

PLANNING COMMITTEE

Members Present:

27 June, 2017

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, W.F.Griffiths, S.K.Hunt, D.Keogh, S.M.Penry, S.Pursey and R.Thomas

Officers In Attendance N.Pearce, S.Ball, I.Davies, J.Griffiths and T.Davies

1. **MEMBERS DECLARATIONS**

The following Member made a declaration at the commencement of the meeting:-

Councillor R.Thomas	Report of the Head of Planning Re: Application Number P2016/0929, Retention and completion of change of use of building to 4x4 Vehicle Repair Centre (Use Class B2), plus engineering operations and retaining works to create 4 parking spaces to rear with ramped access, at Tyre and Exhaust Centre, Commercial Street, Abergwynfi, SA13 3YL – as he had predetermined the application.
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2. **MINUTES OF THE PREVIOUS MEETING HELD ON 6 JUNE, 2017**

RESOLVED	That the Minutes of the Planning Committee held on the 6 June 2017, as circulated, be confirmed as a true record.
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3. **SITE VISITS**

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

4. **APPLICATION NO: P2017/0248**

(Note: An amendment sheet in relation to Application Number: P2017/0248 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).

Officers made a presentation to the Planning Committee on this Application (New single storey primary school for 420 pupils, plus nursery accommodation for 38 pupils, and ancillary sprinkler tank, refuse store, on-site car parking, on-street car parking, a playing field and Multi use games area, means of enclosure, hard surface play areas, and associated engineering works, at Former Cwrt Sart Comprehensive School, Old Road, Briton Ferry, Neath SA11 2ET) as detailed in the circulated report.

RESOLVED That in accordance with Officers' recommendations, Application No. P2017/0248 be approved with conditions as detailed within the circulated report.

5. **APPLICATION NO: P2016/0717**

Officers made a presentation to the Planning Committee on this Application (detached split level dwelling, with associated engineering works and off street car parking Land Adjacent to 261 Graig Road, Godre'r Graig, Swansea SA9 2NZ) as detailed in the circulated report.

RESOLVED That in accordance with Officers' recommendations, Application No. P2016/0717 be approved with conditions as detailed within the circulated report.

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

(Councillor R.Thomas reaffirmed his interest in this item and withdrew to the public gallery for the discussion and voting thereon).

Officers made a presentation to the Planning Committee on this Application (retention and completion of change of use of building to 4x4 Vehicle Repair Centre (Use Class B2), plus engineering operations and retaining works to create 4 parking spaces to rear with ramped access at Tyre And Exhaust Centre, Commercial Street, Abergwynfi SA13 3YL) as detailed in the circulated report.

Members discussed the addition of an extra recommendation, which is reflected below at number 2.

RESOLVED

1. That in accordance with Officers' recommendations, Application No. P2016/0929 be refused on the following grounds:

Reason

The failure to provide satisfactory arrangements for the parking of breakdown recovery vehicles and private vehicles awaiting repair, and to provide servicing arrangements for transporters delivering vehicles for repair or spare or equipment within the application site itself (due to its compact size), together with the intensive nature of the 4 x 4 repair use with the requirement for spare vehicles to be stored at the site, would exacerbate existing highway difficulties and result in indiscriminate on street parking, to the detriment of the free flow of traffic plus highway and pedestrian safety and contrary to Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

2. That Officers be encouraged to pursue all appropriate enforcement action to remedy the existing breach of planning control.

(At this point, Councillor R.Thomas re-joined the meeting)

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 26 MAY AND 19 JUNE 2017**

Members received a list of Planning Applications which had been determined between the 26 May and 19 June 2017, as detailed within the circulated report.

RESOLVED: That the report be noted.

8. **APPEALS RECEIVED BETWEEN 21 MARCH AND 19 JUNE 2017**

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

Appeal Ref: A2017/0005

Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road at 1 Cambrian Place and 45 Abbey Road, Port Talbot.

Appeal Ref: A2017/0006

8 semi-detached two storey dwellings plus associated access road and diversion of footpath link at Land to the North of Heol Llwyn Celyn, Neath.

Appeal Ref: A2017/0007

Outline Application for Residential Development and Alterations to Existing Access at Forge Washery, Lower Brynamman, Ammanford.
Note: Appeal is against conditions imposed on grant of planning permission (including restriction on number of dwellings to 25)

Appeal Ref: A2017/0008

Erection of workshop building ancillary to existing business (B2) for vehicles repairs, servicing and MOT at Autocare Neath, Neath Road, Briton Ferry.

9. **APPEALS DETERMINED**

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

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 students 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 at 26 Rowan Tree Close, Bryncoch.

Decision:

Appeal Dismissed

Appeal Ref: A2017/0003

Detached two storey dwelling with off street car parking (outline with all matters reserved) at 9 New Road, Trebanos.

Decision:

Appeal Dismissed

Planning Ref: P2016/0117 and P2016/0254

‘Appeal A’ - Road Side Service Area comprising petrol filling station and kiosk, drive thru coffee shop, car parking, access, landscape and associated works.

‘Appeal B’ Pub/restaurant , access, car parking and associated works at land at Glynneath Business Park, adjacent to A465, Glynneath.

Decision:

Both Appeals Dismissed

Appeal Ref: A2016/0010 and 0011

‘Appeal A’ Without planning permission, the construction of a replacement two storey dwelling

‘Appeal B’ Without planning permission, the siting of a static caravan on the land, in the approximate position marked with a cross on the plan (as detailed in the circulated report), and its use for residential purposes at Aberdrychwallt Farm, Pontrhydyfen, Port Talbot SA12 9SN.

Decisions:

Appeal A (Caravan A) – Allowed

Appeal B (Caravan B) - Dismissed

CHAIRPERSON