

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
16TH APRIL 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N.PEARCE

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PART 1 – Doc.Code: PLANDEV-160413-REP-EN-NP

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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 to 3 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 Nicola Pearce.

SECTION A – MATTERS FOR DECISION

1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2013/203	<u>DATE:</u> 05/03/2013
PROPOSAL: Submission of details pursuant to to Condition 33 of planning permission ref. P2008/1227 (granted on 23/02/11) in respect of remediation verification report	
LOCATION:	Land at, Baglan Energy Park, Port Talbot
APPLICANT:	Abernedd Power Company Ltd
TYPE:	Discharge of Cond.
WARD:	Baglan

BACKGROUND INFORMATION

Background Information:

The application is reported to Committee as the Committee previously resolved that all conditions relating to contamination at Abernedd be reported for decision.

Planning History:

Application P2008/1227 (Section 36) – 870 MW Power station – Approved 23/2/2011

Application P2010/721 – Re-routing existing electrical cables – Approved 24/11/2010.

Application P2011/492 – Agree condition 31(a) of application P2008/1227 – Approved 15/7/2011

Application P2011/627 – Agree condition 31(b) of application P2008/1227 Approved 18/10/2011

Application P2011/1045 – Agree condition 31(c) of application P2008/1227 – Approved 21/2/2012

Application P2012/0738 - agree a variation to the *original site specific target levels for mercury* agreed under condition 31 (b) (c) of application P2008/1227. The URS report entitled Construction Area Mercury Delineation no.46353003/CRRP 0007 details the method of investigation and results – Approved 11/9/2012

Publicity and Responses if applicable:

Environment Agency: No objection

Contaminated land section: No objection

Description of Site:

The site is located within the Baglan Bay Regeneration Area (Policy BB1 of the UDP). It is a brown field site previously occupied by the BP petrochemicals complex of which the associated buildings have now been demolished. The site is bounded to the north west by the existing GE gas fired power station, to the north by the Intertissue factory, and to the south west by Baglan Burrows. The remainder of the site is bounded by vacant land allocated for development under the Baglan Bay Regeneration Initiative.

Brief description of proposal:

(33) Prior to commencement of the main Development, a verification report demonstrating completion of the works set out in the approved remediation strategy pursuant to Condition (31)(c) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Council. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the Site remediation criteria have been met.

Reason

To demonstrate that the remediation criteria relating to controlled waters have been met and to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site. This should feed into the holistic approach for managing groundwater contamination across the whole of the former BP Baglan Chemicals Works site.

EIA Screening/scoping opinion

The original application was the subject of an Environmental Statement. The submitted details associated with this condition have been screened as required by the Town and Country Planning (Environmental Impact Assessment) (Amendments) (Wales) Regulations 2008. The details submitted do not raise any significant environmental effect, and as such an EIA is not required.

Brief description of details submitted:

The submission of details under this application are made in order to agree condition 33 of application P2008/1227 which requires a verification report demonstrating completion of the works set out in the approved remediation strategy pursuant to Condition (31)(c) and the effectiveness of that remediation strategy.

The objective of the remediation was the removal of the previously delineated sources of mercury contamination. Members are reminded that the greatest mercury concentrations were contained within a small number of hot spots, and by targeting these hotspots, the greatest mass removal of material could be achieved with proportionate reduced impact on the wider environment. Remedial Target Value (RTV) of 50 mg/kg would achieve 80% removal of the residual mercury mass from the site, which would be protective of groundwater and result in acceptable carbon emissions.

A desire to achieve mass removal of the residual mercury greater than 80% was not considered to be sustainable as it would result in significant increases in carbon emissions, for no significant extra benefit in relation to the protection of controlled waters.

The applicant has submitted a Mercury Validation Report which demonstrates that the site remediation criteria have been met. The report includes detailed records for the mercury remediation works undertaken including the results of validation testing undertaken to verify that the remediation works were completed as set out in the approved remediation measures agreed under condition 31(c).

In order to achieve the Remedial Target Value (RTV) for mercury for the site as agreed under condition 31(c) a total volume of 550m² of contaminated soil has been removed from the delineated mercury source area and disposed of to an appropriate off site waste disposal facility.

Validation sampling of the sides and base of the excavations where appropriate demonstrate that the RTV has been met at all locations.

The submitted report concludes that:

- The excavation of mercury source material exceeding the RTV within the delineated remedial cells has been achieved.
- All validation samples of the perimeter and base where appropriate meet the criteria of the Remedial Target Value of 50 mg/kg.

The Environment Agency and the Land Contamination Unit are satisfied with the results associated with this validation and have responded with no objections to the agreement of the condition.

Conclusion:

It is considered that the submitted URS Mercury Remediation Validation Report 46353003 CRRP0008 Final, is sufficiently robust in order to agree condition 33 of planning permission P2008/1227. It is therefore considered that the submitted details comply with Policy ENV 16 of the Neath Port Talbot Unitary Development Plan.

Recommendation: Approval

2. PLANNING APPLICATIONS RECOMMENDED FOR REFUSAL

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2012/484	<u>DATE:</u> 25/02/2013
PROPOSAL:	Single storey front and side extension
LOCATION:	81 Graig Road, Gellinudd Pontardawe, Swansea, SA8 3DS
APPLICANT:	Mr Nicholas Long
TYPE:	Householder
WARD:	Rhos

BACKGROUND INFORMATION

Background

This application is reported to committee at the request of the ward member, to assess the impact of the proposal on the primary elevation of the dwellinghouse.

Planning History

Publicity and Responses (if applicable)

Cilybebyll Community Council – No Objection

The application was advertised on site and 2 neighbouring properties were consulted – No response

Description of Site and its Surroundings

The application property was originally one large two storey house which has been extended and sub-divided to form three dwellings. The application property is the western wing of the original building, and has itself been extended in the form of a two storey side extension on its northern elevation. The property is set within large grounds to the front and side of the dwelling and the applicant owns the field to the north of the application site. The property is accessed off a long driveway via the highway layby at the top of Alltwn Hill.

The existing application property is constructed with a pitched roof finished in slate, the elevations are finished in render painted a sand colour and the fenestration is white.

The application site is located outside the settlement limits as defined within Policy H3 of the Neath Port Talbot Unitary Development Plan (UDP).

Brief description of proposal (e.g. size, siting, finishes)

This application seeks full planning permission for a single storey front and side conservatory extension.

The conservatory will be 'L' shaped in footprint extending from the side elevation of the dwelling and wrapping around the front elevation. It measures 7 metres in length and 2.4 metres in width along the north-south section and 6.6 metres in length and 2.4 metres in width along the east-west section. The conservatory will be 2.7 metres to the eaves rising to a height of 3.5 metres to the top of the mono pitched roof.

The conservatory will have a polycarbonate roof, with the elevations comprising of dwarf walls with windows above and a door on both of the two elevations. The dwarf walls on both side elevation range from a height of between 1.4 metres and 1.8 metres. There will be steps leading down from the front and side doors and there will be a further set of steps at the end of the conservatory leading to the path at the front of the dwelling.

The dwarf wall will be finished in render which will be painted to match the existing dwelling, with white Upvc fenestration and a polycarbonate roof.

Material Considerations

The main issues to be considered in the determination of this application are the impact upon the character and appearance of the surrounding area, the impact upon the amenities of residents within neighbouring properties, and the impact upon the highway and pedestrian safety.

Policy Context

Neath Port Talbot Unitary Development Plan:

GC1 New Buildings/Structures and Changes of Use
ENV17 Design
ENV1 Development in the Countryside
ENV8 Developments in the Countryside

Household Extension Design Guide

Visual Amenity

Whilst the principle of an extension to an existing dwelling within the open countryside is generally acceptable, the guidance note contained within paragraph 8.12.5 of Policy ENV8 states that “proposals for replacement dwellings and for conversion to and the extension of existing dwellings will be expected to enhance the countryside. They should take the opportunity to provide a design which may be innovative, but which respects the design, scale and layout of dwellings in the local countryside. The size and bulk of the proposed building is likely to have a major influence on its visual impact, and proposals should not normally exceed the footprint or cubic content of the original building by more than 20%”.

It has been calculated that the footprint of the existing dwellinghouse as extended is as follows:

Existing		Total
Original house	13.0m x 4.5m =	58.50m ²
Previous Extension	5.0m x 4.6m =	23m ²
	Total =	81.5m ²
Proposed		
Original house and Previous Extension		81.5m ²
Conservatory	6.98 m x 2.4m & 4.2m x 2.4m =	26.83m ²
	Total =	108.33m ²

It can therefore be seen that the floor area of the proposed conservatory together with the floor area of the existing extension amounts to an area of 49.83, which is a percentage increase of 85.18% over and above the

floor area of the original dwellinghouse.

The previous extension was approved back in 1989, as it was considered that the extension would provide space to create a more modern standard of living accommodation for the applicant and the majority of the additional massing was viewed against the existing dwelling, so taking this into consideration and taking into consideration the design and materials of the proposal the extension was deemed to be acceptable. It should be noted that planning policy has changed significantly since that date.

This proposal seeks to extend the property further and even though the proposal is a single storey 'L' shaped conservatory, its scale together with its siting, wrapping around the front (Primary) elevation of this property dictates that it will undermine the traditional design and proportions of this dwellinghouse, in addition to dominating and unbalancing this primary elevation, to the detriment of its overall visual amenity, and the character and appearance of the surrounding countryside.

It is noted that other properties in the vicinity of the site have previously been extended but it should also be noted that all applications must be considered on their individual merit and planning policy and guidance specifically in relation to design have changed over the years whereby there is a greater emphasis now placed on design. Furthermore the fact that there are other extensions close by which are unattractive does not justify the approval of further unacceptable developments.

In terms of design, TAN 12 states that developments should be well designed, and if the design of proposals are inappropriate in their context, or fail to grasp opportunities to enhance the character, quality and function of an area or building, they should not be accepted, as they could have a detrimental effect on existing communities.

Discussions have taken place with the applicant when the concerns regarding the scale and siting of the conservatory, wrapping around the front elevation were explained. It was also suggested that if the proposal was amended to remove the element of the conservatory which extended across the front elevation of the dwellinghouse, thereby restricting it to a side conservatory only, it was likely that the proposal would be supported. This was on the basis that its reduced scale and siting only on the side elevation would no longer dominate or adversely affect the proportions of the dwellinghouse. Despite this advice, the applicant wishes the application to be considered in its current form.

It is therefore considered that the location of the application site within the open countryside, together with the size and siting of the proposed conservatory wrapping around the front (Primary) elevation of the dwellinghouse would dominate and unbalance the appearance of the original dwellinghouse in terms of scale, design and proportions to the detriment of its character and appearance and also the visual amenity of the surrounding rural area.

This view is underpinned by a recent planning appeal (APP/2089772 on application P2008/438). In his decision the Inspector noted that the proposed extension would result in the removal of certain unattractive features relating to the existing building. However, he felt the addition of a large extension approximately 100% of the size of the existing dwelling would significantly change the proportions of the building, and as such would harm the character and appearance of the surrounding area. In dismissing the appeal, he also considered that the removal of the unsightly elements did not outweigh the additional harm created by the proposed extensions. Whilst it is accepted that each application must be considered on their merit, this appeal decision demonstrates the fact that Planning Inspectors are supporting the Authority's policy on extensions to dwellinghouses outside settlement limits.

Residential Amenity (e.g. Overlooking, Overbearance, Overshadowing)

The extension will be an 'L' shaped extension which will extend up to the boundary of the neighbouring property (No 85), the applicant has served notice on the owner of this property and has submitted certificate B as part of the planning application. Due to the orientation of the dwellings, after the subdivision of the original dwelling, this neighbouring property has first floor windows overlooking the proposal, however as the application is only single storey and as the side wall of the conservatory which faces towards this neighbouring property is a solid wall, it is considered that the proposal would not create any unacceptable overlooking, overbearing or overshadowing issues.

With regard to the neighbouring property (No 83), as this property is sited at the far southerly end of the application site the proposal will end approximately 7 metres from the boundary with this neighbouring property, which is considered a sufficient distance to ensure that the development would not create any unacceptable overlooking, overbearing or overshadowing issues.

It is considered therefore that the proposed development would not result in any unacceptable overlooking, overbearance or overshadowing. As a consequence, the amenities of neighbouring residents will be safeguarded.

Highway Safety (e.g. Parking and Access)

There is adequate space with the application site to provide adequate off-street car parking for the dwellinghouse as extended. As a result it is not considered that the development will adversely affect highway or pedestrian safety.

Others (including objections)

None.

Conclusion

It is considered that the proposed development would not have a detrimental impact upon the amenities of residents within nearby dwellings or upon highway and pedestrian safety. However, it is considered that the scale of the proposed conservatory and its siting wrapping around the front, which is the primary elevation of the dwellinghouse, will result in the introduction of an extension which dominates the primary elevation and further detracts from the original scale, together with the traditional design and proportions associated with the original dwellinghouse. Policy ENV 8 identifies that extensions to properties outside settlement limits should not exceed 20% of the floorarea of the original dwellinghouse unless it protects the scale and proportions of the dwellinghouse. In this case the extension when measured with the previously constructed extension significantly exceeds the 20% threshold and does not protect the scale, design and proportions of this traditional property. It is therefore considered that the proposal would result in the addition of an incongruous and unbalancing addition to the property on the primary elevation of the dwelling, which would adversely affect its overall appearance to the detriment of the open countryside. Hence, the proposed development would be contrary to Policies GC1, ENV1, ENV8 and ENV17 of the Neath Port Talbot Unitary Development Plan, together with the objectives of the design guide for household extensions.

Recommendation

Refusal

REASONS

(1) It is considered that the excessive size of the proposed conservatory together with its modern design and siting which wraps around the front elevation of this traditional dwellinghouse, will introduce an incongruous and unbalancing feature on the front elevation. This will in turn undermine the design, scale and proportions of the original dwellinghouse to the detriment of its visual amenity and the character and appearance of its rural setting. Hence, the proposed development would be contrary to Policies GC1, ENV1, ENV8 and ENV17 of the Neath Port Talbot Unitary Development Plan, together with the objectives of the Household extension design guide.

3. ENFORCEMENT REPORT

3.1	REF NO: E2012/0236	TYPE: Enforcement	Page Nos:	Wards Affected: Cwmgors
COMPLAINT:	<p>Formation of new vehicle access and track onto A474, improvements to existing farm track, temporary change of use of land for use as site construction compound with associated drainage, fencing and landscaping.</p> <p>Non compliance with Condition 18 of P2011/0522</p>			
LOCATION:	Land at Nant Melyn Farm Pontardawe			

Members will recall that planning permission was granted for the above proposal on 5th September 2011 subject to a number of conditions, one of which reads as follows:

“18 Unless otherwise agreed in writing no HGV vehicles shall enter and leave the site between the hours of 08:00 to 09:00 and 15:15 to 16:00 during school term times, with all vehicles travelling to and from the site in accordance with the Traffic Management Scheme dated 16th June 2011.

Reason:

In the interest of highway safety”

The purpose of the condition is to limit the potential impact of vehicles entering and leaving the site during the peak period associated with school arrival and departure times.

The planning application was supported by a Traffic Management Scheme “TMS” (16 June 2011), which estimated a total of 10910 HGV vehicle movements during the construction process. It was anticipated that the largest proportion of HGV vehicle movements were in connection with the delivery of stone, cement and steel associated with the construction of the tracks and turbine bases.

During the lifetime of this construction project, the department has received a significant number of enforcement complaints, all of which have been investigated and most of which were considered to be unfounded. However it was identified that 26 of those complaints were clear breaches which were contrary to the above condition. As a result on the 9th May 2012, it was resolved to issue a breach of condition notice.

Members should however be aware that some of the breaches were within 5 minutes of the curfew and that the breaches represented a very small proportion of the 6500 vehicle movements associated with the development at that time.

A breach of condition notice was subsequently served on the developer on the 18th May 2012 which took effect on the 18th June 2012. The steps required to comply with the notice were to stop HGV vehicles entering and leaving the site between the hours of 08.00 to 09.00 and 15.15 to 16.00 during school term times.

Since the notice came into force, the department has received complaints in relation to 7 alleged breaches which are as follows:

1. 14th September 2012 at 15.30 hrs.
2. 17th September 2012 at 15.19 hrs.
3. 20th September 2012 at 15.44 hrs.
4. 11th October 2012 at 08.01 hrs.
5. 12th November 2012 at 08.28 hrs.
6. 1st February 2013 at 08.47hrs.
7. 21st March 2013 at 08.56 hrs.

On the 19th December 2012 the department advised the complainant that no action was proposed in relation to alleged breaches 1- 4 for the following reasons:

1. The vehicle was not a HGV.
2. The gate log identified the vehicle entering and leaving the site within the permitted hours.
3. This vehicle was escorted by Police with safety of pedestrians and other road users being of paramount importance including those associated with schools located along the route. Due to unforeseen delays the vehicle entered the site outside the permitted hours. However parking the vehicle on the highway for 16 minutes to wait for the permitted window was, in the departments view, neither a practical nor a safe option. As the convoy was under Police escort and control, the department was satisfied that the spirit of the condition was being complied with in

respect of the safe movement of the convoy and that the developer had little option but to enter the site in breach of the condition but his actions were the safest and most practical. Steps were subsequently taken to avoid a similar delay in the convoys.

4. The gate log shows the vehicle leaving at 08.00. Members should be aware that the traffic light sequence also delays vehicles leaving the site therefore it is possible to attempt to leave the site at 08.00 but not enter the highway until 08.01 due to the time taken for the lights to change to green.

Turning to the remaining three breaches (breaches 5-7), Members are advised that the department is investigating the allegations but is awaiting information from the DVLA in relation to the weight of the vehicles. Notwithstanding receipt of this information, it appears that the vehicles are HGVs and they therefore appear to be breaches of the condition.

Planning Policy Wales 2012 states

3.8.3 Any enforcement action should be commensurate with the breach of planning control to which it relates. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) responsible for the breach.

TAN 9 states

“Enforcement action should be commensurate with the breach....it is unusually inappropriate take formal action against a trivial or technical breach of control which cause no harm to public amenity.”

National advice makes it clear that minor or technical breaches should not be pursued. Whilst the department does not condone **any** breach of planning control, the 3 alleged breaches on the 12th November 2012, 1st February 2013 and 21st March 2013 amount to 0.03% of the overall HGV traffic.

On the basis of the statistical evidence the department is of the view that there is no deliberate and consistent breach of the condition which has had a measurable detrimental effect on public amenity and safety.

Whilst the department, cannot condone any breaches of planning control, there is no evidence to demonstrate that the three breaches are deliberate,

or wilful breaches by a developer who has little regard for planning control.

RECOMMENDATION

It is recommended that the developer be advised to comply with the condition and no further action be taken in relation to the above alleged breaches. However, should further breaches occur the Council reserves the right to take into account the above alleged breaches.

FOR DECISION

SECTION B – MATTERS FOR INFORMATION

4 APPEALS RECEIVED

Appeal Ref: A2013/0002 **Planning Ref:** P2012/0981

PINS Ref: APP/Y6930/A/13/2190934

Applicant: Mr Kerry Watkins

Agent:

Proposal: One detached dwelling

Site Address:

Land At The Rectory
7 Cwm Nant Llwyd Road
Gellinudd
Pontardawe
Swansea
SA8 3DT

Start Date: 22/01/2013

5 APPEALS DETERMINED

Appeal Ref: APP/Y6930/A/12/2187220 **Planning** P2009/1036

Applicant: Mr Phillip Morgan

Proposal: Residential development for two dwellings (outline)

Site Address: Land East of Merthyr Road and North of Ynys –y-Nos
Avenue, Glynneath

Start Date: 29/11/12

Decision Date: 20/3/13

Decision Code: Dismissed.

The Inspector considered that the main issues are whether or not the access would be adequate in terms of highway and pedestrian safety and the effects on local wildlife and natural habitats.

In terms of highway safety, the Inspector considered that the suggested improvements put forward by the applicant would not bring most of the access up to an acceptable standard, as much of it is outside the control of the Applicant. Therefore, due to the substandard nature of the access and the significant increase in traffic that would be generated, the Inspector concluded that the proposed development would be unacceptably harmful to the safety of traffic and pedestrians and contrary to Policies T2 and H3 of the Unitary Development Plan.

With regards to the effect of the proposal on ecological interests, the Inspector considered that the possible development of the site is heavily constrained by a stream and services which cross it, and that the indicative siting of the dwellings indicates that an adequate buffer corridor required to protect the stream can not be accommodated. The Inspector concluded that both the stream and woodland which adjoins the site are important natural habitats that warrant safeguarding from intrusive development and that the proposal is contrary to Policy ENV5 of the Unitary Development.

The appeal was subsequently dismissed.

Appeal Ref: A2012/0016

Planning Ref: P2011/1000

PINS Ref: APP/Y6930/A/12/2181472

Applicant: Mrs K Yeo

Proposal: Conversion of agricultural barns into two units of residential accommodation together with demolition of existing livestock sheds

Site Address: Gelli Fowy Fawr, Gelli Fowy Rd, Ynysmeudwy, SA8 4TU

Start Date: 14/08/12

Decision Date: 15/01/13

Decision Code: Allowed

The main issue in the determination of the application is the effect of the proposed development on the rural character and appearance of the area.

The Inspector noted that the appeal site related to a group of buildings in the countryside situated on a hillside, and accessed from a narrow, steep and winding country road. He also noted the application buildings retained much of their original character and many original features, but were not listed or otherwise designated as being of special architectural interest.

The Inspector considered that it had been demonstrated that the appeal buildings were genuinely redundant for agricultural purposes. He highlighted a number of factors on which he based his decision. Notably, a statement from the applicant that indicated the family ceased actively farming the associated land in 2008, when the appellant's father died and a letter from a local veterinary surgeon confirming that in the more than 20 years he has worked in the practice the stone buildings have never been used. The Inspector noted that the door openings within the main central block of the application buildings would be too small for modern breeds of cattle or horses. He also noted that the tourism industry is not strongly established in the area, and substantial modifications would be necessary before any commercial, tourism or equestrian use could take place.

Furthermore, he stated that he was satisfied that the barns had been offered for sale through a local estate agent for a period in excess of two years at a reasonable and negotiable price and that the applicant had received no interest at all in the property.

The Inspector concluded that he was satisfied that it had been shown that every reasonable attempt had been made to secure a suitable business re-use, but such attempts have failed. Therefore taking in account all other matters, the conversion of the buildings were, on balance, and subject to conditions consistent with UDP Policies ENV1 and ENV8 of the Neath Port Talbot Unitary Development Plan.

6. ENFORCEMENT REPORT

6.1 Progress Report on East Pit

Members will recall that a report was taken to this committee on the 5th March 2013 where Members resolved not to take enforcement action pending the receipt of an appropriate application under Section 73A of The Town and Country Planning Act to the Planning authority within 3 months of the date of that Committee. It was also resolved that Members were to be provided with a monitoring report of the progress of the preparation of the application at every Committee until an application is submitted.

An update was provided at the last meeting where it was confirmed that meetings had taken place with Celtic Energy and their planning consultants and as a consequence of that, a scoping report was submitted to the authority. On the date of the last Committee meeting a meeting took place between the agents, the planning department and various statutory consultees. As a consequence of that meeting further work is being undertaken by consultants working on behalf of the agents, which will inform the Environmental Statement.

It should also be noted that the agents have been in touch with the three local community councils who have confirmed that they are willing to attend a joint meeting with the agents to discuss the work required to support a Health Impact Assessment. At the date of writing this report there were four options for that meeting which were 24th or 25th April, 8th or 9th May 2013.

Discussions have also taken place with regard to the format of the proposed Environmental Statement, and the agents have confirmed that they will append the previously approved schemes relating to noise, dust and blasting to the Environmental statement rather than relying upon their submission via the imposition of conditions.

Whilst this is a very limited update report, a considerable amount of work is taking place by the Planning Department and Celtic Energy and their agents with a view to complying with the deadline requested by members for the submission of the S73A application.

Further meetings between Celtic Energy, the Planning Consultancy and officers of the authority to monitor and discuss the progress of the preparation of the application have been set for the 25th April and 16th May with the intention of submitting the application on or before 3rd June. A further report will be made to Committee on 7th May 2013 on the progress of the preparation of the application.

For Information

**7. DELEGATED APPLICATIONS
DETERMINED BETWEEN 19TH MARCH AND 8TH APRIL
2013**

1	App No. P/2012/750	Type Full Plans
Proposal	Retention of a replacement cooling system consisting of a demineralised water plant, a turbine and control building, a cooling tower, superheater and accumulator and a demineralised storage tank and control room.	
Location	Tata Steel, Abbey Works, Margam, Port Talbot SA13 2NG	
Decision	Approval with no Conditions	
Ward	Margam	

2	App No. P/2012/894	Type Householder
Proposal	Demolition of existing single storey rear extension and construction of part two storey part single storey rear extension	
Location	39 Neath Road, Fforest Goch Pontardawe, Swansea, SA8 3JB	
Decision	Approval with Conditions	
Ward	Rhos	

3	App No. P/2012/977	Type Householder
Proposal	Single storey front extension.	
Location	27 Seaward Close, Sandfields, Port Talbot, SA12 7LU	
Decision	Approval with Conditions	
Ward	Sandfields East	

4	App No. P/2012/987	Type Householder
Proposal	Part two storey side extension and part first floor side extension	
Location	88 Church Road, Seven Sisters, Neath, SA10 9DT	
Decision	Approval with Conditions	
Ward	Seven Sisters	

5	App No. P/2012/996	Type Full Plans
Proposal	Installation of 4no.roller shutters	
Location	NISI - 2 Jubilee House, Victoria Road, Sandfields, Port Talbot	
Decision	Approval with Conditions	
Ward	Sandfields East	

6	App No. P/2012/1077	Type Householder
Proposal	First floor side extension	
Location	4 Nant Y Clais Court, Cwmavon, Port Talbot, SA12 9LQ	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

7	App No. P/2012/1085	Type Full Plans
Proposal	One dwelling with detached garage (Coal mining risk assessment received 01.03.13)	
Location	10 Khartoum Terrace, Onllwyn Road, Onllwyn, Neath, SA10 9HG	
Decision	Approval with Conditions	
Ward	Onllwyn	

8	App No. P/2012/1098	Type Change of Use
Proposal	First floor front extension and conversion of hairdressers (Class A1) to two self contained residential units	
Location	Lina's Cutting House, 202 Swansea Road, Trebanos Pontardawe, Swansea, SA8 4BU	
Decision	Approval with Conditions	
Ward	Trebanos	

9	App No. P/2012/1105	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 20 of Planning Permission ref. P2012/0128 (granted on 30/3/12) in respect of highway construction details.	
Location	Land rear of Magistrates Court, Dock Road, Port Talbot, SA13 1RA	
Decision	Approval with no Conditions	
Ward	Margam	

10	App No. P/2012/1110	Type Advertisement
Proposal	3no. free standing advertisement signs.	
Location	Roundabout, Harbour Way and Dock Road, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

11	App No. P/2012/1112	Type Advertisement
Proposal	Four freestanding advertisements (Amended Block Plan Received 28/02/13)	
Location	Roundabout, Glan Yr Afon / B4599, Ystalyfera	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

12	App No. P/2012/1140	Type Full Plans
Proposal	Construction of a mountain bike trail.	
Location	Margam Country Park, Margam, Port Talbot	
Decision	Approval with Conditions	
Ward	Margam	

13	App No. P/2012/1143	Type Lawful Dev. Cert-Prop.
Proposal	Single storey rear extension (application for a certificate of proposed lawful development)	
Location	54 Min Y Coed, Coed Hirwaun, Port Talbot SA13 2te	
Decision	Issue Lawful Dev. Cert.	
Ward	Margam	

14	App No. P/2013/26	Type Change of Use
Proposal	Change of use of sunbed centre (sui generis) to dining area in association with the existing hot food takeaway (A3).	
Location	110-114 Fairway, Sandfields, Port Talbot SA12 7HR	
Decision	Approval with Conditions	
Ward	Sandfields West	

15	App No. P/2013/80	Type Advertisement
Proposal	3no. freestanding non illuminated advertisements boards.	
Location	Roundabout, A4241 Harbour Way, Aberavon, Port Talbot SA12 6NP	
Decision	Advert Approved with Std Cond	
Ward	Margam	

16	App No. P/2013/84	Type Reserved Matters
Proposal	Reserved matter application for one dwelling	
Location	Land At Seven Sisters Royal British Legion, 5 Heol Y Felin, Seven Sisters, Neath, SA10 9BD	
Decision	Approval with Conditions	
Ward	Seven Sisters	

17	App No. P/2013/86	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 4 (landscaping) of planning permission ref: P2011/1000 granted on 15.01.13	
Location	Gellyfowy Fawr Farm, Gellifowy Road, Ynysmeudwy Pontardawe, Swansea, SA8 4TU	
Decision	Approval with no Conditions	
Ward	Pontardawe	

18	App No. P/2013/87	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 10 (Drainage) of planning permission ref: P2011/1000 granted on 15.01.13	
Location	Gellyfowy Fawr Farm, Gellifowy Road, Ynysmeudwy Pontardawe, Swansea, SA8 4TU	
Decision	Approval with no Conditions	
Ward	Pontardawe	

19	App No. P/2013/88	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 8 (External Materials) of planning permission ref: P2011/1000 granted on 15.01.13	
Location	Gellyfowy Fawr Farm, Gellifowy Road, Ynysmeudwy Pontardawe, Swansea, SA8 4TU	
Decision	Approval with no Conditions	
Ward	Pontardawe	

20	App No. P/2013/98	Type Householder
Proposal	Construction of a detached scooter store.	
Location	Devon House, Fairway, Sandfields, Port Talbot, SA12 7AT	
Decision	Approval with Conditions	
Ward	Sandfields West	

21	App No. P/2013/105	Type Householder
Proposal	Proposed external vertical lift and safety handrailing.	
Location	2 Brombil Cottages, Brombil Access Road, Margam, Port Talbot, SA13 2SR	
Decision	Approval with Conditions	
Ward	Margam	

22	App No. P/2013/118	Type Householder
Proposal	Retention and completion of the single storey rear extension and loft conversion.	
Location	84 The Highlands, Neath Abbey, Neath, SA10 6PD	
Decision	Approval with Conditions	
Ward	Dyffryn	

23	App No. P/2013/121	Type Change of Use
Proposal	Retention of change of use from storage (Use Class B8) to retail (Use Class A1).	
Location	Storage Unit, Rear Of 26 Commercial Road, Taibach, Port Talbot, SA13 1LL	
Decision	Approval with Conditions	
Ward	Taibach	

24	App No. P/2013/123	Type Householder
Proposal	Retention of garage conversion in to living accommodation	
Location	66 Ffynnon Dawel, Aberdulais, Neath, SA10 8EQ	
Decision	Approval with no Conditions	
Ward	Aberdulais	

25	App No. P/2013/124	Type Advertisement
Proposal	Three wall mounted non-illuminated signs to the building and one free standing monolith sign to entrance.	
Location	Plot 8, Brunel Way, Baglan Energy Park, Briton Ferry, Neath, SA11 2GA	
Decision	Approval with Conditions	
Ward	Briton Ferry We	

26	App No. P/2013/130	Type Scoping Opinion
Proposal	Request for Scoping Opinion under Regulation 10 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (as amended) in respect of a 6 turbine windfarm	
Location	Land between, Melin Court and Glyncorrwg; Resolven, Neath	
Decision	EIA Required	
Ward	Resolven	

27	App No. P/2013/137	Type Advertisement
Proposal	3 no. freestanding advertisements	
Location	Roundabout, A4067/B4063, Cilmaengwyn, Pontardawe, SA8 4QL	
Decision	Approval with Conditions	
Ward	Godre'rgraig	

28	App No. P/2013/139	Type Full Plans
Proposal	Extension to side elevation of Powders Building to create a projecting roller shutter door, plus construction of roof extension with steel support columns.	
Location	Sandvik Osprey Limited, Milland Road, Neath, SA11 1NJ	
Decision	Approval with Conditions	
Ward	Neath East	

29	App No. P/2013/142	Type Neigh.Auth/Nat.Park
Proposal	Consultation from Rhondda Cynon Taff CBC in respect of 1no. wind turbine with a max. height of 145m to blade tip and associated infrastructure.	
Location	Maerdy Wind Farm, Rhigos Road, Treherbert CF44 9UF	
Decision	No Objections	
Ward	Outside Borough	

30	App No. P/2013/144	Type Full Plans
Proposal	Detached Scooter Store	
Location	1 Patti House, Rhodes Avenue, Aberavon, Port Talbot, SA12 6UY	
Decision	Approval with Conditions	
Ward	Aberavon	

31	App No. P/2013/151	Type Householder
Proposal	Single storey rear extension.	
Location	23 Mackworth Drive, Cimla, Neath, SA11 2BR	
Decision	Approval with Conditions	
Ward	Cimla	

32	App No. P/2013/152	Type Householder
Proposal	Wooden garden shed.	
Location	7 Pearson Way, Neath, SA11 2EJ	
Decision	Approval with Conditions	
Ward	Neath East	

33	App No. P/2013/156	Type Change of Use
Proposal	Proposed change of use from a gym (class D2) to a day nursery (class D1)	
Location	Unit 2 & 3 (formerly Curves Gym), Pentwyn Baglan Road, Baglan, Port Talbot, SA12 8EB	
Decision	Approval with Conditions	
Ward	Baglan	

34	App No. P/2013/160	Type Full Plans
Proposal	Demolition of western projection section of building and foundary stack, plus external alterations and recladding of the foundary building.	
Location	Sandvik Osprey, Milland Road Industrial Estate, Neath, SA11 1NJ	
Decision	Approval with Conditions	
Ward	Neath East	

35	App No. P/2013/166	Type LawfulDev.Cert-Prop.
Proposal	Use of residential dwelling for the care of up to three children and associated carers living together as a single household (Application for a Certificate of Proposed Lawful Use)	
Location	Station House, Craig Y Fan Terrace, Cymmer, Port Talbot, SA13 3LN	
Decision	Issue Lawful Dev.Cert.	
Ward	Cymmer	

36	App No. P/2013/167	Type Full Plans
Proposal	External alterations to insert additional doors and windows, plus access ramps with hand rails and roller shutters to ground floor openings.	
Location	Unit 13 Neath Abbey Business Park, Neath Abbey Business Park Road, Neath Abbey, Neath, SA10 7DR	
Decision	Approval with Conditions	
Ward	Dyffryn	

37	App No. P/2013/168	Type Householder
Proposal	Single-storey front and rear extensions.	
Location	4 Gilfach Road, Bryncoch, Neath, SA10 8EH	
Decision	Approval with Conditions	
Ward	Bryncoch North	

38	App No. P/2013/169	Type Screening Opinion
Proposal	Screening opinion under Regulation 5 of the Environmental Impact Assessment Regulations for a proposed solar farm	
Location	Hendre Fawr Farm, Rhigos CF44 9RJ	
Decision	EIA Not Required	
Ward	Glynneath	

39	App No. P/2013/170	Type Householder
Proposal	First floor rear extension	
Location	89 Church Road, Seven Sisters, Neath, SA10 9DT	
Decision	Approval with Conditions	
Ward	Seven Sisters	

40	App No. P/2013/171	Type Change of Use
Proposal	Change of use of land to temporary car park.	
Location	54-57 Water Street, Neath, SA11 3ET	
Decision	Approval with Conditions	
Ward	Neath North	

41	App No. P/2013/176	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (reinstatement of site) of planning permission P2012/0456 granted on 1/8/12	
Location	Land At, Edward Street, Alltwn Pontardawe, Swansea, SA8 3DD	
Decision	Approval with no Conditions	
Ward	Alltwn	

42	App No. P/2013/182	Type Prior Notif.Demol.
Proposal	Prior notification under Part 31 for demolition of farm building	
Location	Hendrelas Farm, Pentwyn Access Road, Rhos, Pontardawe, Swansea, SA8 3JT	
Decision	Prior Approval Not Required	
Ward	Rhos	

43	App No. P/2013/183	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 69 (20mph zone) of Planning Permission P2005/0393 (Approved on the 8/2/08)	
Location	Phase 1A and 1B Coed Darcy, Former Llandarcy Oil Refinery, Llandarcy, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

44	App No. P/2013/184	Type Advertisement
Proposal	Replacement internally-illuminated fascia, projecting and ATM signs plus other associated non-illuminated signage	
Location	209 New Road, Skewen, Neath, SA10 6EY	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

45	App No. P/2013/192	Type Householder
Proposal	Single storey extension to eastern elevation.	
Location	42 Darran Park, Neath Abbey, Neath, SA10 6PY	
Decision	Approval with Conditions	
Ward	Dyffryn	

46	App No. P/2013/196	Type Advertisement
Proposal	One illuminated fascia advertisement, two illuminated projecting advertiements and one illuminated ATM collar on front elevation	
Location	66 Herbert Street, Pontardawe, Swansea, SA8 4ED	
Decision	Approval with Conditions	
Ward	Pontardawe	

47	App No. P/2013/205	Type Discharge of Cond.
Proposal	Submission of details pursuant to conditions 17 and 25 of planning permission ref. P2012/0128 (granted on 30/03/12) in respect of bin stores, cycle stands and sub stations.	
Location	Land rear of Magistrates Court, Dock Road, Port Talbot, SA13 1RA	
Decision	Approval with no Conditions	
Ward	Margam	

48	App No. P/2013/207	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 of Planning Permission P2012/1055 (Approved on the 21/02/13) in respect of fill material specification.	
Location	Land west of, D'Arcy Business Centre, Former BP Oil Refinery, Llandarcy	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

49	App No. P/2013/208	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition No 10 (Wheel washing facilities) of P2009/1053 (Decc Reference: 12.04.09.26c) granted on 8/5/12	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncorrwg and to the East of Tonmawr, Port Talbot Neath Port Talbot	
Decision	Approval with no Conditions	
Ward	Pelenna	

50	App No. P/2013/209	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition No 12 (Dust suppression) of P2009/1053 (Decc Reference: 12.04.09.26c) granted on 8/5/12	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncorrwg and to the East of Tonmawr, Port Talbot Neath Port Talbot	
Decision	Approval with no Conditions	
Ward	Pelenna	

51	App No. P/2013/214	Type Discharge of Cond.
Proposal	Agree alternative details in respect of Condition 23 (Bird Boxes) of Planning Permission P2012/0370 (Approved on the 23/01/13)	
Location	48 Crymlyn Parc And Land To Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

52	App No. P/2013/215	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 24 (Construction Method Statement) of planning permission P2011/0878 granted on 4-10-12 (Amended Construction method statement Rec 26-3 - 13 and Traffic Management Plan Rec 27-3-13)	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

53	App No. P/2013/223	Type Lawful Dev. Cert-Prop.
Proposal	Single storey rear extension (Lawful Development Certificate Proposed Use)	
Location	32 Farm Drive, Sandfields, Port Talbot, SA12 6TE	
Decision	Issue Lawful Dev. Cert.	
Ward	Sandfields East	

54	App No. P/2013/224	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 9 (phasing of development) of P2009/1053 (DECC Ref 12.04.09.26c) granted on 8/5/12)	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncorrwg and to the East of Tonmawr, Port Talbot Neath Port Talbot	
Decision	Approval with no Conditions	
Ward	Pelenna	

55	App No. P/2013/227	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (materials) and 13 (landscaping) of planning permission P2007/1280 granted on 25/3/08	
Location	The Former Royal Oak, 66 Commercial Road, Rhydyfro Pontardawe, Swansea, SA8 4SL	
Decision	Approval with no Conditions	
Ward	Pontardawe	

56	App No. P/2013/261	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 19 (Protection of milestone) of planning permission P2011/0878 granted on 4-10-12	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with no Conditions	
Ward	Lower Brynamman	

57	App No. P/2013/263	Type PriorNotif.Agric.Bld
Proposal	Storage Building: (Prior Approval Agricultural.)	
Location	Cefn Coed Farm, Lane From Cae Rhys Ddu Road To Pant Howell Ddu Road, Eaglesbush Valley, Neath, SA11 2HS	
Decision	Prior Approval Not Required	
Ward	Briton Ferry Ea	

58	App No. P/2013/277	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 6 (Flood evacuation plan) of planning permission P2012/0020 granted on 06/12/12	
Location	Toyoda T R W Steering Systems Ltd, Neath Vale Supplier Park Access Road, Resolven, Neath, SA11 4HN	
Decision	Approval with no Conditions	
Ward	Resolven	

59	App No. P/2013/281	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 15 (Materials) of planning permission P2011/0878 granted on 4-10-12	
Location	Land opposite Siloam Chapel, Amman Road, Lower Brynamman, Ammanford, SA18 1SW	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

60	App No. P/2013/284	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 7 (photographic survey) of planning permission P2010/ 0478 granted on 12/10/10	
Location	Former Siloh Independent Chapel, Access To Brynberllan Cottages, Cwmgwrach, Neath	
Decision	Approval with no Conditions	
Ward	Blaengwrach	