

## PLANNING COMMITTEE

**Members Present:**

**25 October 2016**

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

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

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

**Local Members** Councillor A.R.Lockyer and Ms.C.Morgans

**LDP Member** Councillor A.J.Taylor

**Officers In Attendance** Mrs.N.Pearce, K.Davies, D.M.Adlam and  
M.Fury and Mrs.J.Woodman-Ralph

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1. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 4 OCTOBER, 2016**

**RESOLVED:** That the Minutes of the Planning Committee held on the 4 October 2016, as circulated, be confirmed as a true record.

2. **APPLICATION NO: P2015/0011 - 138 RESIDENTIAL DWELLING WITH ASSOCIATED INFRASTRUCTURE ENGINEERING WORKS, AND PUBLIC OPEN SPACE AT LAND AT NEATH ROAD, TONNA, NEATH.**

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

In accordance with the Council's approved Public Speaking Protocol Mr.N.Ranft (Objector) and Mr.M.Rees (Agent – Right of Reply) addressed the Planning Committee.

Cllr.Mrs.C.Morgan and Cllr.A.R.Lockyer, Local Ward Members addressed the Committee.

(Note: An amendment sheets in relation to P2015/0011 was circulated prior to the meeting, on which the Chairperson had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and 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.)

**RESOLVED:** That following the site visit prior to today's meeting on the 25 October 2016 and in accordance with Officer recommendations Application No. P2015/0011 be approved with conditions as detailed in the circulated report and amendment sheet and subject to the signing of a Section 106 Legal Agreement covering the following general Heads of Terms:

1. Provision of 28 units of affordable housing;
2. Requirement for Phase Two of the allocated LDP development site to incorporate the 0.5 Hectares pitch/non-pitch sport required under Phase One (in addition to its own requirements). In the event the Phase Two development is not commenced within 5 years of the date of the agreement (or other such agreed trigger point), a financial contribution of £187,956 for provision of off-site POS to be made for provision of public open space, such project to be identified within the locality;
3. Financial contribution of £100,000 towards off-site highway improvement works (together with the need for regular review and assessment throughout the construction period);
4. Provision of a pedestrian link between the development and the existing Hunters Ridge development;

5. Requirement for roads, associated lighting and drainage to be constructed to adoptable standards, and for their future management and maintenance by a management company (and such roads and drainage will not be adopted by the Local Authority);
6. Display of signage at the site to confirm that the estate is a private road which will not be dedicated under S37 of the Highway Act 1980.

3. **APPLICATION NO: P2016/0593 - CHANGE OF USE FROM OFFICE ACCOMMODATION (CLASS B1) TO RESIDENTIAL USE (CLASS C3) TO PROVIDE 41 AFFORDABLE DWELLINGS, ALTERATIONS TO BUILDING ELEVATIONS AND ROOF, CYCLE, MOBILITY SCOOTER AND REFUSE STORAGE, IMPROVEMENTS TO PUBLIC REALM AND ASSOCIATED WORKS AT ABERAFAN HOUSE, ACCESS TO PORT TALBOT CIVIC CENTRE, PORT TALBOT. SA13 1PJ**

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

(Note: An amendment sheet in relation to P2016/0593 was circulated prior to the meeting).

**RESOLVED:** That in accordance with Officers recommendations Application No. P2016/0593 be approved with conditions as detailed in the circulated report and amendment sheet.

4. **APPLICATION NO: P2016/0320 - PROPOSED CHANGE OF USE FROM FORMER LORRY PARK TO CARAVAN/MOTORHOME STORAGE AND SERVICING AT FORMER LORRY PARK, TATA STEEL, CEFN GWRGAN ROAD, MARGAM, PORT TALBOT. SA13 2PT**

Officers highlighted that due to the need to re-advertise Application No P2016/0320, a request be made to defer the Application.

**RESOLVED:** That Application No P2016/0320 be deferred to a future meeting of the Planning Committee for the above reason.

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 27 SEPTEMBER AND 17 OCTOBER 2016**

Members received a list of Planning Applications which had been determined between 27 September and 17 October 2016, as detailed within the circulated report.

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

6. **APPEALS DETERMINED**

**RESOLVED:** That the following Appeals received, as detailed in the circulated report, be noted:

Planning Appeal

Mrs.Linda Rees – Crosswinds, 39, Cimla Common – removal of conditions 1, 2 and 3 of planning permission P2015/1081 approved on 27/04/16.

Decision:

Allowed (Costs also awarded against the Council)

Enforcement Appeal

Mr. Ashley Rees and Ms Milena Anna Williams – 26 Rowan Tree Close, Bryncoch. Change of use from a residential dwelling (Class C3) to mixed use of residential dwelling (Class C3) and commercial use for the provision of music lessons (sui Generis).

Decision:

The appeal fail insofar as they relate to ground (e), nevertheless, the Appeal under ground (a) is ALLOWED, the Enforcement Notice quashed and planning permission granted.

**CHAIRPERSON**