

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT
TALBOT

PLANNING & DEVELOPMENT CONTROL COMMITTEE

10TH AUGUST, 2004

REPORT OF THE HEAD OF PLANNING SERVICES

(ENVIRONMENT AND CONSUMER SERVICES DEPARTMENT)

1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

- 1.1 APP NO: P/2004/497 TYPE: Full Plans
 PROPOSAL: PLEASE NOTE AMENDED DESCRIPTION
 RESTORATION WORKS INCLUDING
 DRAINAGE IMPROVEMENTS AND
 LANDSCAPING.
 LOCATION: AVON TIP, BLAENGWYNFI, PORT
 TALBOT SA133TW
- 1.2 APP NO: P/2004/526 TYPE: Reserved Matters
 PROPOSAL: RESERVED MATTERS APPLICATION FOR
 P/04/0539 - PAPER MANUFACTURING
 AND CONVERTING PLANT, AND
 ASSOCIATED WORKS
 (Revised access arrangements received
 12/7/04))
 LOCATION: PLOT 5, BAGLAN ENERGY PARK (PHASE
 2), BAGLAN, PORT TALBOT SA127PH
- 1.3 APP NO: P/2004/744 TYPE: Full Plans
 PROPOSAL: DEVELOPMENT OF 6 NO. SEMI
 DETACHED BUNGALOWS PLOTS
 4,5,6,7,16 & 17
 LOCATION: LAND OFF, CHURCH ROAD, SEVEN
 SISTERS, NEATH SA109DT

- 1.4 APP NO: P/2004/774 TYPE: Full Plans
PROPOSAL: INSTALLATION OF AN ANEMOMETRY
(WIND MEASUREMENT) MAST FOR A
TEMPORARY PERIOD OF NOT MORE
THAN 24 MONTHS MAST HEIGHT IS 40
METRES
LOCATION: FIELD APPROXIMATELY 1.5 KM EAST
OF, GLYNCORRWG, PORT TALBOT
SA133AD
- 1.5 APP NO: P/2004/812 TYPE: Householder
PROPOSAL: BEDROOM EXTENSION, GARAGE AND
SUN LOUNGE
LOCATION: 18 HEOL WENALLT, CWMGWRACH,
NEATH SA115PT
- 1.6 APP NO: P/2004/822 TYPE: Full Plans
PROPOSAL: RE-BUILD EXISTING REAR SINGLE
STOREY EXTENSION FOR RESIDENTIAL
USE
LOCATION: 61 HIGH STREET, PONTARDAWE,
SWANSEA SA8 4JH
- 1.7 APP NO: P/2004/827 TYPE: Outline
PROPOSAL: OUTLINE PLANNING APPLICATION -
NEW DETACHED 2/3 BEDROOM
COTTAGE
LOCATION: TAN Y BRYN, CWMGWRACH, NEATH
- 1.8 APP NO: P/2004/830 TYPE: Change of Use
PROPOSAL: CHANGE OF USE FROM TOOL HIRE
SHOP AND FLAT OVER TO FISH AND
CHIP SHOP AND FLAT OVER
LOCATION: CMH HOUSE, LONLAS INDUSTRIAL
ESTATE, LONLAS, NEATH SA106SN
- 1.9 APP NO: P/2004/849 TYPE: Householder
PROPOSAL: GARAGE CONVERSION
LOCATION: 31 LLWYN ARIAN, MARGAM, PORT
TALBOT SA132UP

- 1.10 APP NO: P/2004/852 TYPE: Full Plans
 PROPOSAL: NEW DWELLING
 LOCATION: LAND ADJACENT TO :-, 17 HEOL Y
 GRAIG, CWMAVON, PORT TALBOT
 SA129YD
- 1.11 APP NO: P/2004/858 TYPE: Full Plans
 PROPOSAL: USE OF SITE FOR SAND WHARF,
 STORAGE OF AGGREGATES AND
 PRODUCTION OF READY MIX
 CONCRETE AND ERECTION OF
 BUILDING TO HOUSE PLANT AND
 PROVIDE STORAGE.
 LOCATION: LAND TO NORTH OF M4 MOTORWAY,
 AT FORMER ARC WHARF, BRITON
 FERRY, NEATH SA112LN
- 1.12 APP NO: P/2004/880 TYPE: Householder
 PROPOSAL: BUILDING TO COVER EXISTING
 SWIMMING POOL
 LOCATION: 12 LLWYNHEN ROAD, CWMGORS,
 AMMANFORD SA181RG
- 1.13 APP NO: P/2004/890 TYPE: Full Plans
 PROPOSAL: CONSTRUCTION OF A SINGLE
 DWELLING WITH DOUBLE GARAGE
 LOCATION: LAND ADJACENT TO :-, 1 ROSE VILLAS
 PENTREFFYNNON, SKEWEN, NEATH
 SA106BU
- 1.14 APP NO: P/2004/902 TYPE: Householder
 PROPOSAL: OUTLINE PLANNING APPLICATION –
 RESIDENTIAL
 LOCATION: LAND ADJACENT TO, 2 CEMETERY
 ROAD, CWMGORS, AMMANFORD
 SA181PS

