

PLANNING COMMITTEE

Members Present:

10 January 2017

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

Councillors: D.W.Davies, Mrs.R.Davies, S.K.Hunt, D.Keogh,
C.Morgan, Mrs.S.Paddison, R.Thomas and
Mrs.L.G.Williams

LDP Members Councillor A.J.Taylor

Local Members Councillor A.L.Thomas

Officers In Attendance Mrs.N.Pearce, S.Ball, K.Davies, S.Jenkins
Ms.D.Thomas, J.Griffiths,
Mrs.J.Woodman-Ralph and Ms.N.Headon

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 6 DECEMBER 2016**

RESOLVED: That the Minutes of the Planning Committee held on the 6 December 2016 as circulated, be confirmed as a true record.

2. **APPLICATION NO: P2014/0393**

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

Cllr.A.L.Thomas, Local Ward Member addressed the Committee.

RESOLVED: That following the site visit prior to today's meeting on the 10 January 2017 and in accordance with Officer recommendations Application No.P2014/0393 be approved with conditions as detailed in the circulated report and

subject to the signing of a Section 106 Legal Agreement covering the following Heads of Terms:-

1. Provision of 8 units (10%) of affordable housing;
2. Provision of 400 sq.m. Locally Equipped Area for Play (LEAP);
3. Financial Contribution of £30,500 (or equivalent scheme) to protect, promote and enhance the Welsh Language;
4. Financial Contribution of £108,578.00 towards public open space provision.

3. **APPLICATION NO: P2016/0657**

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

RESOLVED: That in accordance with Officers recommendations Application No. P2016/0657 be approved with conditions and subject to the signing of a Section 106 Legal Agreement covering the following Heads of Terms:-

- Financial Contribution of £27,360 towards children's play in the Port Talbot Ward.

4. **APPLICATION NO: P2016/0929**

(Note: An amendment sheet in relation to Application No. P2016/0929 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 the application be deferred to allow Officers to investigate and clarify the exact nature of the use/operations being undertaken at the site to ensure that the application precisely identifies and seeks to retain the use which is currently operating from the premises.

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 29 NOVEMBER 2016 AND 2 JANUARY 2017**

Members received a list of Planning Applications which had been determined between the 29 November 2016 and 2 January 2017, 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

Mr.D.Morgan – Land adjacent to Fairview Bungalow, Aberdulais – one detached three bed single storey bungalow with associated parking and vehicular access.

Decision:

Allowed.

CHAIRPERSON