

**PLANNING COMMITTEE
PORT TALBOT CIVIC CENTRE**

Members Present:

16th June, 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, H.N.James,
Mrs.S.Paddison, R.Thomas and Mrs.L.G.Williams

UDP/LDP Member: Councillor A.J. Taylor

Local Member: Councillor A.L.Thomas

Officers In Attendance: Mrs.N.Pearce, S.Ball, C.Davies, I.Davies and
Miss.G.Cirillo

1. **MEMBERS' DECLARATIONS**

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

Councillor Mrs. L.G.Williams	Report of the Head of Planning - Urgent Item No.8 - East Pit Open Cast Site Update - as Councillor Williams is a member of the OCS Liaison Committee.
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2. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning Committee held on the 28th April 2015, as circulated, be confirmed as a true record.

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).

3. **SITE VISIT(S) REQUESTED FROM THE APPLICATIONS PRESENTED**

RESOLVED: That the following application recommended for refusal, as detailed within the circulated report, be deferred for a site visit by the Planning Committee:

Application No: P2014/1137

Land to the Front of 23 Heol Wenallt,
Cwmgwrach, Neath SA11 5PT

Detached Dormer Bungalow with associated
Car Parking

Reason:

To allow Members to assess the impact of the development upon the street scene.

Planning Application Approved

4. **APPLICATION NO: P2015/0418 - PLOT ADJACENT TO GWALIA HOUSE, 1B NEW ROAD, CILFREW, NEATH SA10 8LL**

RESOLVED: that the above Application be approved with no Conditions, (Non Material Amendment S96A) in accordance with the Officer recommendation, as detailed within the circulated report.

Planning Application Refused and authorisation secured to pursue a prosecution against the failure to comply with the terms of the extant Enforcement Notice

5. **APPLICATION NO: P2014/0333 - HENDRE LAS FARM, PENTWYN ACCESS ROAD, RHOS, PONTARDAWE, NEATH PORT TALBOT, SA8 3JT**

RESOLVED:

that the above Application be refused in accordance with the Officer recommendation, as detailed within the circulated report, and in accordance with the circulated amendment sheet, on the following grounds:

1. The removal of conditions 1 and 2 of Planning Permission P2009/0406 would allow for the unrestricted use of this building as a residential dwelling, which is considered to amount to an unjustified form of residential development within the countryside which, by virtue of its remote location, also results in it being heavily dependent on motor cars and therefore unsustainable. Furthermore the applicant has failed to demonstrate that he has made every reasonable attempt to secure (or retain) a suitable business re-use for the building. The continued residential occupation of the property is therefore contrary to Planning Policy Walesa and Policies ENV1, ENV8b and T1 of the Neath Port Talbot Unitary Development Plan.

That Members authorise prosecution action against the failure to comply with the terms of the extant Enforcement Notice.

- (a) in the event that an appeal against this decision is not validated by the Planning Inspectorate within one month of the date of this decision; or

- (b) in the event that an appeal is dismissed by the Planning Inspectorate that the Notice is not complied with within a further agreed compliance period of six months.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, 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).

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN THE 21ST APRIL AND 8TH JUNE 2015**

Members received a list of Planning Applications which had been determined between the 21st April and 8th June, 2015.

RESOLVED: that the report be noted.

7. **URGENT ITEMS**

Because of the need to deal now with the matters contained in Minute Nos.8 and 9 below, the Chairman agreed that these could be raised at today's meeting as an urgent item pursuant to Section 100B (4)(b) of the Local Government Act 1972.

Reason

- (a) In order to ensure that Members were made fully aware of the current status of the East Pit and Margam Open Cast Coal Sites.
- (b) For Members to have the opportunity to submit opinions/feedback regarding the effectiveness of the re-structuring of the Planning Committee in November 2014, following the agreed six monthly review.

8. **UPDATE REPORT - EAST PIT AND MARGAM OPEN CAST COAL SITES**

RESOLVED: that the report be noted and that Cllr. R.Jones be the nominated Member in his capacity as Ward Member for Margam to sit on the proposed working group which is to be established to consider the next steps regarding the restoration of the former Margam Open Cast Coal Site.

9. **RE-STRUCTURE OF THE PLANNING COMMITTEE**

Members were advised by the Head of Planning that following the restructuring of the Planning Committee in November 2014, and the introduction of Public Speaking rights etc, it was agreed that a review would take place within approximately six months to establish the effectiveness of the re-structure. Opinions and feedback were therefore sought from Members to include within the report which will be prepared as part of the review process.

The feedback from Members was very positive where Members were in agreement that the restructured Committee was conducting formal business in a more informal format, which was less intimidating and encouraged/stimulated everyone to contribute to the debate. As a consequence, the quality of the decision making process had improved. The venue and seating arrangements were also more conducive to better decision making.

Members were informed that this feedback would be included within the report which will be prepared as a consequence of the review. Members were also asked to submit any suggestions which they may have to further improve the way we operate the decision making process by the week ending 26th June, 2015.

RESOLVED: That the verbal update concerning the Review of Planning Committee by the Head of Planning, be noted, and that any further improvement suggestions by Members be submitted by 26th June, 2015.

CHAIRMAN