

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

30 SEPTEMBER 2014

CIVIC CENTRE PORT TALBOT

Members Present:

Chairman: Councillor R.G. Jones

Vice Chairman: Councillor J. Warman

Councillors: Mrs P.Bebell, A.Carter, Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies, M.Ellis, J.S.Evans, S.K.Hunt, E.E.Jones, M.Jones, D.Keogh, E.V.Latham, Mrs.M.A.Lewis, A.R.Lockyer, J.Miller, J.D.Morgan, Mrs.S.Paddison, Mrs.K.Pearson, Mrs.S.M.Penry, D.M.Peters, M.Protheroe, L.M.Purcell, S.Rahaman, H.G.Rawlings, A.Taylor, A.L.Thomas, R.Thomas, D.Whitelock, I.D.Williams and Mrs.L.G.Williams

Invited

Members: Councillors Mrs.L.H. James and M.L. James

Cabinet

UDP/LDP Councillor A.J. Taylor

Member:

Officers in Attendance: Mrs.N.Pearce, S.Ball, I.Davies, D.Adlam, R.Borthwick, M.Fury, N.Taylor, S. Evans and Miss.G.Cirillo.

1. MEMBERS' DECLARATIONS

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

Cllr.M.Ellis

Report of the Head of Planning –
Item No:1.1 - Planning Application
recommended for Approval
following Planning and
Development Control Committee
Members' Site Visit - Application
No: P/2014/217 – as he is the local
Member for Peledda and therefore
expressed a predetermined interest.

Cllr.J.Warman

Report of the Head of Planning –
Item No: 1.1 Planning Application
Recommended for Approval
following Planning and
Development Control Committee
Members' Site Visit- Application
No: P/2014/217 – as he is the Local
Member of a neighbouring Ward.

Cllr.A.Taylor

(i) Report of the Head of Planning -
Item No:1.1 - Planning Application
Recommended for Approval
following Planning and
Development Control Committee
Members' Site Visit- Application
No: P/2014/217 as he is an
Honorary Member of Afan Valley
Angling Club.

(ii) Report of the Head of Planning
– Item No: 2.3 - Planning
Applications recommended for
Approval - Application No:
P2014/0501 – as he is a member of
the Bae Baglan School Shadow
Board of Governors.

(iii) Report of the Head of Planning

	<p>– Item No: 4 – Delegated Applications determined between 9th August 2014 and 22nd September 2014 – Application No:P2014/0802- as he is an employee of TATA Steel.</p>
Cllr. E.V. Latham	<p>Report of the Head of Planning – Item No: 2.3 – Planning Applications Recommended for Approval -Application No: P2014/0501 – as he is a member of the Bae Baglan School Shadow Board of Governors.</p>
Cllr.Mrs. A. Chaves	<p>Report of the Head of Planning – Item No: 2.3 Planning Applications recommended for Approval - Application No: P2014/0501 as she is the Local Member for Sandfields West</p>
Cllr. J.S. Evans	<p>Report of the Head of Planning – Item No.2.3 Planning Applications recommended for Approval - Application No: P2014/0501 – as he is a member of the Bae Baglan School Shadow Board of Governors.</p>
Cllr.D. Keogh	<p>Report of the Head of Planning – Item No.2.3 - Planning Applications recommended for Approval - Application No: P2014/0501 – as he is member of the Bae Baglan School Shadow Board of Governors.</p>
Cllr.Mrs. L.G. Williams	<p>Report of the Head of Planning – Item No.2.4 – Planning Applications Recommended for Approval - Application No: P2014/0615 – as she is the mother of the applicant.</p>

2. MINUTES OF THE LAST MEETING

RESOLVED: that the Minutes of the Planning and Development Control Committee held on the 19th August 2014, be confirmed as a correct 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)

PLANNING APPLICATION RECOMMENDED FOR APPROVAL FOLLOWING PLANNING AND DEVELOPMENT CONTROL COMMITTEE MEMBERS' SITE VISIT - 30TH SEPTEMBER 2014

3. APPLICATION NO: P2014/0217

(Councillors J. Warman and M. Ellis re-affirmed their interest in this item and withdrew to the public gallery during the discussion and voting thereon.)

Temporary permission for the drilling of an exploratory borehole to test the Westphalian and Namurian strata for coal bed methane and shale gases - Land within Foel Fynyddau Forest, near Pontrhydyfen, Cwmafan, Port Talbot.

