

PLANNING COMMITTEE

(COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE)

Members Present:

27 February, 2018

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, R.Davies, S.Pursey,
A.McGrath and C.Galsworthy

Officers In Attendance: N.Pearce, T.Davies, J.Griffiths, R.Borthwick,
D.Thomas and T.Daves

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 16 JANUARY, 2018**

RESOLVED: That the Minutes of the Planning Committee held on the 16 January, 2018, as circulated, be confirmed as a true record.

2. **SITE VISIT**

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: P2017/1055 and P2017/1145 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: P2017/1055**

Officers made a presentation to the Planning Committee on this Application (Two storey side extension plus alteration to ground levels and extended hardstanding to facilitate off street car parking, at 9 Maes Rhosyn, Rhos, Pontardawe, Swansea, SA8 3HT) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application P2017/1055 be approved subject to the Conditions as detailed within the circulated report, and the amended conditions as detailed within the Amendment Sheet.

5. **APPLICATION NO: P2017/1145**

Officers made a presentation to the Planning Committee on this Application (4 x self-contained flats with associated car parking and engineering operations (Amended plans received 09/02/18) at land at Park Row, Cwmavon, Port Talbot SA12 9PW) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, Mr.Bines (on behalf of Objectors) and Mr Gray (Agent) addressed the Planning Committee.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2017/1145 be approved subject to the conditions detailed within the circulated report, and subject to the applicant entering into a Section 106 Agreement with the following heads of terms:

(1) Prior to the first beneficial occupation of any of the flats hereby permitted, a sum of £5,448 shall be provided for the provision, enhancement, maintenance and improvement of and access to outdoor pitch and non-pitch sport areas, and/or allotments within the Bryn and Cwmafan Ward.

(2) 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:

“Through the failure to sign the required S106 agreement to secure the required open space provision, the application fails to accord with Policy OS1 of the Neath Port Talbot Local Development Plan”.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 9 JANUARY 2018 AND 19 FEBRUARY 2018**

Members received a list of Planning Applications which had been determined between 9 January and 19 February 2018, as detailed within the circulated report.

RESOLVED: That the report be noted.

7. **APPEALS RECEIVED**

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

Appeal Ref: A2018/0004

Change of use from retail (Class A1) to Café Bar (Class A3) at 51 Castle Drive, Cimla, Neath.

Appeal Ref: A2018/0006

Two semi detached split level dwellings with associated car parking and engineering works at Site Adjacent to 24 Curwen Close, Pontrhydyfen.

Appeal Ref: A2018/0007

Variation of Condition 6 (access arrangements) to allow reduction in carriageway width and provision of larger footway of Planning Permission P2008/0798 (Revised/additional information

received 20/10/17) at Forge Washery, Lower Brynamman, Ammanford.

Appeal Ref: A2018/0008

Detached 3 bedroom bungalow and detached garage at Glyn Clydach Hotel, Longford Road, Longford, Neath.

CHAIRPERSON