

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
20TH AUGUST 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N.PEARCE

INDEX OF REPORT ITEMS

PART 1 – Doc.Code: PLANDEV-200813-REP-EN-NP

SECTION A – MATTERS FOR DECISION

**1. PLANNING APPLICATIONS
RECOMMENDED FOR APPROVAL**

1.1	APP NO: P/2013/349	TYPE: Change of Use	Page Nos: 3-16	Wards Affected: Resolven
PROPOSAL:	Change of use of ground floor residential accommodation to shop (Class A1) and part change of use of first floor from pub function room to residential use			
LOCATION:	NEW INN, NEW INN PLACE, RESOLVEN, NEATH NEATH PORT TALBOT SA11 4LG			

SECTION B – MATTERS FOR INFORMATION

2. DELEGATED APPLICATIONS DETERMINED BETWEEN 23RD JULY 2013 AND 12TH AUGUST 2013	Page Nos: 17-28	Wards Affected: ALL
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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 2 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/2013/349	<u>DATE:</u> 01/05/2013
PROPOSAL: Change of use of ground floor residential accommodation to shop (Class A1) and part change of use of first floor from pub function room to residential use	
LOCATION: New Inn, New Inn Place, Resolven, Neath, SA11 4LG	
APPLICANT: Mr Natgunasingham Gowribalan	
TYPE: Change of Use	
WARD: Resolven	

BACKGROUND INFORMATION

Background Information:

Members will recall that this application was reported to the Planning and Development Control Committee Meeting on the 9th July 2013 where Members resolved to grant planning permission subject to an additional condition to agree and implement a Traffic Regulation Order outside the premises, with the aim of controlling on-street parking at New Inn Place. The condition would refer to a plan which would identify the location of the area within which the TRO would be implemented.

Following a meeting with Cllr D Davies, and officers from both the Highways section and Planning it was agreed that a phased approach should be undertaken to minimise the impact upon existing residents. This would involve the implementation of a Traffic Regulation Order at the applicants expense along a section of the B4434 Commercial Road, together with a payment of £5,000 to cover the cost of implementing further TRO's at a future date if it was identified that the TRO referred to above was insufficient to address any additional parking problems created as a consequence of the proposed use. If additional parking problems did not materialise within five years of the use commencing, the money together with any interest accrued on the money would be refunded back

to the applicant.

This proposed method of phasing the use of TRO's is considered more reasonable to minimise the impact upon both the proposed use and existing uses. Given that it involves the deposit of a financial sum of money to the Council, it can only be secured by way of a section 106 legal agreement rather than a condition. Given that this wasn't the resolution of Members, the matter needs to be reported back for decision. As a result an amended recommendation to secure the above mentioned S106 agreement is now put forward.

Planning History:

P2004/1530	Change of use from public house to private dwelling (single)	Approved	23/11/2004
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Publicity and Responses (if applicable):

Resolven Community Council – No Response

Head of Engineering & Transport (Highways Section) – Objection on the grounds that the development will result in an increase in on street parking congestion and the deliveries to the shop would create issues with the bus stop and vehicles negotiating parked cars and possible queues backing on to the A465, which would cause a road safety concern.

Trunk Road Agency – No Response

The application was advertised on site and 5 Neighbouring Properties were consulted – 4 letters of objection have been received which are summarised as follows:

- There are several shops in close proximity.
- Concerns over pedestrian safety as there is a Youth Club opposite. There are also highway safety concerns due to the proximity of the dual carriageway and speed of traffic on this stretch of road.
- The development will result in an unacceptable impact on existing residents parking. Sardis Chapel car park tends to be used for people who car share, this would reduce parking facilities for the shop. School buses park outside the shop and the public bus stop is close by.

- Litter nuisance, possibility of vermin, noise and disturbance.
- Lighting on the shop would distract drivers.
- Concerns over deliveries to the shop and early morning papers.
- A neighbouring resident shares the alley way between their property and the proposal and has concerns over the alley being kept clear and that drink won't be consumed in the alleyway.
- Rubbish bins if provided outside the shop will have a detriment impact on visual amenity and be incongruous to the entrance of Resolven.
- The name of the application site is Cockle Ally House.
- The description of the proposal is inaccurate as the property was sold as a dwelling at auction.
- The brewery told previous owners that no alcohol was to be sold at the premises and the brewery took certain equipment out of pub that is why the auction price was so low.
- Queries over how family can operate the shop for such long hours and the 15 year old son was manning the surveillance cameras and why was he not at school.
- The footbridge that crosses the A465 comes down the path close to the application site and if the forecourt area is congested with vehicles how will pedestrians use the bridge safely.

Description of Site and its Surroundings:

The application site is the former New Inn Public House, Resolven.

The former public house is a substantial sized traditional two storey end of terraced stone built building. The façade of the building has been rough rendered and painted in a cream colour, has a slate roof with terracotta ridge tiles and has white Upvc fenestration. The building has a pitched roof which runs parallel to the highway to the front of the building and there is a central front projection at first floor level which provides space for a cantilevered bay window and above this is an ornate roof feature of a semi circular hipped roof with terracotta ridge tiles on each of the rising joints. There is also living accommodation in the attic area.

The building fronts directly onto the highway and has residential properties to either side, the highway to the front and open land to the rear.

There is no car parking provision available at the premises at present.

Brief Description of Proposal:

This proposal seeks planning permission to change the use of the ground floor of the premises from residential (Class C3) to a shop (Class A1) and part change of use of the first floor, which is still laid out as a function room in association with the former use of the premises as a public house (Class A3) to residential (Class C3).

There will be no external alterations undertaken as the façade of the premises has not been altered since its original use as a public house.

The ground floor will be laid out as a shop area, office, toilet, kitchen and stairwell and the first floor will accommodate a living room, dining room, kitchen, 4 bedrooms and a bathroom. There will also be attic rooms consisting of 2 bedrooms but this arrangement exists already.

All of the accommodation on the upper floors is accessed via a staircase located to the rear of the shop. Therefore the accommodation on the upper floors cannot be independently accessed.

EIA Screening/Scoping Opinion & Habitat Regulations:

As the development is not Schedule 1 or Schedule 2 Development on the EIA Regulations, a screening opinion is not required for this application.

Material Considerations:

The material issues to be considered in relation to this planning application are the principle of development at this site, together with the impact of the proposal upon visual and residential amenity, and also highway and pedestrian safety having regard to prevailing planning policies.

Policy Context:

Neath Port Talbot Unitary Development Plan:

- GC1 New Buildings/Structures and Changes of Use
- EC3 Creation or expansion of businesses within settlement limits
- T1 Location, Layout and Accessibility of new proposals
- H6 Conversions to and subdivision of dwellings and other premises

As the proposed site is located within the settlement limits as defined in the UDP, the principle of creating a shop with residential accommodation above would be acceptable in principle, provided there would be no unacceptable impacts upon infrastructure, visual or residential amenity or highway safety.

It is also anticipated that this proposal will generate employment opportunities and will result in the diversification of the business within the site and therefore assist in the retention of a community facility within Resolven.

Visual Amenity:

With regard to visual amenity, as there will be no external alterations to the building as a consequence of this proposal, it is considered that the development would not impact upon the character and appearance of the building, the surrounding area or the streetscene in which the application site is located.

As such it is considered that the change of use would have no material adverse impact upon the character or appearance of the surrounding area.

Residential Amenity:

In terms of residential amenity, by virtue of the fact that there are no external alterations to the premises, it is considered that there is no unacceptable overbearing or overshadowing impact on the adjacent properties. In terms of noise and disturbance it must be acknowledged that the historic use of premises was a former public house with a former function room on the first floor. The property gained planning permission in 2004 for the change of use to a residential dwelling, this use it seems was part implemented with the retention of the function

room on the first floor of the property. The Planning Officer has received conflicting information from residents in Resolven as to whether the residential use was ever implemented, especially due to the fact that the function room has been retained and the shelves still hold glasses and drinks. In addition to this, the front elevation of the building has retained the public house façade which has been boarded up for years. However, the Council's Council Tax records seem to indicate that the use of part of the property was residential, this has also be confirmed in letters of objection from one neighbour. Furthermore, photographic evidence is available to demonstrate that the first floor of the building has not been converted to residential use and retains the layout and associated facilities to demonstrate that the function room use has not been superseded.

The removal of the residential use from the ground floor and the function room from the first floor and their replacement with a convenience store with family living accommodation on the first floor is unlikely to result in an increase in noise and disturbance to neighbours over and above the historic use of the former public house.

Furthermore there are 11 shops and a public house between the application site and the bend in the road at the centre of Resolven and all have yellow lines in front of their premises, some single and some double yellow lines. This dispersal of retail uses within the existing residential area dictates that the area is characterised as mixed in use rather than being wholly residential. The application site is also located in a busy area just off the A465, and as such it is considered that the amenities of neighbours will not be affected by the change of use of the property over and above that which would previously and to a certain extent is currently being experienced.

Highway Safety (Access, Parking and Traffic flows):

In terms of highway safety, the Head of Engineering and Transport (Highways Section) has objected to the proposal on the grounds that the proposed development will exacerbate existing parking congestion and no safe provision is made for either customer parking or parking arrangements for deliveries. The development is therefore likely to result in an increase in on street parking within adjacent streets namely New Inn Place and Rose Cottages. Another issue could be that vehicles especially deliveries park on Commercial Road, this would create issues with the bus stop and vehicles negotiating parked cars and possible queues backing on to the A465 which would be a road safety concern.

Concerns are also raised in relation to the layout of the highway at this location, as it does not present itself to busy traffic movements which are likely to arise as a consequence of this development.

As a consequence of the above the Head of Engineering and Transport recommends refusal of the application on the grounds that the development will result in an increase in indiscriminate parking by customers and delivery vehicles due to the lack of adequate loading and unloading facilities and the resultant impact this will have upon the safety and free flow of traffic upon the public highway and safety of pedestrians.

In response to these concerns, it should be noted that the former use of the first floor and the roof void were as a function room and a five bedroomed flat. Under the planning legislation the flat could be occupied by up to six individuals living together as a single household. Furthermore the use of the function room for private parties and events was also likely to have led to a significant demand for parking facilities. This former use and its demands upon parking cannot be ignored when considering the parking requirements associated with the uses which are sought under this application. The development will result in the removal of the function room which will amount to a loss of a floor area of approximately 44.37m². Notwithstanding the fact that there is little off street parking available, the adopted parking guidelines for this authority require the provision of 1 car parking space for every 5m² of public house floor space. This development will result in the loss of 44.37m² of public house floor space which equates to between 8 and 9 parking spaces. The residential unit would require 3 parking spaces.

As a result and notwithstanding the fact that there are no dedicated parking facilities for the building at present, the lawful use requires between 11 and 12 parking spaces.

The proposed use of the building as a shop, office and residential use would require only 6 parking spaces. This is between 5 and 6 spaces less than would be required for the lawful use of the building and as such would have less of an impact upon on street parking than the lawful use of the property.

Furthermore it should be noted that there are no parking restrictions in place outside the application site, and inspections of the site and its surroundings have indicated that there is on street parking capacity within the surrounding area. It should also be noted that the lack of parking associated with convenience shops is not uncommon, as is the case with

the other shops in the village of Resolven where customers either walk to the premises from the surrounding community, given that it is a local shop, or alternatively they have to find a parking space within the surrounding area.

As indicated above, there is no parking provision within the site and little scope for on-street car parking on New Inn Place even though there are no parking restrictions on the highway. However, there is a Council owned car parking area and on-street provision exists to the south west of the site off Commercial Road, at approximately 20 metres from the site. This form of car parking would not be suitable for a residential dwelling, however as stated above it is not uncommon for convenience stores to have off-site parking within close proximity. The car park is across the main road from the application site and the on street parking areas are to the south west of the site beyond Sardis Baptist Church. It is therefore considered appropriate to serve the limited demands of the proposal.

Furthermore it should be noted that if the property had not been converted partly into a residential unit and had retained its use as a public house, it would not have required planning permission to convert to a shop as there are permitted development rights afforded to such changes of use. Moreover the existing first floor of the premises could still be converted to a shop without planning permission, as its use as a public house has not been superseded. This proposal is therefore effectively swapping the lawful land uses between floors, i.e. the lawful residential use on the ground floor is moving to the first floor, while the vacant public house use on the first floor which has permitted development rights available to convert to a shop is moving from the first floor to the ground floor.

Turning to the issue of deliveries, the above lawful uses cannot be dismissed given that the proposal is effectively swapping uses within the building and as such the lawful uses could result in similar deliveries to that currently proposed. It should also be noted that the former use would have had regular dray deliveries, which would have a similar impact upon traffic. Therefore it is not considered that the concerns regarding one delivery a week to the premises can be justified as a reason for refusal.

As stated earlier in this report the lawful use cannot be discounted as a material planning consideration. As a result a refusal on highway grounds is unjustified.

Concerns have also been raised by a neighbouring resident over the siting of an existing bus stop which is in close proximity to the application site.

The bus stop is on the New Inn side on the corner of Ynys Fach Avenue and is used as a pick up and drop off point for passengers travelling towards Neath. Across the Road from the New Inn is the bus stop for passengers wishing to travel up the valley. The stop is not directly opposite the New Inn, therefore the Head of Transport and Engineering raises no objection to the proposal. It is considered therefore, that the siting of the existing bus stop having regard to the proposed uses will not exacerbate traffic problems around the application site.

Notwithstanding all of the above members at the Planning and Development Control Committee on the 9th July 2013 resolved to grant planning permission subject to a condition securing a TRO to be defined on a plan which would accompany the Decision Notice to control indiscriminate parking on the highway. Following the meeting relevant officers together with the Ward member met to agree the extent of the TRO and it was agreed to implement a phased approach rather than introducing a TRO which covered an area which may be excessive. This phased approach would implement a TRO to secure double yellow lines on restricted parts of the B4434 and on Commercial Road close to the junction with New Inn Place. In addition to this TRO, a deposit of £5000 would be secured through a S106 legal agreement to cover the potential need for additional TRO's within a five year period following the commencement of use of the premises. If it was confirmed that the additional measures were not required, the money together with any accrued interest would be refunded to the applicant. This method is considered to be the most reasonable to the proposed occupied of the retail premises together with existing and future occupiers within the immediate surrounding area.

Landscaping:

Not Applicable

Ecology (including trees & Protected Species):

Not Applicable

Flooding:

The site is located with Zone C2 as defined in TAN 15. However, Natural Resources Wales have taken account of the fact that the proposal will move the existing residential use from the ground floor, up to the first floor level to allow the ground floor to be used for retail and office

purposes. Although the site is considered to be at risk of fluvial flooding from the Clydach Brook, Natural Resources Wales consider the proposal to be an improvement to the existing scenario as the more sensitive land use will be relocated to the upper levels of the property. Furthermore a condition can be imposed to state that flood evacuation signs be located at access-egress routes and the surrounding area.

Pollution (air and ground):

None

Others (including objections):

Four letters of objection have been received, which are summarised and responded to as follows:

- **There are several shops in close proximity** – This is not a planning consideration, competition would be down to market forces.
- **Concerns over pedestrian safety as there is a Youth Club opposite. There are also highway safety concerns due to the proximity of the dual carriageway and speed of traffic on this stretch of road** – There is a car park between the Youth Club at the chapel and the application property and it is considered that the opening of a shop on a road off the main road would not increase the speed of the traffic along this stretch of road.
- **The development will result in an unacceptable impact on existing residents parking Sardis Chapel car park tends to be used for people who car share, this would reduce parking facilities for the shop. School busses park outside the shop and the public bus stop is close by** – As stated earlier the Head of Engineering and Transport has confirmed that the bus stop on the New Inn side on the corner of Ynys Fach Avenue is the pick up and drop off point for passengers travelling towards Neath. Across the road from the New Inn is the bus stop for passengers wishing to travel up the valley. The stop is not directly opposite the New Inn, If buses are actually allowing children to alight outside the New Inn, complainants should contact the Home to School Transport Section as this would be a breach of contract.
- **Litter nuisance, possibility of vermin, noise and disturbance** – This would be a matter for the Council's Environmental Health Section and the police.

- **Lighting on the shop would distract drivers** – Advertisement consent would be required for certain illuminated signs and as such the planning department would maintain control over such illumination. In terms of lighting, it is not anticipated that the shop would have lighting which would be any different to any other shop.
- **Concerns over deliveries to the shop and early morning papers** – The applicant has indicated that there will be one delivery lorry per week and the daily supplies will be collected by the applicant.
- **A neighbouring resident shares the alley way between their property and the proposal and has concerns over the alley being kept clear and that drink won't be consumed in the alleyway** – This would be a civil and police matter, however, a condition will be imposed on the consent that there will be no outside storage of any shop related items in this alley way.
- **Rubbish bins if provided outside the shop will have a detriment impact on visual amenity and be incongruous to the entrance of Resolven** – Due to the size of a rubbish bin it is considered that they would not constitute an incongruous feature to the entrance of Resolven.
- **The name of the application site is Cockle Ally House** – There is a location plan with the application which clearly identifies the property.
- **The description of the proposal is inaccurate as the property was sold as a dwelling at auction** – The enforcement officer has photographic evidence that the function room is still in place and as such the description for the application is accurate.
- **The brewery told previous owners that no alcohol was to be sold at the premises and the brewery took certain equipment out of pub that is why the auction price was so low** – These details are not material planning considerations.
- **Queries over how family can operate the shop for such long hours and the 15 year old son was manning the surveillance cameras and why was he not at school** – The Division of labour and individual work hours are not a planning matter. Nevertheless, the opening hours can be controlled by a condition.
- **The footbridge that crosses the A465 comes down the path close to the application site and if the forecourt area is congested with vehicles how will pedestrians use the bridge safely** – This footbridge descends onto the public footway which is separated from the application site by a landscaped area and the road of New Inn Place, therefore it is considered that pedestrians

can continue to use the bridge safely as there will be no change to the existing situation.

Conclusion:

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character or appearance of the surrounding area and given the nature of the development is likely to enhance employment opportunities and community uses within the area in accordance with the aims of the development under policy EC3.

Whilst concerns have been expressed with regard to the increased demand for parking, the adopted parking guidelines indicate that the development will result in the need for less parking spaces than the existing use of the premises and as such should result in less on street parking. Furthermore it is likely that the number of deliveries proposed for the use is restricted and could potentially arise if permitted development rights were utilised. It is not therefore considered that the development will result in an increase in on street parking congestion or deliveries over and above the current/lawful situation, and as such the development will not have an unacceptable adverse impact upon highway safety.

In view of the above it is considered that the development would be in accordance with Policies GC1, H6, T1 and EC3 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

Recommendation:

Approval, subject to the signing off a S106 agreement with the following heads of terms:

- (1) a financial contribution of £5,000 by the applicant to cover the costs of installing further traffic regulation orders which maybe deemed necessary during the first five years of the retail use being operated. This deposit or any unspent monies plus interest shall be returned to the applicant upon completion of this monitoring period if the additional Traffic Regulation Orders are found not to be required.

RECOMMENDATION: **Approved subject to s.106**

CONDITIONS:

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) The use hereby permitted shall not be open to customers outside the following times:

Monday to Sunday 7am-10pm

Reason

In the interest of the amenities of the area.

(3) There shall be no outside storage of any non domestic items.

Reason

In the interest of residential and visual amenity.

(4) There shall be no deliveries to the premises between the hours of 22.00 to 07.00 seven days a week.

Reason

In the interest of highway safety and residential amenity.

(5) Prior to the first operation of the proposed retail unit, Traffic Regulation Orders as shown on plan NO. LPA01 which is attached to this consent, or as may be subsequently notified in writing by the Local Planning Authority following public consultation shall be implemented at the applicants expense along the B4434, Commercial Road.

Reason

In the interests of highway safety.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character or appearance of the surrounding area and given the nature of the development is likely to enhance employment opportunities and community uses within the area in accordance with the aims of the development under policy EC3.

Whilst concerns have been expressed with regard to the increased demand for parking, the adopted parking guidelines indicate that the development will result in the need for 2 less parking spaces than the existing use of the premises and as such should result in less on street parking. It is not therefore considered that the development will result in an increase in on street parking congestion and as such the development will not have an unacceptable adverse impact upon highway safety.

In view of the above it is considered that the development would be in accordance with Policies GC1, H6, T1 and EC3 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

SECTION B – MATTERS FOR INFORMATION

2. DELEGATED APPLICATIONS DETERMINED BETWEEN 23RD JULY AND 12TH AUGUST 2013

1	App No. P/2012/451	Type Change of Use
Proposal	Change of use of land to Allotments with associated access road, off street car parking and means of enclosure.	
Location	Land adjacent to allotments, Fairyland, Neath, SA11 3EF	
Decision	Refusal	
Ward	Neath North	

2	App No. P/2012/649	Type Outline
Proposal	Demolition of former school room and construction of one pair of semi detached dwellings (Outline) (Amended Block Plan Received 2-7-13)	
Location	Old School House, Main Road, Crynant, Neath, SA10 8NP	
Decision	Approval with Conditions	
Ward	Crynant	

3	App No. P/2012/943	Type Householder
Proposal	Two storey side extension	
Location	Bwlch Farm, Bwlch Farm Access Road, Cwmavon, Port Talbot, SA12 9YA	
Decision	Approval with Conditions	
Ward	Baglan	

4	App No. P/2012/995	Type Full Plans
Proposal	Retention and completion of mine surface development comprising coal preparation plant and associated sub-station; coal storage, handling and sales facilities; welfare and laboratory facilities and store building; internal haul road, wheel wash and weighbridges; surface water control, attenuation and pollution prevention measures; as well as permission to increase the number and capacity of coal haulage vehicles per day and alterations to existing access, including footbridge over the Neath Canal; retention of temporary car park and security cabin; plus proposed additional Run of Mine Transfer Building and conveyor; hard surfacing and drainage works; weld mesh security fencing, security gatehouse and associated landscaping.	
Location	Aberpergwm Mine and Adjacent Land, Glynneath, Neath	
Decision	Approval with Conditions	

Ward	Glynneath
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5	App No. P/2012/1150	Type Outline
Proposal	Pair of semi detached dwellings	
Location	Land adjacent to, 182 Heol Y Gors, Cwmgors, Ammanford	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwe	

6	App No. P/2013/40	Type Listed Building Cons
Proposal	Refurbishment of existing bar and replacement internal doors (application for Listed Building Consent)	
Location	The Orangery Margam Country Park, Water Street, Margam, Port Talbot, SA13 2TF	
Decision	Approval with no Conditions	
Ward	Margam	

7	App No. P/2013/65	Type Full Plans
Proposal	Retention of use of land as car wash and tyre fitting bay (sui generis) together with the siting of 3no. tyre storage containers, 1no. car wash storage container, 1no. office / reception container and the siting of a mobile catering van (Class A3).	
Location	Unit 2, Brunel Industrial Estate, Cwmavon, Port Talbot, SA12 9DE	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

8	App No. P/2013/79	Type Full Plans
Proposal	Replacement detached bungalow plus retaining works.	
Location	54 Lucy Road, Lonlas, Neath, SA10 6RR	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

9	App No. P/2013/164	Type Full Plans
Proposal	Two-storey side extension plus replacement flat roof to single-storey rear wing.	
Location	10A Pendrill Street, Neath, SA11 1BP	
Decision	Approval with Conditions	
Ward	Neath East	

10	App No. P/2013/292	Type App under TPO
Proposal	Felling of 2 Corsican Pine Trees covered by TPO Number 278.	
Location	Land adjacent to, 1 Lon Brynteg, Waunceirch, Neath, SA10 7RU	
Decision	Refusal	
Ward	Bryncoch South	

11	App No. P/2013/341	Type Listed Building Cons
Proposal	Installation of two condensing boilers, construction of a disabled persons toilet, rewiring of internal lighting and power points and insertion of external flue and meter boxes to the external elevations (Listed Building application).	
Location	Hermon Welsh Calvinistic Methodist Chapel, Winifred Road, Skewen, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

12	App No. P/2013/359	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/2013/377	Type Full Plans
Proposal	Construction of one detached dwelling.	
Location	Land adjacent to, 2 Tudor Grove, Taibach, Port Talbot, SA13 2ST	
Decision	Approval with Conditions	
Ward	Margam	

14	App No. P/2013/390	Type Householder
Proposal	Demolition of existing rear extension and construction of two storey rear extension.	
Location	54 Grove Road, Pontardawe, Swansea, SA8 4HH	
Decision	Approval with Conditions	
Ward	Pontardawe	

15	App No. P/2013/393	Type Screening Opinion
Proposal	Request For Screening Opinion under Regulation 5 of the EIA Regulations: Re-development of Neath Town Centre.	
Location	Neath Town Centre, (Including Tesco, Magistrates Court and Former Civic Centre), Neath, SA11 3EP	
Decision	EIA Not Required	
Ward	Neath North	

16	App No. P/2013/398	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 5 (Drainage) of planning permission ref P2007/1378 granted on 7-11-08	
Location	Evandale, Tan Y Bryn Terrace, Cwmgwrach, Neath, SA11 5PU	
Decision	Approval with no Conditions	
Ward	Blaengwrach	

17	App No. P/2013/422	Type Full Plans
Proposal	Retention of change of use of domestic outbuilding to dog boarding kennels (sui generis)	
Location	Penrhiw Bungalow, Road From Goytre To Bryn, Bryn, Port Talbot, SA13 2SG	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

18	App No. P/2013/455	Type Reserved Matters
Proposal	Three storey detached building and ancillary works for a proposed Energy Safety Research Institute. (Use Class B1)	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approved subject to s.106	
Ward	Coedffranc West	

19	App No. P/2013/467	Type Householder
Proposal	Demolition of existing single storey front / side extension and construction of a replacement single storey extension.	
Location	135 Maes Ty Canol, Baglan, Port Talbot, SA12 8US	
Decision	Approval with Conditions	
Ward	Baglan	

20	App No. P/2013/487	Type Full Plans
Proposal	Conversion of existing detached dwelling into a pair of semi detached dwellings and associated alterations to rear elevation fenestration, demolition of two detached garden outbuildings and widening of front access (Amended Plans received 9th July 2013)	
Location	7 Compass Row, Pontardawe, Swansea, SA8 4LS	
Decision	Approval with Conditions	
Ward	Pontardawe	

21	App No. P/2013/494	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 6 of Listed Building Consent ref. P2012/0791 (granted on 23/4/13) in respect of a programme of archaeological work.	
Location	Margam Country Park, Water Street, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

22	App No. P/2013/499	Type Householder
Proposal	Single storey rear extension	
Location	20 Connaught Street, Port Talbot, SA13 1ET	
Decision	Approved with 5yr expiry only	
Ward	Port Talbot	

23	App No. P/2013/500	Type Householder
Proposal	Demolition of existing conservatory, and construction of rear single storey extension, detached shed and single storey extension to existing garage	
Location	55 Maes Llwynonn, Cadoxton, Neath, SA10 8AQ	
Decision	Approval with Conditions	
Ward	Cadoxton	

24	App No. P/2013/510	Type Advertisement
Proposal	Freestanding externally illuminated totem sign.	
Location	Former Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2DX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

25	App No. P/2013/512	Type Advertisement
Proposal	Externally illuminated fascia sign and 6 site signs	
Location	Former Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2DX	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry East	

26	App No. P/2013/519	Type Outline
Proposal	Demolition of existing agricultural outbuildings to facilitate construction of new Dwelling (Outline).	
Location	Wishing Well Farm, Drummau Road, Skewen, Neath, SA10 6NR	
Decision	Refusal	
Ward	Coedffranc North	

27	App No. P/2013/526	Type Householder
Proposal	Single storey side extension	
Location	135 Tyn Y Twr, Baglan, Port Talbot, SA12 8YE	
Decision	Approval with Conditions	
Ward	Baglan	

28	App No. P/2013/542	Type Screening Opinion
Proposal	Request for a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for a PV solar farm.	
Location	Tyler Fedwen Farm, Cwmafan, Port Talbot, SA12 9YA	
Decision	EIA Not Required	
Ward	Bryn & Cwmavon	

29	App No. P/2013/551	Type Householder
Proposal	Front porch extension	
Location	14 Heol Celyn, Cimla, Neath, SA11 3YL	
Decision	Approval with no Conditions	
Ward	Cimla	

30	App No. P/2013/564	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 4 (Contaminated Land Appraisal) of Planning Permission P2013/0049 granted on 14/03/2013.	
Location	Workshop, Elba Crescent, Crymlyn Burrows, Swansea, SA1 8QQ	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

31	App No. P/2013/566	Type Householder
Proposal	Demolition of existing garage and outbuilding, and the retention and completion of a single storey rear extension and garage	
Location	Broadlands, 4 Maes Mawr Road, Crynant, Neath, SA10 8SY	
Decision	Approval with Conditions	
Ward	Crynant	

32	App No. P/2013/567	Type Householder
Proposal	Single storey rear extension and new pitched roof over existing two storey extension	
Location	4 Holly Street, Pontardawe, Swansea, SA8 4ET	
Decision	Approval with Conditions	
Ward	Pontardawe	

33	App No. P/2013/569	Type Householder
Proposal	Single storey rear extension	
Location	43 Sycamore Crescent, Baglan, Port Talbot, SA12 8PL	
Decision	Approval with Conditions	
Ward	Baglan	

34	App No. P/2013/571	Type Householder
Proposal	Creation of a hardstanding.	
Location	26 Wyvern Avenue, Sandfields, Port Talbot, SA12 7ER	
Decision	Approval with no Conditions	
Ward	Sandfields West	

35	App No. P/2013/573	Type Change of Use
Proposal	Change of use from single dwelling to two self-contained one bedroom flats, plus insertion of velux windows into roof-space on the front and rear elevations.	
Location	43 Walters Road, Neath, SA11 2DW	
Decision	Approval with Conditions	
Ward	Neath East	

36	App No. P/2013/580	Type Householder
Proposal	Single storey rear extension (Amendment to P2012/0246)	
Location	29 Neuadd Road, Gwaun Cae Gurwen, Ammanford, SA18 1UH	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwe	

37	App No. P/2013/581	Type Householder
Proposal	Single-storey side extension.	
Location	27 Cloda Avenue, Bryncoch, Neath, SA10 7FH	
Decision	Approval with Conditions	
Ward	Bryncoch South	

38	App No. P/2013/583	Type Householder
Proposal	Single-storey rear extension.	
Location	1 Darren Road, Briton Ferry, Neath, SA11 2TD	
Decision	Approved with 5yr expiry only	
Ward	Briton Ferry East	

39	App No. P/2013/586	Type Full Plans
Proposal	Extension to existing factory unit including link building and provision of new security fence to site perimeter (amendments to planning permission ref.P2013/0161 granted on 30/5/13).	
Location	Unit 12 Baglan Industrial Park, Aberavon Road, Aberavon, Port Talbot, SA12 7DJ	
Decision	Approval with Conditions	
Ward	Aberavon	

40	App No. P/2013/589	Type Householder
Proposal	Demolition of existing garages, construction of new garage and retaining walls to rear and west side of garage	
Location	87 Neath Road, Resolven, Neath, SA11 4AN	
Decision	Approval with Conditions	
Ward	Resolven	

41	App No. P/2013/592	Type Discharge of Cond.
Proposal	Details relating to conditions 55 (site liaison committee) & 56 (technical working party) of planning application P2010/0026 granted on 18 August 2011	
Location	Gwrhyd Specialist Stone Quarry, Gwrhyd Uchaf Farm, Rhiwfawr, Neath SA9 2SB	
Decision	Approval with no Conditions	
Ward	Pontardawe	

42	App No. P/2013/599	Type Householder
Proposal	Retention and completion of a part two-storey part single-storey rear extension.	
Location	48 Henry Street, Neath, SA11 1PG	
Decision	Approval with Conditions	
Ward	Neath East	

43	App No. P/2013/611	Type Householder
Proposal	Single-storey side extension plus replacement conservatory.	
Location	154 Longford Road, Longford, Neath, SA10 7HL	
Decision	Approval with Conditions	
Ward	Dyffryn	

44	App No. P/2013/616	Type Prior Notif.Demol.
Proposal	Demolition of single storey building (application for prior notification under Part 31 of the Town and Country Planning General Permitted Development Order 1995)	
Location	Block 1, Green Park Industrial Estate, Green Park Street, Port Talbot, SA12 6NU	
Decision	Prior Approval Not Required	
Ward	Aberavon	

45	App No. P/2013/623	Type Householder
Proposal	Demolition of existing single storey extension and detached garage and construction of two storey side extension and part two storey and single storey rear extension	
Location	12A Riverside Gardens, Glynneath, Neath, SA11 5LA	
Decision	Approval with Conditions	
Ward	Glynneath	

46	App No. P/2013/628	Type Householder
Proposal	Front porch	
Location	50 Tir Morfa Road, Sandfields, Port Talbot, SA12 7PF	
Decision	Approval with Conditions	
Ward	Sandfields West	

47	App No. P/2013/633	Type Householder
Proposal	Single storey extensions to each side elevation	
Location	9 Davies Road, Pontardawe, Swansea, SA8 4PH	
Decision	Approval with Conditions	
Ward	Pontardawe	

48	App No. P/2013/645	Type PriorNotif.Agric.Bld
Proposal	Prior notification under Schedule 2, Part 6 of The Town and Country Planning General Permitted Development Order 1995 for an agricultural building	
Location	Land south of Baran Road, Rhydyfro	
Decision	Prior Approval Not Required	
Ward	Pontardawe	

49	App No. P/2013/649	Type Screening Opinion
Proposal	Request for a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for a PV solar farm.	
Location	Pantymoch Farm, Penycae, Port Talbot, SA14 2UT	
Decision	EIA Not Required	
Ward	Bryn & Cwmavon	

50	App No. P/2013/658	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 3 (Code for Sustainable Homes 'Design Stage' assessment and related certification) planning permission ref: P2012/0366 granted on 20/09/12	
Location	Land adjacent to former, 24-25 Ochr Y Waun Road, Cwmllynfell, Swansea, SA9 2GA	
Decision	Approval with no Conditions	
Ward	Cwmllynfell	

51	App No. P/2013/667	Type Discharge of Cond.
Proposal	Submission of details under condition 76 of Planning Permission P2005/0393 (Approved on the 8/2/08) in respect of permanent traffic counters.	
Location	Former, Oil Refinery, Llandarcy, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

52	App No. P/2013/701	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) - Dormer extension to side elevation of roof.	
Location	20 Derwen Fawr, Cilfrew, Neath, SA10 8NX	
Decision	Issue Lawful Dev.Cert.	
Ward	Aberdulais	

53	App No. P/2013/732	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 10 (Materials) of planning permission ref: P2012/1150 granted on 23/07/13	
Location	Land adjacent to, 182 Heol Y Gors, Cwmgors, Ammanford	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwe	

54	App No. P/2013/733	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 11 (Scheme for re-location of bus shelter)) of planning permission ref: P2012/1150 granted on 23/07/13	
Location	Land adjacent to, 182 Heol Y Gors, Cwmgors, Ammanford	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwe	

55	App No. P/2013/747	Type Householder
Proposal	Lawful Development Certificate proposed single storey rear extension	
Location	3 Cwmdu Road, Cilmaengwyn Pontardawe, Swansea, SA8 4QU	
Decision	Issue Lawful Dev.Cert.	
Ward	Godre'rgraig	