- 1.15 APP NO: P/2004/913 TYPE: Full Plans
PROPOSAL: USE OF LAND AS A HOUSEHOLD WASTE
RECYCLING CENTRE, PROVISION OF
ACCESS ROAD, HARD SURFACING,
VEHICULAR RAMP AND PLATFORM
AND CONSTRUCTION OF STORAGE,
OFFICE AND NEW BUILDING.
LOCATION: FORMER BRITON FERRY INNER DOCK,
NORTH OF BAGLAN ENERGY PARK,
BETWEEN M4 AND A48, NEATH
- 1.16 APP NO: P/2004/925 TYPE: Full Plans
PROPOSAL: ERECTION OF CABIN FOR YOUTH DROP-
IN CENTRE
LOCATION: LAND AND BASE NEXT TO CWMGORS
COMMUNITY HALL, CEMETERY ROAD,
CWMGORS, AMMANFORD CARMS
SA181PS
- 1.17 APP NO: P/2004/959 TYPE: Full Plans
PROPOSAL: NEW HIGHWAY AND PEDESTRIAN
ACCESS TO NEW NEATH CIVIC CENTRE
LOCATION: NEATH CIVIC CENTRE, WATER STREET,
NEATH SA113QZ
- 1.18 APP NO: P/2004/961 TYPE: Outline
PROPOSAL: OUTLINE CONSENT TO DEMOLISH
BOTH CAREY HALL AND LODGE AND
DEVELOP WHOLE SITE FOR
RESIDENTIAL PURPOSES.
LOCATION: CAREY HALL & LODGE, CHESTNUT
ROAD, OFF PENYWERN ROAD,
RHYDINGS NEATH SA107AR
- 1.19 APP NO: P/2004/964 TYPE: LawfulDev.Cert-
Exist
PROPOSAL: USE OF DAN Y LAN FARMHOUSE AS
TWO SEPARATE DWELLINGS
LOCATION: DAN Y LAN FARMHOUSE, FAIRYLAND,
TONNA, NEATH SA113QE

- 1.20 APP NO: P/2004/966 TYPE: Change of Use
 PROPOSAL: CHANGE OF USE TO CAFE, GALLERY
 DISPLAYING WELSH ART AND
 CHILDRENS PLAY AREA
 LOCATION: GLANTAWE RIVERSIDE PARK
 BUILDING, OFF A4067, PONTARDAWE,
 SWANSEA
- 1.21 APP NO: P/2004/986 TYPE: Householder
 PROPOSAL: EXTENSION TO DWELLING,
 CONSERVATORY AND PORCH
 LOCATION: 10 GRAIGTWRCH, RHIWFAWR ROAD,
 LOWER CWMTWARCH, SWANSEA SA9
 2QT
- 1.22 APP NO: P/2004/1015 TYPE: PriorNotif.Tele(New)
 PROPOSAL: INSTALLATION OF A 12M HIGH
 MONOPOLE BY RACAL WITH
 ANTENNAE ENCASED IN GRP SHROUD
 ALONG WITH NEW BADGER CABINET
 COLOURED OLIVE GREEN MOUNTED
 ON NEW REINFORCED CONCRETE BASE
 LOCATION: RADIO BASE STATION AT, KENFIG
 INDUSTRIAL ESTATE, MARGAM, PORT
 TALBOT SA132PE
- 1.23 APP NO: P/2004/1024 TYPE: Full Plans
 PROPOSAL: 8 No. LINK RESIDENTIAL DWELLINGS - 3
 OFF LONDON ROAD AND 5 OFF DAVIES
 ROAD
 LOCATION: 9 LONDON ROAD, NEATH SA111HB
- 1.24 APP NO: P/2004/1047 TYPE: Full Plans
 PROPOSAL: CHANGE OF USE OF FIRST FLOOR FROM
 RESIDENTIAL TO OFFICE (CLASS B1)
 LOCATION: 12 NEW STREET, NEATH SA111RT

2. TPO APPLICATIONS RECOMMENDED FOR APPROVAL

- | | | | | |
|-----|-----------|---|-------|---------------|
| 2.1 | APP NO: | P/2004/993 | TYPE: | App under TPO |
| | PROPOSAL: | WORKS TO TREES COVERED BY TPO | | |
| | LOCATION: | ROCK & FOUNTAIN INN, ABERDULAIS,
NEATH SA108HN | | |
| 2.2 | APP NO: | P/2004/1004 | TYPE: | App under TPO |
| | PROPOSAL: | WORK TO TREE COVERED BY TPO | | |
| | LOCATION: | 39 TUDOR GARDENS, NEATH SA107RX | | |

3. PLANNING APPLICATIONS RECOMMENDED FOR REFUSAL

- | | | | |
|-----|---------------------------------------|--|-------------------|
| 3.1 | APP NO:
PROPOSAL:

LOCATION: | P/2003/786
ALTERATION OF PART OF THE
EXISTING FIRST FLOOR INTO 3
INDIVIDUAL SELF CONTAINED BED
SITTING ROOMS
17 HEOL Y GORS, CWMGORS,
AMMANFORD SA181PE | TYPE: Full Plans |
| 3.2 | APP NO:
PROPOSAL:

LOCATION: | P/2004/7
CONSTRUCTION OF 1.2 M HIGH GABION
RETAINING AND INFILL OF LAND
BEHIND TO FORM GARDEN & PARKING
AREA
HAZELDENE, PHEASANT ROAD,
PONTARDAWE, SWANSEA SA8 4DP | TYPE: Full Plans |
| 3.3 | APP NO:
PROPOSAL:

LOCATION: | P/2004/547
CONSTRUCTION OF A TWO STOREY
SIDE EXTENSION
94 GLANNANT WAY, CIMLA, NEATH
SA113YN | TYPE: Householder |
| 3.4 | APP NO:
PROPOSAL:
LOCATION: | P/2004/791
CONSTRUCTION OF A SIDE EXTENSION
6 CHALICE COURT, BAGLAN MOORS,
PORT TALBOT SA127DA | TYPE: Householder |

- 3.5 APP NO: P/2004/855 TYPE: Householder
 PROPOSAL: CONSTRUCTION OF A SINGLE STOREY
 EXTENSION TO FRONT OF HOUSE
 LOCATION: 20 CROFTON DRIVE, BAGLAN, PORT
 TALBOT SA128UL
- 3.6 APP NO: P/2004/864 TYPE: Outline
 PROPOSAL: OUTLINE FOR DWELLING
 LOCATION: PLOT ADJACENT 161 MAIN ROAD,
 BRYNCOCH, NEATH SA107TT
- 3.7 APP NO: P/2004/943 TYPE: Outline
 PROPOSAL: OUTLINE PLANNING APPLICATION –
 NEW RESIDENTIAL DWELLINGS
 LOCATION: LAND ADJOINING GOLF RANGE, DULAIS
 ROAD, SEVEN SISTERS, NEATH SA109ES
- 3.8 APP NO: P/2004/951 TYPE: Outline
 PROPOSAL: OUTLINE PLANNING APPLICATION -
 ONE DWELLING
 LOCATION: FORMER 6 GWYNS PLACE, ALLTWEN,
 SWANSEA

4. **ENPT 3786 CONSTRUCTION OF DOUBLE GARAGE CWM
 GORS, GWAUN CAE GURWEN**
5. **ENPT 3378 – TIPPING OF BUILDERS RUBBLE –
 CARDONNEL ROAD, SKEWEN**
6. **ENPT3775 LAND AT NEW STREET, GODRERGRAIG**
7. **ENPT3315 – CLOSURE OF GATE ABERNANT FARM,
 CIMLA**
8. **NON COMPLIANCE – MOTOR CYCLE SCRAMBLING
 ABERNANT FARM**
9. **ENPT3551 UNAUTHORISED FLUE – HIGH STREET,
 GLYNNEATH**
10. **ENPT3692 SIGN AT GELLINUDD**
11. **APPEALS DECISIONS**

- 12. DELEGATED APPLICATIONS DETERMINED between
12/07/2004 AND 30/7/2004**
- 13. APPLICATION DEFERRED TO MEETING OF THE
PLANNING (SITE VISITS) SUB COMMITTEE**
(n.b. to be read in conjunction with the minutes of the Planning
(Site Visits) Sub Committee.)

13.1 APP NO: P/2004/502 TYPE: Householder
 PROPOSAL: EXTENSION OF DWELLING HOUSE TO
 PROVIDE ADDITIONAL
 ACCOMMODATION AND DETACHED
 PRIVATE GARAGE
 LOCATION: 11 CLOS CAEGWENITH, TONNA, NEATH
 SA113ER

Human Rights Act

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. Reports and recommendations to the Sub-Committee have been prepared in the light of the Council's obligations under the Act and with regard to the need for decisions to be informed by the principles of fair balance and non-discrimination.

Background Papers

The relevant background papers for each of the planning applications listed in sections 1-3 and 12-13 above are contained in the specific planning applications files and documents listed in Background Information in each individual report. The contact officer for the above applications is Cliff Patten Ext. 4446.