

PLANNING COMMITTEE

Members Present:

7 March 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 and R.Phillips

Local Member Cllr. J.Rogers

UDP/LDP Member Cllr. A.J.Taylor

Officers In Attendance S.Ball, I.Davies, J.Griffiths,
Mrs.J.Woodman-Ralph and Ms.N.Headon

1. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 14 FEBRUARY 2017**

RESOLVED: That the Minutes of the Planning Committee held on 14 February 2017 as circulated, be confirmed as a true record.

2. **SITE VISITS**

RESOLVED: That, no site visits be held on the applications before Committee today.

3. **APPLICATION NO: P2016/1099**

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 Ms.L.Davies (Applicant) addressed the Planning Committee.

Cllr.J.Rogers, Local Ward Member also addressed the Committee.

Committee then debated the application and in line with the new protocol the Chairperson clarified matters raised by the Committee with the applicant.

RESOLVED: That in accordance with Officer's Recommendations Application P2016/1099 be approved with Conditions as detailed in the circulated report and with the following amendments:-

1. That an additional Condition 4 be inserted (with subsequent conditions re-numbered) as follows:

- (4) Prior to the first beneficial use, a self-closing gate shall be provided to the existing pedestrian access point off Margam Road, which shall be retained at all times thereafter.

Reason

In the interests of safety.

2. That Condition 5 (now Condition 6) be amended as follows to reflect the opening hours requested by the applicants at Committee:

- (6) The use hereby permitted shall not be open to customers outside the following times:
07.00am to 18.00pm.

Reason

In the interest of the amenities of the area.

4. **APPLICATION NO: P2013/0212**

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

RESOLVED: That in accordance with Officer 's recommendations Application P2013/0212 be refused for the reasons contained within the circulated report.

5. **APPLICATION NO: P2009/1129**

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 P2009/1129 be refused for the reasons contained within the circulated report.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 6 FEBRUARY AND 27 FEBRUARY 2017**

Members received a list of Planning Applications which had been determined between 6 February and 27 February 2017, as detailed in the circulated report.

RESOLVED: That the report be noted.

7. **APPEALS DETERMINED BETWEEN THE 6 FEBRUARY AND THE 27 FEBRUARY 2017**

RESOLVED: That the following Appeals determined be noted as detailed in the circulated report.

Appeal Ref: A2017/0002

Demolition of existing garage, and construction of two storey garage with first floor storage – 63 Penywern Road, Bryncoch, Neath.

Decision:

Appeal Dismissed

8. **APPEALS RECEIVED BETWEEN THE 6 FEBRUARY AND THE 27 FEBRUARY 2017**

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

Appeal Ref: A2017/0004

Variation of Condition 1 and 2 of planning permission (ref APP/Y6930/C/163150026 which granted a mixed residential Class C3 and music lesson sui generis use) approved at appeal on 10th October 2016 to increase number of student to 8 and change hours of operation to 12.00hrs to 20.30hrs Monday to Wednesday, 12.00hrs to 20.00hrs Thursday and Friday and 09.00hrs to 15.00 on Saturdays – 26 Rowan Tree Close, Neath, SA10 7SJ.

9. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No 10 below, the Chairman agreed that this could be raised at today's meeting as an urgent item, pursuant to Section 100B (4) (b) of the Local Government Act 1972.

Reason

Due to the time element.

10. **PLANNING COMMITTEE PROTOCOL (AMENDED)**

Members received a verbal update on the new Planning Committee protocol which had been adopted by Council in January 2017. It was highlighted that the protocol had already shown positive improvements. A briefing note listing the changes that Members

need to be aware of had been prepared by Officers and would be circulated to all Members in due course.

CHAIRPERSON