7,615,000 to be paid at the end of the first annual review.
2. Appointment at the expense of the operator of an independent restoration and aftercare monitoring officer who will be responsible for monitoring restoration in accordance with the detailed tasks outlined within the Bond report prepared by the Coal Authority.
3. Appointment at the expense of the operator of an independent geotechnical expert who will monitor the stability of the Eastern High Wall throughout the duration of the operations until restoration is complete.
4. Provision of commuted sums (sums to be agreed) for the repair and maintenance of additional footbridges on the reinstated public rights of way proposed throughout the site.
5. Provision of a footway along the A4068 from the site entrance into the villages of Cwmllynfell and Cefn-Bryn-Brain.
6. Provision of a community fund amounting to £475,000 as specified within Appendix A of this report.

Such permission to be issued only in the event the Welsh Government withdraws the Article 18 holding direction issued on the 27th April 2015, as stated by the Chairman orally at the commencement of the meeting.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix A, on which the Chair had allowed sufficient time for Members to read, in respect of an application item 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).

4. **APPEAL RECEIVED**

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

Appeal Ref: A2015/0003 – Demolition of existing dwelling and construction of two pairs of semi-detached dwellings, land infill and associated works at Dan-y-Graig House, 36 Swansea Road, Pontardawe.

5. **APPEALS DETERMINED**

RESOLVED: that the following Appeals Determined be noted, as detailed within the circulated report.

- (a) Two storey detached dwelling (Outline with details of access not reserved) at Land adjacent to 1 Quarry Place, Gwaun-Cae-Gurwen.

Decision: Dismissed

- (b) Detached residential dwelling (outline with details of access, landscaping and scale to be determined), and new vehicular access and off street parking to serve both No.36 and the application site at Land adjacent to 36 Heol-Cae-Gurwen, Gwaun-Cae-Gurwen.

Decision: Dismissed

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN THE 9TH MARCH 2015 AND 20TH APRIL 2015**

Members received a list of Planning Applications which had been determined between the 9th March and 20th April 2015, as contained within the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN