

PLANNING COMMITTEE

Members Present:

21 October 2014

Chairman: Councillor R.G.Jones

Councillors: Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,
Mrs.J.Dudley, M.Ellis, J.S.Evans, S.K.Hunt,
A.Jenkins, Mrs.D.Jones, E.E.Jones, S.Jones,
D.Keogh, J.D.Morgan, Mrs.S.Paddison,
Mrs.S.M.Penry, H.G.Rawlings, C.E.Richards,
R.Thomas, D.Whitelock, Mrs.L.G.Williams and
A.J.Taylor

UDP/LDP Member:
Councillor A.J.Taylor

Invited Members: Councillors P.A. Rees and A.N.Woolcock

Officers In Attendance Mrs.N.Pearce, S.Ball, Mrs.N.Pearce, K.Davies and
Miss.G.Cirillo

1. **MEMBER'S DECLARATIONS**

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

Councillor S.Jones	Report of the Head of Planning Item No:1.2 – Planning Applications Recommended for Approval – Application No: P2014/0713 – as he is an Agent for the application and also an employee of the Company.
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2. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning and Development Control Committee held on the 30th September 2014, be confirmed as a correct record.

3. **MINUTES OF THE PLANNING (SITE VISITS) SUB COMMITTEE - 9TH OCTOBER 2014**

RESOLVED: That the Minutes of the Planning (Site Visits) Sub Committee held on the 9th October, 2014, be confirmed as a correct record.

Report of the Head of Planning

(Note: An Amendment Sheet, attached and agreed, was circulated at the commencement of the meeting, as detailed in Appendix A hereto).

Planning Applications Recommended for Approval

4. **APPLICATION NO: P2014/0402**

Variation of Condition 1 of Planning Permission P2007/1413 (Granted on Appeal on the 07.05.09) to allow for the extension of time for the commencement of development and variation of conditions 3 (reference to all works in Environmental Statement and to allow a maximum tip height of 100m and maximum blade diameter of 82m), 9 (borrow pits), 14 (highway improvement works to facilitate revised access route) and 15 (internal access tracks) at MYNYDD Y GWRHYD, North of Pontardawe, East of Cwmgors.

RESOLVED: that the application be approved in accordance with the Officer's recommendation, as detailed in the circulated report, and subject to the following amendment to the wording of Condition No.16 in respect of the required Traffic Management Scheme (TMS) to clarify the need for the TMS to incorporate details of all delivery routes (including abnormal loads and stone deliveries), as stated in the circulated amendment sheet:-

(16) Notwithstanding the submitted information, no development shall take place until a Traffic Management Scheme (TMS) has been submitted to and approved in writing by the Local Planning Authority. The TMS shall set out all proposed delivery routes, timings of works and include details of any alterations/amendments to the existing A474 on route through Pontardawe and up to the

site location. This shall include temporary speed reduction measures (if applicable), give way markings, times of operation, removal of existing street furniture, roundabouts, kerb alignments etc. that allows safe delivery of the wind turbines. The development shall be carried out in accordance with the approved Traffic Management Scheme including the reinstatement / restoration of temporary works necessary to allow for the deliveries associated with this development.

Reason: In the interest of highways safety

5. **APPLICATION NO: P2014/0713**

(Councillor S. Jones re-affirmed his interest in this item and withdrew from the meeting during the discussion and voting thereon).

Change of Use from Sports Club (Sui Generis) to Public House (A3)
Croeserw Working Mens Club, Brynheulog Road, Croeserw, Cymmer,
SA13 3RS

RESOLVED:

That the above application be approved, in accordance with the Officer recommendation, as detailed in the circulated report, and subject to the following amended Condition, in respect of opening hours, as stated in the circulated amendment sheet:-

2) The operating hours of the Public House hereby approved shall be between 08:00 and 00:30 only.

Reason

In the interest of residential amenity.

Planning Application Recommended for Refusal

6. APPLICATION NO: 2014/0496

Retention of self contained residential dwelling and associated car parking - Crosswinds, 39 Cimla Common, Cimla, Neath SA11 3SU.

RESOLVED: that the above application be refused in accordance with the Officer's recommendation, as detailed in the circulated report.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairman had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and the 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).

7. PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER - TPO NO: T328

Land at rear of 5 Channel View, Bryncoch, Neath.

RESOLVED: that Tree Preservation Order T328 be confirmed as an opposed Tree Preservation Order, and that all people previously served with the made Order be notified of the Order's confirmation; the date it was confirmed; the time within which an application may be made to the High Court; and grounds on which an application to the High Court may be made, as detailed in the circulated report.

8. APPEALS RECEIVED

RESOLVED: that the following Appeal received, as detailed within the circulated report, be noted:

Appeal Ref: A2014/0010

Two storey detached dwelling (Outline with details of access not reserved) – Land part of 1 Quarry Place, Gwaun-cae-Gurwen.

9. **APPEALS DETERMINED**

RESOLVED: that the following Appeal determined, be noted as detailed in the circulated report.

Appeal Ref: A2014/0008

Demolish and replace the existing 8 industrial units with up to 34 residential units – Lon Hir, Alltwen, Pontardawe, SA8 3DE

Decision: Dismissed

10. **DELEGATED APPLICATIONS DETERMINED BETWEEN 23RD SEPTEMBER AND 13TH OCTOBER 2014**

Members received a list of planning applications which had been determined between the 23rd September and 13th October 2014 as detailed within the circulated report.

RESOLVED: that the report be noted.

Urgent Report of the Head of Planning

11. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No. 12 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:

So that the Delegated Arrangements are amended in order to allow the Authority to discharge its duties in responding to the Tidal Lagoon Nationally Significant Infrastructure Project (NSIP), in a timely manner in accordance with deadlines prescribed by the Planning Inspectorate.

12. **DELEGATED ARRANGEMENTS**

The Head of Planning informed Members that the urgent report being tabled today was in respect of the need for the Delegated Arrangements to be amended as attached at Appendix 1, to the circulated report in order to allow the Authority to discharge its duties in responding to the Tidal Lagoon Nationally Significant Infrastructure Project (NSIP) in a timely manner in accordance with deadlines prescribed by the Planning Inspectorate.

RESOLVED: that the changes to the delegated arrangements approved by Council on 15th October 2014, and as amended by the circulated urgent report, (such changes being identified in bold within Appendix 1 attached hereto), be approved and incorporated into the Constitution with immediate effect.

CHAIRMAN

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

21 OCTOBER 2014

AMENDMENT SHEET APPENDIX A

ENVIRONMENT

SECTION A – MATTERS FOR DECISION

1. Planning Applications

1.1	APP NO: P2014/0402	TYPE: Full Plans	Page Nos: 29-70	Wards Affected: Gwaun-Cae- Gurwen
PROPOSAL:	Variation of condition 1 of Planning Permission P2007/1413 (Granted on Appeal on the 07.05.09) to allow for the extension of time for the commencement of development and variation of conditions 3 (reference to all works in Environmental Statement and to allow a maximum tip height of 100m and maximum blade diameter of 82m), 9 (borrow pits), 14 (highway improvement works to facilitate revised access route) and 15 (internal access tracks)			
LOCATION:	Mynydd Y Gwrhyd, North of Pontardawe, East of Cwmgors			

Agents Submissions

In response to the officer's report, the following additional comments were received from the applicant's agent:-

1. The report talks about changing the hub height and blade length by 1m. Given that the Certificate of Lawfulness has already confirmed this could have been done under the original consent this is not a change. What we instead wanted is flexibility by setting a maximum tip height, but not specifying hub height and blade length, or submitting 'maximums'.

In response to the above comments, it is noted that the application description and contents set out the parameters of the turbine which have been assessed in the determination of this application. Irrespective of the Certificate of

Lawfulness, this will form a new planning permission and, accordingly, it is appropriate to consider the minor change to the turbine as part of the assessment. Furthermore, condition 2 of the planning permission sets out that the maximum height to the blade tip of the turbine shall be 100 metres.

2. The report does not mention that there are benefits of not using the borrow pits- i.e. no significant extraction in a location not previously used for this purpose, further environmental impacts.

The Local authority accept that there will be some benefits from not using on site borrow pits including reducing the environmental and visual impact of the proposed development. In the absence of consent for such borrow pits, however, the assessment was unable to provide a comparative assessment.

3. Further information on electro-magnetic interference was supplied with the ES Addendum (May 2014) please see section 9 that is not mentioned in the report. This included repeat consultation. Therefore we do not consider that condition 27 is necessary and does not need to be reapplied.

In response to the above comments, firstly it is condition 32 rather than condition 27 that requires details in respect of electro-magnetic interference. At this time, Officers are not currently satisfied with the level of information provided and in the absence of a full assessment of this detail, it is considered appropriate to re-impose a condition (no.32) which requires a scheme to alleviate any interference with electro-magnetic signals

Amendment to Proposed Condition

Following further consideration, the wording of condition 16 in respect of the required Traffic Management Scheme is proposed to be amended as follows to clarify the need for the TMS to incorporate details of all delivery routes (including Abnormal Loads and stone deliveries): -

(16) Notwithstanding the submitted information, no development shall take place until a Traffic Management Scheme (TMS) has been submitted to and approved in writing by the Local Planning Authority. The TMS shall set out all proposed delivery routes, timings of works and include details of any alterations/amendments to the existing A474 on route through Pontardawe and up to the site location. This shall include temporary speed reduction measures (if applicable), give way markings, times of operation, removal of existing street furniture, roundabouts, kerb alignments etc. that allows safe delivery of the wind turbines. The development shall be carried out in accordance with the approved Traffic Management Scheme including the reinstatement / restoration of temporary works necessary to allow for the deliveries associated with this development.

Reason: In the interest of highways safety

1.2	APP NO: P2014/0713	TYPE: Change of Use	Page Nos: 46-50	Wards Affected: Glyncorrwg
PROPOSAL:	Change of Use from Sports Club (Sui Generis) to Public House (A3)			
LOCATION:	Croeserw Working Mens Club, Brynheulog Road, Croeserw, Cymmer, SA13 3RS			

Following further consideration, and having regard to information in respect of the authorised licensing hours of the existing Club, condition 2 in respect of opening hours of the premises is amended as follows: -

(2)The operating hours of the Public House hereby approved shall be between 08:00 and 00:30 only.

Reason

In the interest of residential amenity.

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APPENDIX 1

Proposed New Delegated Arrangements

Delegated Matters (para 17 of Annex J to the current Constitution)

17. Planning

(i) General Planning Delegation

A. Determination of Applications / matters by the Planning and Development Committee

The Planning & Development Committee will determine all applications / matters which fall within the following criteria: -

1. Where an application is considered to be of strategic importance, or where it is considered by Officers to be appropriate to be determined by Members, taking into account the views of Members where they have requested an application to be considered at Committee (*note: the member process agreed is set out in the Appendix*).
2. Where an application is to be recommended for approval, and where it is considered by Officers that the proposals would materially depart from Policies within the Development Plan.
3. Where an application has been submitted by a Member of the Council or close relative of a Member.
4. Where an application has been submitted by an employee of the Council who is directly involved in the Development Management process or in a post identified below: -
 - Director of Environment
 - Head of Planning
 - All posts under the direct responsibility of the Head of Planning
 - Head of Engineering and Transportation
 - Highways Development Control Officers
 - Drainage Officers
 - Head of Regeneration
 - Head of Streetcare
 - Head of Legal and Democratic Services
 - Committee Clerk (Planning)
 - Principal Solicitor (Planning)

Except as listed above, the Director of Environment and the Head of Planning are granted Delegated Powers for the determination of all planning and other related matters / applications, including the preparation of screening and scoping opinions, discharge of conditions, tree preservation orders, hedgerow and high hedges applications, appeals and enforcement matters, in accordance with the following procedures: -

B. 'Delegated Panel' Procedure

To determine applications relating to the following matters and following agreement with local Ward Members and subject to the provisions of the Planning Code of Conduct: -

- Refusal of Applications
- Developments in excess of 5 dwellings (including approval of reserved matters and/or the discharge of conditions in respect of the same);
- Developments creating new floorspace in excess of 500 sq.m. in respect of industrial, agricultural, commercial or non-commercial buildings (including approval of reserved matters and/or the discharge of conditions in respect of the same)
- Deeds of Variation, seeking to vary the terms of an existing Section 106 legal agreement
- Planning Enforcement Procedures, including: -
 - (a) To serve a Planning Contravention Notice;
 - (b) To serve a Breach of Condition Notice;
 - (c) To serve an Enforcement Notice;
 - (d) To serve a Stop Notice
 - (e) To serve a Notice under s215 (Amenity of Land) of the 1990 Act (as amended)
 - (f) To initiate prosecution action or injunctions
 - (g) To withdraw or amend any formal Notice under points (a) – (e)
- Felling of trees covered by Tree Preservation Order

C. 'Normal' Delegated Matters (subject to no objections being received)

- (i) to approve (but not to refuse) with or without conditions in respect of all other planning applications or matters not covered by point (i)

above, subject to there being no objections, including (but not limited to): -

- Development of up to 5 dwellings (including approval of reserved matters and/or the discharge of conditions);
- Developments creating new floorspace up to 500 sq.m. in respect of industrial, agricultural, commercial or non-commercial buildings (including approval of reserved matters and/or the discharge of conditions)
- Applications to determine whether or not an Environmental Statement is required on any submitted or proposed planning application (“Screening Opinion”)
- Applications to determine the scope of an Environmental Statement (“Scoping Opinion”) on any submitted or proposed planning application.
- Applications for a Certificate of Lawful Use of Development (Existing and Proposed)
- Decisions on applications made under section 73 to develop land without compliance with conditions previously attached to a consent.
- Discharge of conditions imposed on a planning consent.
- the topping, lopping or carrying out of other works, excluding felling, of trees the subject of tree preservation orders or of planning conditions.
- Determination of ‘Prior Approval’ (“Prior Notification”) applications, including determination of subsequent applications for such prior approval
- Making of Tree Preservation Orders
- To approve Hedgerow Removal Notices, under the Hedgerow Regulations 1997 where a hedgerow is not "important"
- Applications under the Planning (Hazardous Substances) Act 1990 and Planning (Hazardous Substances) Regulations 1992 including:- determination of applications for hazardous substances consent (HSC) (s9); deemed HSC: established presence (s11); applications for removal of conditions attached to HSC (s13); general power by order to revoke or modify HSC (s14) and determination of applications for continuation of HSC (s18).

(ii) Section 106 Agreements: To authorise the entering into of Section 106 Agreements under the Town and Country Planning Act 1990

- (iii) to determine all applications in respect of the Building Regulations.
- (iv) to authorise the issue of infringement notices and any enforcement action with respect to Building Regulations.
- (v) Building Act 1984
- (a) Delegated powers for the elements of the Planning Service covered by legislation under the Building Act 1984.
 - (b) To authorise individual Officers to act as Inspectors/Authorised Officers/Enforcement Officers under legislation contained in the Building Act 1984.
 - (c) In consultation with the Director of Finance and Corporate Services, to approve legal proceedings on behalf of the Council in respect of any offence under the above Act. (This delegation also applicable to the Principal Officer (Building Control)).
- (vi) Safety at Sports Ground Act 1975: To issue and sign the relevant Safety Certificates under the Safety at Sports Ground Act 1975 (as amended) and to take any enforcement action (the latter to be reported to the Planning Committee for information)
- (vii) Forestry Authority - Consultations on Felling Proposals
- (a) where there are no objections, the response to the Forestry Authority is delegated to the Director;
 - (b) where objections are raised by local Members, relevant Community Councils, or by Officers, that the Director be delegated the power to request that this Authority be granted an extension of time, or to submit an objection to the Forestry Authority. The matter would then be reported to the next available Planning Committee for consideration and that Committee be given plenary powers to resolve the Authority's formal decision. Relevant local Members would be invited to attend the Committee and any site visits, but would not be entitled to vote, in the same manner as in the determination of planning applications;
- (viii) Neath and Port Talbot Local Access Forum

To determine future changes to the membership of the forum in consultation with either the Leader or Deputy Leader.

(ix) Rights of Entry

To authorise rights of entry to relevant Officers in respect of the following legislation:-

- (a) Town and Country Planning Act 1990 (as amended) – Section 324;
- (b) Wildlife and Countryside Act 1981 (as amended) – Section 51;
- (c) Planning (Listed Building and Conservation Areas) Act 1990 (as amended) – Sections 88 – 88B;
- (d) Planning (Hazardous Substances) Act 1990 (as amended) – Sections 36-36B;
- (e) Highways Act 1980 – Section 293;
- (f) Road Traffic Regulation Act 1984 – Section 71.
- (g) Anti Social Behaviour Act 2003 (High Hedges) – Section 74

(ix) Developer Contributions (Supplementary Planning Guidance)

To determine issues of arbitration between different needs prior to any form of decision by the Planning and Development Control Committee (this in consultation with the relevant Cabinet Member).

(x) Affordable Housing Contribution

The Head of Planning is granted delegated authority to review and make any necessary amendments to the charge levied for the negotiation of the Affordable Housing Contribution

(xi) Safety of Stands for Spectators – Section 42 West Glamorgan Act 1987

The powers to the Authority under Section 42 are delegated to the Director of Environment and the Head of Planning.

(xii) Retaining Walls – Section 26 West Glamorgan Act 1987

The powers of the Authority under Section 26 are delegated to the Director of Environment and the Head of Planning

D. ‘Normal’ Delegated Matters

(i) **Nationally Significant Infrastructure Projects (NSIPs)**

Submission of all responses in respect of Nationally Significant Infrastructure Projects (NSIPs), with the exception of the Authority’s

Local Impact Report and initial Written Representations, which shall be reported to Committee.

APPENDIX A

Delegation Process (Development Management Matters / Applications)

1. To maintain accountability and transparency, detailed reports will be prepared for all delegated matters / applications outlining the material issues for consideration together with a recommendation.
2. In the case of 'Normal' Delegated Matters (para 17 (i) C of Annex J), each report is to be signed by the Case Officer and Development Control Manager / Team Leader or in their absence the Head of Planning, prior to issuing the decision notice
3. Where applications are being dealt with under the 'Delegated Panel' procedure (para. 17 (i) B. of Annex J), a panel of Officers (a minimum of three, including the Head of Planning and/or the Development Control Manager) will consider and sign off the report and its recommendation, in addition to which the following additional process will apply:-
 - (a) Where following consultation with officers the relevant Ward Member(s) have agreed that the application can be determined the delegated decision can be made.
 - (b) if any Ward Member considers that it would be more appropriate to report the application to Committee for decision, Officers will put the matter before Committee provided a valid planning reason has been given by the Ward Member (such reason to be clearly indicated within the subsequent report to Committee);
 - (c) In the absence of any agreement under (a) or representation under (b) that the relevant Ward Member(s) be advised of the proposed decision via e-mail, giving 7 days to respond to a named officer(s) within the Department. Responses will be dealt with in accordance with (a) or (b), but if no response is received, it will be assumed that the relevant Members are satisfied that the application can be continued to be dealt with under delegated powers and the decision notice will be issued.

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