

## PLANNING COMMITTEE

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

**Members Present:**

**10 July, 2018**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor H.N.James

**Councillors:** A.R.Aubrey, S.Bamsey, R.Davies, W.F.Griffiths,  
S.Pursey, A.McGrath, R.Mizen and L.Jones

**Local Member:** Councillor C.James

**Officers In Attendance:** S.Ball, D.M.Adlam, M.Shaw, S.Evans,  
R.MacGregor, R.Borthwick and T.Davies

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### 1. **DECLARATIONS OF INTEREST**

The following Members made declarations at the commencement of the meeting:-

Councillor R.Mizen	-	Report of the Head of Planning and Public Protection, Application No. P2018/0490, as he is known by an objector in the public gallery.
Councillor H.N.James	-	Report of the Head of Planning and Public Protection, Application No. P2018/0490, as he is known by the objectors in the public gallery.

2. **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the minutes of the 8 May 2018 be noted by the Committee.

3. **SITE VISITS**

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

4. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Numbers: P2018/0460, P2018/0472 and P2018/0490 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.

5. **APPLICATION NO: P2018/0460**

Officers made a presentation to the Planning Committee on this Application (Change of use from residential unit (C3) to House of Multiple Occupation (C4) for 6 people at 234 Neath Road, Briton Ferry, Neath, SA11 2AX) as detailed in the circulated report.

The Local Ward Member had requested that the Application be determined by the Planning Committee, and was present to give his representations at the meeting.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2018/0460 be approved, subject to the conditions detailed in the circulated report.

6. **APPLICATION NO: P2018/0472**

Officers made a presentation to the Planning Committee on this Application (Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4) at 58 Neath Road, Briton Ferry, Neath, SA11 2YR) as detailed in the circulated report.

The Local Ward Member had requested that the Application be determined by the Planning Committee, and was present to give his representations at the meeting.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2018/0472 be approved, subject to the conditions detailed in the circulated report and on the amendment sheet.

7. **APPLICATION NO: P2018/0490**

Officers made a presentation to the Planning Committee on this Application (Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4) at 81 Cwrt Sart, Briton Ferry, Neath, SA11 2SR) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a local resident (against the Application) addressed the Planning Committee as well as the Applicant who spoke in favour of their Application. The Local Ward Member had requested that the Application be determined by the Planning Committee, and was also present to give his representations.

**RESOLVED:** That contrary to the Officers' recommendations, Application No. P2018/0490 be REFUSED on the following grounds:

Reason:

By virtue of the failure to provide off-street car parking within the application site to serve the proposed use, the use would lead to additional on-street and indiscriminate car parking in an already congested area, to the detriment of

highway and pedestrian safety, contrary to Policy TR2 of the Neath Port Talbot Local Development Plan.

8. **APPEALS RECEIVED 30 APRIL TO 3 JULY 2018**

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

Appeal Ref: A2018/0011

Detached split level dwelling and associated works (*appeal against conditions*) at Plot A, land at Graig Road.

Appeal Ref: A2018/0012

Two Detached Dwellings and Associated Works at Land at Clos Llwynallt, Alltwen, Pontardawe.

9. **APPEAL DECISIONS 30 APRIL TO 3 JULY 2018**

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

Appeal Ref: A2018/0008

Detached 3 Bedroom Bungalow and Detached Garage at Glyn Clydach Hotel, Longford Road, Longford, Neath, SA10 7AJ.

Decision:

Appeal Dismissed

Appeal Ref: A2018/0007

Residential development and alterations to existing access without complying with a condition attached to planning permission (ref: P2008/0798), dated 25 August 2016 at Land at Forge Washery, Lower Brynamman, SA18 1SW.

Decision:

Appeal Allowed

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.

Decision:

Appeal Dismissed and Application for Costs Dismissed

Appeal Ref: A2018/0010

Change of use of shop (A1) to residential dwelling (C3) and external alterations at 101 Neath Road, Briton Ferry, SA11 2DQ

Decision:

Appeal Dismissed

Appeal Ref: 2018/003

The breach of planning control as alleged in the notice is making a material change in use of the land from woodland to a domestic garden associated with 7 Tai Banc, Tonna, Neath including the erection of an outbuilding on land outside settlement limits, and outside of a residential curtilage of the property, at Land adjacent to 7 Tai Banc, Tonna

Decision:

Appeal Dismissed/ Notice Upheld (as varied)

10. **DELEGATED DECISIONS 30 APRIL TO 3 JULY 2018**

Members received a list of Planning Applications which had been determined between 30 April to 3 July 2018, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

**CHAIRPERSON**