

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

30 July 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

Councillors: C.J.Jones, D.Keogh, S.Bamsey, R.Davies,
S.K.Hunt, A.Wingrave, A.L.Thomas and
A.N.Woolcock

UDP/LDP Member: Councillor A.Wingrave

Local Members: Councillors D.Lewis and J.Warman

Officers In Attendance: S.Ball, R.Borthwick, T.Davies, S.Evans,
R.MacGregor and T.Davies

1. **DECLARATION OF INTEREST**

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

Councillor C.J.Jones	-	Report of the Head of Planning and Public Protection, Application No. P2019/5115, as the applicants are his parents.
----------------------	---	--

2. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the Minutes of the previous meeting held on 11 June, 2019 be approved.

3. **SITE VISITS**

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

4. **APPLICATION NO. P2019/5028 - CEFN SAESON COMPREHENSIVE SCHOOL**

Officers made a presentation to the Planning Committee on this Application (Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works at Cefn Saeson Comprehensive School, Afan Valley Road, Cimla) as detailed in the circulated report.

The Local Ward Member spoke in support of the application.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5028 be approved, subject to the conditions detailed in the circulated report.

5. **APPLICATION NO. P2019/5070 - FARMERS ARMS, RESOLVEN**

Officers made a presentation to the Planning Committee on this Application (Change of Use from Public House (Class A3) to a Dwelling (Class C3) at Farmers Arms, Glynneath Road, Resolven) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a representative of Resolven Community Council and a local resident spoke against the application, as well as the Local Ward Member, and the agent for the applicant exercised his right of reply.

RESOLVED: That contrary to the Officer's recommendation, the application be REFUSED for the following reasons:

Reasons:

Having particular regard to Policy SC2 (Protection of Existing Community facilities), it is considered that the property is an important existing

community facility under the terms of this policy and it has not been satisfactorily demonstrated that the proposal meets either exception within that policy. Further, that the proposals would result in the loss of a community facility which would have an adverse impact on the sustainability of the community and tourism in the area. Accordingly, the proposal runs contrary to the principles embodied in the Future Generations (Wales) Act and Planning Policy Wales 10, and to Policy SC2 of the adopted Neath Port Talbot Local Development Plan.

6. **APPLICATION NO. P2019/5115 - 1 CLOS LLWYNALLT, ALLTWEN**

(At this point in the meeting Councillor C.J.Jones reaffirmed his interest and left the meeting for the discussion and voting thereon)

Officers made a presentation to the Planning Committee on this Application (Two Detached dwellings and associated works, incorporating off site highway improvements at land at 1 Clos Llwynallt, Alltwen, Pontardawe SA8 3JG) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5115 be REFUSED, for the reason detailed within the circulated report:

Reason:

The increased traffic generated by the proposed development would be unacceptably harmful to highway safety due to the seriously substandard visibility at the junction of Clos Llwynallt and Ty Llwyd Lane and the substandard nature of Clos Llwynallt itself to serve additional development, with such highway and pedestrian safety impacts not being mitigated by the proposed off-site highway improvement and roundabout works. For these reasons it would be contrary to Policies BE1 and TR2 of the adopted Local Development Plan.

7. **APPEALS DETERMINED - 13 MAY TO 21 JULY 2019**

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

Appeal Ref. A20198/0001

Dwelling (outline all matters reserved) at land adjacent to 47 Danygraig Road, Trebanos, Pontardawe SA8 4DS

Decision:

Appeal Allowed

8. **APPEALS RECEIVED - 13 MAY TO 21 JULY 2019**

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

Appeal Ref: A2019/5001

Removal of condition 3 of planning permission P2018/0867 to remove the restriction on the use of garage for the parking of motor vehicles, bicycles and the storage of bins in association with the approved flats and preventing the renting out, use or being sold separately from the flats at 36 Rockingham Terrace, Briton Ferry, SA11 2PF.

Appeal Ref: 2019/5002

Retrospective Change of use of land into residential curtilage with associated boundary fencing and proposed first floor extension at 83 Brooklyn Gardens, Aberavon, SA12 7PD.

9. **DELEGATED DECISIONS - 13 MAY TO 21 JULY 2019**

Members received a list of Planning Applications which had been determined between 13 May and 21 July 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON