

PLANNING COMMITTEE

Members Present:

8 August, 2017

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, R.Davies, S.K.Hunt, C.J.Jones, D.Keogh, R.Thomas, S.Pursey and A.McGrath

Local Member: Councillor D.W.Davies

Officers In Attendance: S.Ball, I.Davies, J.Griffiths, A.Manlipp, H.Towns, S.Jenkins and N.Headon

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 27 JUNE, 2017**

RESOLVED That the Minutes of the Planning Committee held on the 27 June 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. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Numbers: P2017/0036 and P2017/0637 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.

4. **APPLICATION NO: P2017/0036**

Officers made a presentation to the Planning Committee on this Application (Variation of Condition 15 of planning permission P2010/0026 in order to allow for: a) An output of 750 tonnes of dimensional blockstone and/or masonry products per working week for the duration of the planning permission (a maximum of 2x24 tonne carrying capacity vehicles and 5x20 tonne carrying capacity vehicles per day) and b) The removal of 700 tonnes per working week of aggregate produced from the waste stone resulting from the dimensional stone and masonry production process for a limited period of 2.5 years (a maximum of 7x20 tonne carrying capacity vehicles per day) at Gwrhyd Specialist Quarry, Gwrhyd Uchaf Farm, Gwrhyd Road, Pontardawe, Swansea, SA9 2SB) as detailed in the circulated report.

RESOLVED

1. That following the site visit prior to today's meeting on 27 June 2017, and in accordance with Officers' recommendations, Application No. P2017/0036 be approved subject to conditions and subject to the applicant entering into a Section 106 Agreement with the following heads of terms:
 - i. A £30,000 contribution to highway repairs;
 - and ii. Payment of a £6,000 'Bond' (to be topped up per annum) to be used for any ongoing repairs to the highway attributable to vehicles travelling to/from the quarry for a period of 30 months.

2. That in accordance with Officers' recommendation, if within 3 months of the date of this resolution, the s106 agreement is not signed, the application shall be refused for the following reason:
 - (1) In the absence of a legal agreement providing for a financial contribution for the maintenance of the highway and improvements to passing places on the

classified road leading northwards from the site access road to the village of Cwmllynfell, the nature and scale of the HGV traffic generated by the development would have an unacceptable impact on highway safety. The proposal therefore conflicts with Policies SP4, M4, SP20 and TR2 of the LPD.

5. **APPLICATION NO: P2017/0637**

Officers made a presentation to the Planning Committee on this Application (Demolition of former care home and construction of 16 residential units, with associated car parking, landscaping and open space, at Hafod Residential Home, Wenham Place, Neath, SA11 3AH) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol Mr.J.Rees (on behalf of Objectors) and Ms.E.Harding (Agent) addressed the Planning Committee.

RESOLVED: That in accordance with Officers' recommendations, Application P2017/0637 be approved subject to the Conditions as detailed within the circulated report, and subject to an additional condition (no.26, with all subsequent conditions re-numbered) as follows:

(26) Prior to the first beneficial use of any dwelling, a methodology for the control and eradication of any Invasive non-native species on site shall be submitted to and approved in writing by the Local Planning Authority. The invasive non-native species shall be eradicated in accordance with the agreed details.

Reason:

In the interest of ecology and to ensure Invasive non-native species on site are eradicated.

6. **APPLICATION NO: P2017/0512**

Officers made a presentation to the Planning Committee on this Application (Retention of use of part of car park for two pitches for the sale of meat and potatoes, at Resolven AFC, Neath Vale Supplier Park Access Road, Resolven) as detailed in the circulated report.

Cllr.D.W.Davies, Local Ward Member addressed the Committee.

RESOLVED

1. That in accordance with Officers' recommendations, Application No. P2017/0512 be refused on the following grounds:

Reason:

The principle of the retention of the A1 retail pitches outside of the identified settlement limits, and the defined retail area of Resolven, would be contrary to Policies SC1 and R3 of the Neath Port Talbot Local Development Plan. Furthermore, as the application site is located in an area allocated for employment use and the A1 use would not constitute an ancillary facility to support or complement the wider role and overall function of the allocated employment area, the development would be contrary to Policies EC2 and EC3 of the Neath Port Talbot Local Development Plan;

2. That authorisation be granted for Officers to take enforcement action to secure the cessation of the unauthorised retail use.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 20 JUNE AND 31 JULY, 2017**

Members received a list of Planning Applications which had been determined between the 20 June and 31 July 2017, as detailed within the circulated report.

RESOLVED: That the report be noted.

8. **APPEALS DETERMINED**

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

Appeal Ref: A2017/005

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 - Amended plans and amended planning statement at 1 Cambrian Place and 45 Abbey Road, Port Talbot, SA13 1HD.

Decision:

Appeal Allowed with Conditions

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 Llwyn Celyn, Neath.

Decision:

Appeal Allowed with Conditions

CHAIRPERSON