

# PLANNING COMMITTEE

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

**Members Present:**

**4 February 2020**

**Chairperson:** Councillor S.Pursey

**Councillors:** C.J.Jones, D.Keogh, R.Mizen, R.Davies,  
S.K.Hunt, A.N.Woolcock, S.Renkes and  
M.Protheroe

**UDP/LDP Member:** Councillor A.Wingrave

**Officers In Attendance:** C.Morris, S.Ball, M.Shaw, J.Griffiths and  
T.Davies

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1. **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the minutes of the previous meeting held on 17 December, 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. P2019/5679 - FORMER DWY Y FELIN LOWER COMPREHENSIVE SCHOOL**

Officers made a presentation to the Planning Committee on this Application (demolition of existing school and construction of new primary school, access, parking, landscaping and associated works. Former Dwr Y Felin Lower Comprehensive School, Heol Penlan, Neath) as detailed in the circulated report.

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

P2019/5679 be approved, subject to the conditions detailed in the circulated report, as amended by the circulated amendment sheet – namely deletion of condition 6, renumbering of all subsequent conditions, and revised wording of condition 20.

4. **APPEALS DETERMINED - 8 JANUARY - 28 JANUARY 2020**

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

Appeal Ref. A2019/5004

Change of Use from Public House (Class A3) to a Dwelling (Class C3) at Farmers Arms, Glynneath Road, Resolven, SA11 4DW.

Decision:

Appeal Allowed  
Application for award of costs Dismissed

5. **APPEALS RECEIVED - 8 JANUARY - 28 JANUARY 2020**

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

Appeal Ref: A2020/0002

Retention of raised decking and change of use of land to residential curtilage at 62 Ffynnon Dawel, Aberdulais, Neath, SA10 8EQ.

Appeal Ref: A2020/0003

Dwelling (outline with all matters reserved) at land to rear of 39 Danygraig Road, Trebanos, Pontardawe, Swansea, SA8 4DS.

Without planning permission, the change of use of the land from a 'nil' use into garden land forming part of the residential curtilage and incorporating the construction of wooden steps and raised decking/platform(s) providing access to the land to the rear of the property at 20 Pearson Way, Neath, SA11 2EJ.

6. **DELEGATED DECISIONS - 8 JANUARY - 28 JANUARY 2020**

Members received a list of Planning Applications which had been determined between 8 January and 28 January 2020, as detailed within the circulated report.

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

7. **URGENT ITEM**

Because of the need to deal now with the matter contained in minute number 8 below, the Chairperson 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

Due to the need to issue a decision following the conclusion of legal discussions between the applicant and the Authority (as landowner) in order to facilitate and control early works on the site.

8. **APPLICATION NO. P2019/5543 - PARC HADAU, PONTARDAWE**

Officers made a presentation to the Planning Committee on this Application (full planning permission for the proposed development of 35 zero carbon homes plus community building along with associated works including landscaping, parking, access, engineering works and ecological mitigation at Parc Hadau, land at Waun Sterw, Rhyd Y Fro, Pontardawe) as detailed in the circulated report.

The application had previously been approved at Planning Committee on the 17 December 2019, subject to the signing of a Legal Agreement to secure off site ecological mitigation.

**RESOLVED:** That in accordance with Officers' recommendations, an additional condition be added requiring compliance with the tree works method statement, and the initial wording of conditions 4, 6 and 7 be amended as detailed in the circulated report.

**CHAIRPERSON**