

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
1ST OCTOBER 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N.PEARCE

INDEX OF REPORT ITEMS

PART 1 – Doc.Code: PLANDEV-011013-REP-EN-NP

SECTION A – MATTERS FOR DECISION

**1. PLANNING APPLICATIONS
RECOMMENDED FOR APPROVAL**

1.1	APP NO: P/2013/631	TYPE: Householder	Page Nos: 3-7	Wards Affected: Port Talbot
PROPOSAL:		Single storey rear extension		
LOCATION:		2 Tan Y Groes Street, Port Talbot, SA13 1ED		

1.2	APP NO: P/2013/750	TYPE: Householder	Page Nos: 8-14	Wards Affected: Rhos
PROPOSAL:		Single storey rear/side extension and extension to existing detached garage		
LOCATION:		162 Delffordd, Rhos Pontardawe, Swansea, SA8 3ER		

**2. PLANNING APPLICATIONS
RECOMMENDED FOR REFUSAL**

2.1	APP NO: P/2013/740	TYPE: Householder	Page Nos: 15-20	Wards Affected: Neath East
PROPOSAL:		Two storey side extension		
LOCATION:		7 Addison Road, Neath Neath Port Talbot SA11 2BB		

3. REQUEST FOR SITE VISIT

EAST PIT REVISED OPENCAST COAL SITE	Page Nos: 22-23	Wards Affected: GCG Cwmllynfell Lower Brynamman
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4. APPEALS RECEIVED	Page Nos: 24-25	Wards Affected: Glynneath Coedffranc North Neath South
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5. APPEALS DETERMINED	Page Nos: 26-31	Wards Affected: Blaengwrach Crynant Pontardawe
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SECTION B – MATTERS FOR INFORMATION

6. DELEGATED APPLICATIONS DETERMINED BETWEEN 3rd SEPTEMBER AND 23RD SEPTEMBER 2013	Page Nos: 32-46	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 6 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/2013/631	<u>DATE:</u> 30/07/2013
PROPOSAL:	Single storey rear extension
LOCATION:	2 Tan Y Groes Street, Port Talbot, SA13 1ED
APPLICANT:	Mrs Z J Mifta
TYPE:	Householder
WARD:	Port Talbot

BACKGROUND INFORMATION

Background This application is reported to Committee for determination as the applicant is related to an Elected Member.
Planning History: None
Publicity and Responses if applicable: Two neighbouring properties were consulted: No response Contaminated Land section – No objection subject to conditions
Description of Site and its Surroundings: The application property is a terraced property within an established residential street and backs onto a rear lane. It has an existing two storey rear projection and an existing single storey rear extension.
Brief description of proposal:

Full planning permission is sought for an irregular shaped single storey rear extension. The extension will measure 3 metres in length, a minimum width of 1.7 metres, a maximum width of 2.7 metres, and a maximum height under a flat roof of 2.8 metres.

A window will be sited in the southern side elevation serving the lobby and a window will be sited in the rear elevation serving the shower room.

The external materials will match those of the existing dwelling.

The extension will be sited adjacent to the boundary wall between the application site and no. 1 Tan y Groes Street; 2.4 metres from the 1.8 metre high boundary wall/fence between no. 3 Tan y Groes Street and 2.6 metres from the rear boundary wall and gates.

Material Considerations:

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

Policy Context:

Neath Port Talbot Unitary Development Plan:

Policy GC1 – New Buildings/Structures and Changes of Use;
ENV17 – Design;
The Household Extension Design Guide.

Visual Amenity:

In relation to visual amenity the external materials to be used in the single storey rear extension will match the existing dwelling and the proposed design will be in keeping with that of the existing dwelling house.

The rear garden within which the extension will be located is enclosed by a combination of 1.8 metre to 2.2 metre high boundary walls, fencing and gates. The rear garden is on two levels with the higher level being approximately 0.8 metres level above original ground level. It is screened by a high wall and closed board gates of approximately 2 metres in height along the rear boundary adjacent to the rear lane and as such the view of the proposed extension at 2.8 metres high, from the rear lane will be limited.

It is therefore considered that as the proposal will be single storey and sited solely to the rear of the dwelling, not visible from the street scene, and designed to be in keeping with the dwelling house to which it relates it would not have an unacceptable adverse impact on or detract from the character and appearance of the street scene and surrounding area.

Residential Amenity:

With regard to residential amenity the existing two storey rear projection and single storey rear extension project 8.5 metres from the main back wall of the dwelling. It should be noted that both adjoining properties have similar existing ground floor rear projections to the application property which project approximately 8.5 metres in length.

The proposed single storey rear extension together with the existing two storey rear projection and single storey rear extension will when combined project 11.5 metres from the main back wall of the dwelling house and as such it does not comply with the household extension design guide of 7.3 metres projection off the main back wall of the dwelling at ground level. However, this is a guide and each application is looked at on its own merit.

The proposed extension is to be sited on the rear elevation and will have a maximum height under a flat roof of 2.8 metres and will be sited adjacent to the 2.2 metre high boundary wall between the application site and the neighbouring property at no. 1 Tan y Groes Street. No windows will be sited on the northern side elevation facing this property.

Although the extension projects 11.5 metres from the main rear extension of the dwelling, which exceeds the 7.3 metre stated in the Household Extension Design Guide for ground floor extensions to terraced properties, as nos. 1 and 2 Tanygroes Street are 'handed', it therefore only projects 3 metres beyond the existing single storey rear extension on the neighbour's property in no. 1. Furthermore, the extension would be single storey and its maximum height would be 2.8 metres, which would ensure that the restricted massing of the building will not excessively overbear or overshadow the adjoining property, no. 1 Tan y Groes Street. For these reasons it is considered that it would not create any unacceptable overlooking, overbearing or overshadowing impacts on no. 1 and as such it would not have an unacceptable adverse impact upon the residential amenity of the residents of the adjacent dwelling.

The proposed extension will be sited approximately 2.4 metres from the boundary wall between the application site and no. 3 Tan y Groes Street and approximately 3 metres beyond the single storey rear extension of no. 3. A window will be sited in the southern side elevation of the extension serving a lobby. The existing 1.8 metre high boundary wall/fence will screen this window from the neighbouring property at no. 3 and as such will not have an adverse impact on this property in terms of overlooking. Furthermore due to its siting at a distance of 2.4 metres from the boundary and its limited height it is not considered to have an adverse impact on no. 3 in terms of overbearing or overshadowing issues.

Therefore it is considered that the proposed single storey rear extension will not have an adverse impact on residential amenity issues with regard to the adjacent neighbours.

Highway Safety (e.g. Parking and Access):

The proposed single storey extension is sited solely to the rear of the property and will not necessitate the provision of off street car parking. Furthermore the extension will not displace any existing car parking spaces and as such will not unacceptably impact upon highway or pedestrian safety.

Others (including objections):

The Contaminated land officer has raised no objection to this application subject to the imposition of a condition which advises on the procedures to be followed in the event that contamination is identified on site. Such a condition is recommended.

Conclusion:

The proposed single storey rear extension will not have a detrimental impact upon the amenities of residents within the adjoining dwellings, or upon the character and appearance of the surrounding area by virtue of its size, siting and design, nor will it adversely impact upon highway safety. Hence, the proposed development would be in accordance with Policies GC1, ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled 'A guide to Household Extensions'.

Recommendation:

Approve subject to the following conditions

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) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

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.

The proposed single storey rear extension will not have a detrimental impact upon the amenities of residents within the adjoining dwellings, or upon the character and appearance of the surrounding area by virtue of its size, siting and design, nor will it adversely impact upon highway safety. Hence, the proposed development would be in accordance with Policies GC1, ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled 'A guide to Household Extensions'.

<u>ITEM 1.2</u>	
<u>APPLICATION NO:</u> P/2013/750	<u>DATE:</u> 20/08/2013
PROPOSAL: Single storey rear/side extension and extension to existing detached garage	
LOCATION: 162 Delffordd, Rhos Pontardawe, Swansea, SA8 3ER	
APPLICANT: Leigh Hampton	
TYPE: Householder	
WARD: Rhos	

BACKGROUND INFORMATION

Background Information: Members should note that this application is reported to the Planning and Development Control Meeting at the request of Councillor A Thomas who has concerns over the overbearing impact the proposal would have over the neighbouring property.			
Planning History			
L79/0515	Single Storey Extension	Approved	18/09/79
Publicity and Responses if applicable: Cilybebyll Community Council – No Response 2 Neighbouring Properties were consulted: 2 letters of objection have been received which are summarised as follows: <ul style="list-style-type: none"> • The garage is only 3½ foot away from the objectors property and would take light from the bathroom window • The objector suggests moving the garage a few feet forward so that the garage is not in front of her window • The house extension would be 84cm from the boundary of the objectors dwelling and would cover 75% of the length of their rear garden making their garden enclosed like a prison exercise area 			
Description of Site and its Surroundings			

The application property is a detached bungalow which is sited on a corner plot in a large residential development. The dwelling has residential properties to the north and east while the remaining boundaries adjoin the highway.

The dwelling is finished in red brick with a grey tiled pitched roof and has white Upvc fenestration. The detached garage which is sited up the top end of the rear garden and is accessed off the cul de sac at the side of the dwelling is finished in grey render and has a fibre glass roof.

There is a small enclosed garden area to the front and side of the property, a path to the other side, and a parking space, small garden and garage to the rear of the dwelling.

Brief description of proposal (Eg. size, siting, finishes)

The application is for the construction of a single storey rear/side extension and an extension to existing detached garage.

The extension will accommodate an additional bedroom, a walk in wardrobe and an additional living room.

The extension will be constructed to the rear and part side elevation of the dwelling and will have the gable ended pitched roof of the rear extension facing towards the rear garden and the gable of the side extension facing the cul de sac at the side of the dwelling.

The rear extension will measure 7 metres in length, 4 metres in width and will rise to a height of 2.6 metres to the eaves and 4.4 metres to the ridge. The side projection will measure 1.7 metres in depth, 5.3 metres in width and will rise to 2.6 metres to the eaves and 4.4 metres to the ridge. The windows will be fitted to the front and side elevations only.

The garage will be widened and fitted with a replacement roof. It will measure 5.3 metres in length (an increase of 0.2 metres), 4.6 metres in width (an increase of 1.5 metres) and will rise to a height of 2.3 metres to the eaves rising to 3.6 metres to the ridge. There will be a garage door on the front elevation and a pedestrian door on the garden side elevation.

The extension will be finished in red brick, will have a grey tiled roof and white Upvc fenestration, the garage extension will be rendered in grey and have a fibre glass roof. These materials match the existing dwelling

and garage.

The proposal was discussed at the pre-application stage and the applicant reduced the extent of the extension.

Material Considerations

The main issues to be considered in the determination of this application are the effect of the proposal on the character and appearance of the area, residential amenity and highway safety, having regard to development plan policies.

Policy Context

Neath Port Talbot Unitary Development Plan:

GC1 – New Buildings / Structures and Changes of Use.

ENV17 – Design

Household Extension Design Guide

Visual Amenity

The proposed extension has been carefully designed to ensure that it is subordinate in design to the existing dwelling and will be finished in materials to match the existing dwelling. As a result the proposed extension is in keeping with the design and finishes of the dwelling to which it relates.

In terms of the streetscene, the siting of the extension on the rear of the property and road facing side of the property dictates that it will be visible from both the highway at the front of the dwelling and the highway to the side of the dwelling. However, for the reasons specified above, it is considered that the extension will not adversely impact upon the character and appearance of the streetscene. The extension to the garage is also exposed to views from both highways, however, it is considered that the alterations to the garage will improve its overall design to the benefit of the character and appearance of the streetscene.

Residential Amenity (Eg. Overlooking, Overbearance, Overshadowing)

With regards to any potential overlooking, windows are restricted to the

front and side elevations of the extension and no windows are proposed in the garage. Furthermore, the property is single storey and as such all windows will be at ground floor level and will face into the garden of the application property only. As a result it is considered that the proposed development would not result in any unacceptable overlooking of any neighbouring properties.

Turning to the issue of overbearance and overshadowing, the proposed extension to the dwelling will not unacceptably overbear or overshadow the neighbouring property at No 160 as there is a separation distance of 8.8 metres from the new extension to the side wall of this property, where there is only a bathroom window. With regard to the garage extension, the garage is sited close to the boundary between the two properties and even though the garage will be extended widthways this will be towards the applicants property and away from this neighbouring property and will only be extended by 0.2 metres in length. The only element of the garage proposal which could affect this neighbouring property is the replacement of a flat roof with a pitched roof. The eaves of the garage will remain at the same height but the roof will be raised by a further 1.3 metres. The effect of the height difference will be the same at the boundary and will increase as the separation distance increases, thus lessening the effect of the additional 1.3 metre increase. The neighbouring property is on a slightly higher ground level than the garage, this too will lessen the effect of the roof. The only window on the side elevation adjacent to the garage relates to a bathroom which is not a habitable room. It is considered therefore that the proposals will not unacceptably overbear or overshadow this neighbouring property.

With regard to the other neighbouring property (No 164), there is only a separation distance of approximately 2.1 metres between the application site and the side wall of this neighbouring property. The rear extension will project a further 4 metres from the existing rear wall of the application property and will be at a height of 2.6 metres to the eaves and will rise to a height of 4.4 metres in line with the main roof of the property. The garden of this neighbouring property rises in level as it extends in an easterly direction and measures approximately 11 metres in length along the boundary. Therefore the effect of the extension would be lessened as it extends. The extension will extend 4 metres of the 11 metre boundary. Whilst it is acknowledged that this is a single storey extension and the 45° rule as defined within our household design guide relates to two storey extensions, it should still be noted that the siting and size of the extension dictates that it complies with the 45° rule and will not therefore unacceptably impact upon the amenities of residents within that

property in terms of overbearance or overshadowing.

It is therefore considered that neither the proposed extension nor the extension to the garage and increase in height of the roof of the garage will unacceptably overlook, overbear or overshadow any neighbouring properties.

As a consequence, the amenities of neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide in addition to policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.

Highway Safety (Eg. Parking and Access)

The proposed extension will provide space for an additional bedroom and living room within this modest sized property. There is currently provision for two off street parking spaces which is considered to be sufficient to cater for the needs of this property as extended.

It is therefore considered that the proposal would not adversely affect highway and pedestrian safety.

Others (including objections)

Two letters of objection have been received from neighbouring properties the points of concern are listed below:

- **Garage is only 3½ foot away from the objectors property and would take light from the bathroom window** – This issue has been addressed under the residential amenity section within the report.
- **Objector suggests moving garage a few feet forward so that the garage is not in front of her window** – The proposal is for the extension of an existing garage not a new build. It is not therefore possible to request the relocation of the existing garage. Furthermore, the resiting of the garage moving towards the highway would result in the loss of an existing parking space in front of the garage.
- **The house extension would be 84 cm from the boundary of the objectors dwelling and would cover 75% of the length of their rear garden making their garden enclosed like a prison exercise area** – the extension is 1.6 metres away from the boundary of the neighbouring property and 2.1 metres away from

<p>the side elevation of this neighbouring property for a length of 4 metres, it is a single storey extension which has its eaves at 2.6 metres in height. The impact of the extension on the objector has been addressed under the residential amenity section within the report.</p>
<p>Conclusion:</p> <p>The proposals by virtue of their restricted size, together with their sensitive siting and design is such that they will have no unacceptable impact upon on highway safety, visual or residential amenity and as such accords with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled ‘A Guide to Household Extensions’. Approval is therefore recommended.</p>
<p>Recommendation:</p> <p>Approve, subject to the following conditions</p>

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason

In the interests of visual amenity.

(3)The use of the garage shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

In the interests of amenity and to clarify the extent of this consent.

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 that the proposals by virtue of their restricted size, together with their sensitive siting and design is such that they have no detrimental effect on highway safety, visual or residential amenity and therefore accord with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled 'A Guide to Household Extensions'.

2. PLANNING APPLICATIONS RECOMMENDED FOR REFUSAL

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2013/740	<u>DATE:</u> 08/08/2013
PROPOSAL:	Two storey side extension
LOCATION:	7 Addison Road, Neath, SA11 2BB
APPLICANT:	Mrs Beth Pwak
TYPE:	Householder
WARD:	Neath East

BACKGROUND INFORMATION

Background:

Members should be aware that this planning application has been called to committee at the request of Councillor Sandra Miller for the following reasons.

“The application estate known as Pencaerau is a typical build of the period with some additional features such as attic conversions etc. The properties directly aligned to the proposed extension are stepped through, and as such, it is my opinion that the development will not impinge on this design feature of the street scene, and will be in keeping with the character of the surrounding area.

TAN 12 indicates an acceptance of diversity in build, it also provides for flexibility in use. TAN 12 also asks for sustaining or enhancing local character, promoting quality, choice and variety.

As such, I believe that the design of the proposed 2 storey side extension is in keeping with the character of the street scene, and also sustains the area, and would therefore be in accordance with TAN 12”.

Planning History

None

Publicity and Responses if applicable:

This application has been advertised on site, and 2 neighbouring properties have been consulted by letter – No response received.

Neath Town Council – No objection.

Biodiversity – No objection subject to a condition.

Description of Site and its Surroundings

The application dwelling is located in a large residential area comprising of semi-detached and link properties. These designs typify the area as they share the same age, design, external finish and approximately the same sized curtilage.

The application dwelling is the last property in a link of 4 dwellings located on the corner of Addison Road and Greenwood Road. The property being sited in a corner position dictates that it fronts onto the crossroads which serves Addison Road to the front, and Greenwood Road to the side. The orientation of the dwellings is such that the existing southern side elevation of the host dwelling is level with the front elevations of the properties to the rear on the north western side of Greenwood Road.

A red brick wall of approximately 1m in height, surrounds the elevated front garden area, which incorporates access steps to the left of the front garden area. The side boundary comprises of a block wall which graduates in height as it extends upwards along the inclined boundary of the application site. The application property currently has a single storey rear extension, and a small garden shed.

Brief description of proposal (Eg. size, siting, finishes)

This application seeks planning permission for a two storey side extension. The extension will be set back a distance of 0.6m from the front elevation of the dwelling, and has a depth of 6.02m, bringing it in line with the rear elevation of the dwelling. The extension will project out from the side elevation of the dwelling by a distance of 3m. The roof is hipped in design at a height of 5m at eaves level and up to 6.7m at ridge level. The roof will be set down a distance of 0.3m from the ridge

level of the roof of the host dwelling.

The front elevation will incorporate a kitchen window at ground floor level, with a bedroom window above at first floor level, and the rear elevation will incorporate French Doors at ground floor level with an obscurely glazed en-suite window installed above at first floor level.

All materials and external finishes are in keeping with the dwelling to which they relate.

Material Considerations

The main issues to be considered in the determination of the application are the impact upon the residential amenity of the neighbouring properties, and the impact of the development upon the character and appearance of the street scene, highway safety and biodiversity having regard to prevailing planning policies.

Policy Context

Neath Port Talbot Unitary Development Plan:

GC1 – General Considerations

ENV17 - Design

Household Extension Design Guide

Welsh Government guidance document entitled Tan 12 (Design).

Visual Amenity

In terms of visual amenity, the proposed extension incorporates a design and finish which will match the existing dwelling house. As a result it is considered that the proposal will not undermine the overall appearance, design, proportions and finishes of the existing property.

The property however lies at a visually prominent junction, with the existing front and side elevations reflecting the building lines of the adjoining properties on both Addison Road and Greenwood Road, which as previously described, are made up of similar properties in a linear building pattern. As such, whilst the extension to the dwelling in isolation, appears to be an acceptable addition to this property, the specific location and setting of this dwelling, within the wider area needs to be considered.

The extension would project towards the side boundary of the property,

which would be beyond the front elevation of those properties located along Greenwood Road. As such when viewed in this wider context, it is considered that it would dominate the street scene, appearing as an incongruous and dominant form of development, out of character with the linear nature of the surrounding streetscene, and building pattern.

Furthermore, this situation is worsened by the application dwelling being mid way along the incline which is Greenwood Road. Therefore, when viewed from the eastern and lower end of Greenwood Road, the proposal will be perceived to be sited in an elevated prominent position, which obscures the properties at the western end of Greenwood Road. Alternatively, when viewed from the elevated western end of Greenwood Road, the proposed extension will interrupt the flow of the building pattern which extends through the crossroads fronting the application site to the lower end of Greenwood Road.

It is therefore considered that the proposed two storey extension by reason of its scale and siting, will result in the formation of a dominant and incongruous feature forward of the established building pattern of Greenwood Road, which would be to the detriment of the character and appearance of the street scene. As such, the proposal would be contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, and the overarching principals of good design as set out within the Welsh Government guidance document entitled TAN 12 (Design).

Residential Amenity (Eg. Overlooking, Overbearance, Overshadowing)

In terms of residential amenity, the siting of the proposed extension to the south eastern side elevation dictates that the development will be hidden from the adjoining property to the north west No.5. As such it is not considered that the development will impact upon the residential amenity of the occupiers of No.5 above and beyond that of the existing situation.

Furthermore, the property to the south east No.8 Greenwood Road, will be sited a distance of 15m away from the proposed extension and will be separated from the development by Greenwood Road. It is not therefore considered that the development will result in a negative impact upon the residential amenities of the occupiers of this property.

Turning to the property to the rear No.13, the topography of the area dictates that the development will be set at a lower ground level than the property to the rear in Greenwood Road. As such, given the 17m separation distance together with the differences in ground level it is not considered that the development will result in an overbearing and overshadowing impact upon the occupiers of No.13.

In respect of overlooking, the siting of windows in the front and rear elevations will ensure that there are no privacy issues posed by the development. This is due to there being a separation distance of 25m between the proposed windows and properties opposite in 4 Addison Road and 11 Greenwood Road. