

**PLANNING COMMITTEE**  
**PRINCESS ROYAL THEATRE**  
**(PORT TALBOT CIVIC CENTRE)**

**Members Present:**

**3 May, 2016**

**Chairperson:** Councillor R.G.Jones

**Vice Chairperson:** Councillor E.E.Jones

**Councillors:** Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,  
H.N.James, D.Keogh, C.Morgan,  
Mrs.S.Paddison and Mrs.L.G.Williams

**UDP/LDP Member:** Cllr. A.J.Taylor

**Local Members:** Councillors Mrs.M.Lewis and D.Whitelock

**Officers In Attendance:** Mrs.N.Pearce, S.Ball, H.Towns, A.Rees,  
Ms.A.M.Moon, D.Adlam, I.Davies, and Miss  
G.Cirillo

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1. **MINUTES OF THE PREVIOUS MEETING HELD ON 12 APRIL 2016**

**RESOLVED:** That the Minutes of the Planning Committee held on 12 April 2016 as circulated, be confirmed as a true record.

2. **REQUEST FOR SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

Cllr.S.Paddison requested a Site Visit for Application No: P2016/0111 – Erection of 4 Metre High Welded Mesh Ball Stop Fence at Cwmafan Primary School, Port Talbot, as detailed within the circulated report.

**RESOLVED:** That the request for a Site Visit, be refused.

(Note: An Amendment Sheet as attached and agreed was circulated prior to the Meeting)

3. **APPLICATION NO: P2016/0078 - PROPOSED ALTERNATIVE RESTORATION AND AFTERCARE SCHEME IN RESPECT OF THE FORMER MARGAM SURFACE MINE AT FFORD Y GYFRAITH, CEFN CRIBWR CF32 0BS**

The Chairperson referred Members to the circulated Amendment Sheet and informed the Planning Committee of a letter received from Welsh Government which placed a Holding Direction upon the Council under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. As a consequence of this, the Council had been directed not to grant planning permission for this Application without prior authorisation of the Welsh Ministers. However, the Council would be able to continue to assess and debate the merits of the Application without requiring further authorisation. As a result of this, the Chairperson confirmed that the recommendation associated with this Application, would be amended as detailed in the circulated Amendment Sheet.

Officers gave Members a detailed presentation of the Application. Following discussions with Members regarding Hydrology, Ecology, Local and National Policies, Flooding Impacts etc, as detailed within the circulated report, Officers confirmed with Members that brief update reports be brought back to Committee when appropriate, regarding the progress of the Restoration Scheme.

**RESOLVED:** that in accordance with the Officer recommendation, and subject to the amended recommendation, as detailed within the circulated amendment sheet, the Application be approved, subject to the removal of the holding direction from the Welsh Government and subject to the listed Conditions and a revised Legal Agreement to secure an acceptable programme of prioritised works and the ring fencing of money within the restoration fund, to enable delivery of this programme and to secure its aftercare.

4. **PLANNING APPLICATION NO:P2016/0111 - ERECTION OF 4 METRE HIGH WELDED MESH BALL STOP FENCE - CWMAFAN PRIMARY SCHOOL, SCHOOL TERRACE, CWMAFAN, PORT TALBOT, SA12 9BB**

Officers made a presentation to the Planning Committee on this Application as detailed within the circulated report.

In accordance with the Council's Public Speaking Protocol, Mr. K. Jones (Objector) and Mr.R.Gordon (Applicant – Right of Reply), addressed the Committee.

The Local Ward Members also addressed the Committee engaging in detailed discussions with Officers and Members.

**RESOLVED:** that contrary to the Officer recommendation as detailed within the circulated report, the Application be refused for the following reason:

Reason

By virtue of its scale, elevation and proximity to residential properties, the proposed fence would have an adverse visual impact, contrary to Policy BE1 of the adopted Local Development Plan.

(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 application items 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).

5. **APPEALS RECEIVED BETWEEN 4 APRIL AND 25 APRIL 2016**

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

Appeal Ref:A2016/0005

Applicant:

Mr. M. Bailey – Stella Narberth Ltd -  
Change of use of Part of the ground floor  
from Office building (use class B1) to café  
(use Class A3), external alterations,  
demolition of garage and associated  
parking at Briton Ferry Police Station, 155  
Neath Road, Briton Ferry.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 4 APRIL  
AND 25 APRIL 2016**

Members received a list of Planning Applications which had been determined between 4 April and 25 April 2016, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

**CHAIRPERSON**