RESOLVED: that the above application be refused, on the following grounds:-

By reason of the level of noise generated from the proposed drilling operations on a 24 hour basis, and, given the site-specific circumstances of this valley and the substantial perception of impact on the local community, it is considered that the impacts on the nearest noise sensitive residential receptors would be unacceptable, especially during night time operations. The proposal is therefore contrary to Minerals Planning Policy Wales and Policy M8 of the adopted Neath Port Talbot Unitary Development Plan.

PLANNING APPLICATION DEFERRED FOR A SITE VISIT

4. **APPLICATION NO: P2014/0246**

(Councillors J.Warman and M.Ellis returned to the meeting from the public gallery)

Gas-powered electricity generating station (20MW) and associated works (Amended location plan, block plan, floor plan and elevation plans received 03/09/14) – Ex Gas Works, Afan Way, Port Talbot, SA12 6HQ.

RESOLVED: that the above application be deferred for a site visit to assess the appropriateness of the proposed access on grounds of highway safety, and to allow the local Members concerns, in respect of the safety of the proposed development, to be assessed.

PLANNING APPLICATIONS APPROVED

5. **APPLICATION NO: P2014/0248**

Detached dwelling and garage (Outline) – Land adjacent to The Barracks, off Queens Street, Pontrhydyfen, Port Talbot.

RESOLVED: that the above application be approved subject to the Conditions contained in the circulated report.

6. **APPLICATION NO: P2014/0501**

(Councillors E.V. Latham, D.Keogh, A.Taylor and J.S.Evans re-affirmed their interests in this item and withdrew for the remainder of the meeting.)

Demolition of existing buildings and construction of a building to accommodate a new primary and a secondary school with associated outbuildings, means of access, sports facilities and playing fields, car parking, external lighting, boundary treatment and hard and soft landscaping, Western Avenue Playing Fields Adjacent to Seaway Parade, Sandfields, Port Talbot.

RESOLVED: that the above application be approved in accordance with the Officer's recommendation, as detailed in the circulated report, subject to the following additional Conditions/Informative as stated in the circulated amendment sheet:

- (37) Prior to commencement of work on site, an amended Flood Consequences Assessment (FCA) which models an extreme flood flow of 0.1% annual probability with an addition of an allowance for climate change in a scenario where there is a blockage at High Street bridge, shall be submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures recommended by the agreed FCA shall be implemented prior to beneficial use of the school commencing.

Reason:

To safeguard future occupiers of the development site.

- (38) If any bats are discovered during construction works, the work should stop immediately and the applicant should contact Natural Resources Wales immediately, as a Licence may be required to continue, as bats are a European protected species and afforded protection under the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act 1981 (as amended).

Reason:

In the interest of protected species.

Recommended Informative:

That any vegetation clearance should be done outside the nesting season which is generally recognised to be from March to August inclusive.

Reason:

To ensure nesting birds are not affected by the development.

7. **APPLICATION NO: P2014/0615**

(Councillor Mrs.L.Williams re-affirmed her interest in this item and withdrew for the remainder of the meeting)

Bay window to front elevation, conversion of garage to living accommodation, and extension of hardstanding to facilitate replacement off street car parking at 27A Ynys Y Mond Road, Alltwen, Pontardawe.

RESOLVED: that the above application be approved in accordance with the Officer recommendation and subject to the Conditions contained in the circulated report.

8. **APPLICATION NO: P2014/0795**

Outbuilding for overspill residential accommodation, 9 Prettyman Drive, Llandarcy, Neath, SA10 6HZ

RESOLVED: that the above application be approved in accordance with the Officer recommendation, and subject to the Conditions as contained in the circulated report.

Planning Application Refused

9. **APPLICATION NO: P2013/0762**

Demolition of existing dwelling and construction of two pairs of semi detached dwellings, land infill and associated works Dan-Y-Graig House, 36 Swansea Road, Pontardawe, Swansea, SA8 4AL.

RESOLVED: that the above application be refused, for the reasons contained in the circulated report, in accordance with the Officer recommendation.

(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).

10. **DELEGATED APPLICATIONS DETERMINED BETWEEN 9TH AUGUST AND 22ND SEPTEMBER 2014**

Members received a list of planning applications which had been determined between 9th August and the 22nd September 2014, as contained within the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN