

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

26 November 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

Councillors: D.Keogh, R.Mizen, R.Davies, A.N.Woolcock,
C.Williams and S.Renkes

Local Members: Councillors H.C.Clarke and S.Freeguard

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

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the previous meeting held on 5 November, 2019 be approved.

2. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

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

3. **APPLICATION NO. P2019/0021 - HERITAGE GATE, COED LLANDARCY, LLANDARCY, NEATH**

Officers made a presentation to the Planning Committee on this Application (140 residential units with associated infrastructure (Outline with all matters reserved) at Heritage Gate, Coed Llandarcy, Llandarcy, Neath, SA10 6HZ) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No.

P2019/0021 be approved, subject to the conditions detailed in the circulated report.

4. **APPLICATION NO. P2019/5335 - CILPENTAN FARM, LLWYNCELYN ROAD, TAIRGWAITH**

Officers made a presentation to the Planning Committee on this Application (demolition of existing detached barn, and reconstruction of two storey side extension to dwelling to provide annexe accommodation and/or tourist accommodation at Cilpentan Farm, Llwyncelyn Road, Tairgwaith, SA18 1UU) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5335 be approved, subject to the conditions detailed in the circulated report.

5. **APPLICATION NO. P2019/5485 - 2 BALDWINS CRESCENT, CRYMLYN BURROWS, NEATH PORT TALBOT**

Officers made a presentation to the Planning Committee on this Application (Change of use from a dwelling house (C3) to a House of Multiple Occupancy (C4) with a maximum of 5 residents at 2 Baldwins Crescent, Crymlyn Burrows, Neath Port Talbot, SA1 8QE) as detailed in the circulated report.

The local ward member was present to give her representations at the meeting.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5485 be approved, subject to the conditions detailed in the circulated report and following revised wording of condition 3 provided in the circulated amendment sheet:

3. Notwithstanding the details submitted, prior to the first beneficial use of the property as a House in Multiple Occupation (HMO), a scheme shall have been submitted to and approved in writing by the Local Planning Authority detailing

the provision of three off street car parking spaces within the curtilage of the property, to include hard-surfacing details of the driveway/ parking area, and provision of dropped kerb. The scheme as approved shall be implemented prior to the first beneficial use of the property as a House in Multiple Occupation (HMO) and shall be retained as such thereafter.

Reason:

To ensure adequate parking provision for the development in the interests of highway safety and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

6. **APPLICATION NO. P2019/5515 - 1 CROWN STREET, PORT TALBOT**

Officers made a presentation to the Planning Committee on this Application (change of use from 4 Flats (C3a Use) to a 6 bed House of Multiple Occupancy (C4 Use) at Flats A-D, 1 Crown Street, Port Talbot, SA13 1BG) as detailed in the circulated report.

The local ward member was present to give her representations at the meeting.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5515 be approved, subject to the conditions detailed in the circulated report.

7. **APPEALS DETERMINED - 29 OCTOBER TO 18 NOVEMBER, 2019**

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

Appeal Ref. A2019/5003

Without planning permission, the change of use of the land from a nil use into a commercial yard/depot for Glantawe Landscapes incorporating the parking of motor vehicles, a storage and wood cutting/chipping supply facility along with the erection of wooden structures associated with the use, at land adjacent to Greencroft, Ynys Y Darren Road, Ystalyfera, Swansea, SA9 2EH.

Decision:

Appeal Withdrawn

8. **DELEGATED DECISIONS - 29 OCTOBER TO 18 NOVEMBER, 2019**

Members received a list of Planning Applications which had been determined between 29 October and 18 November 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON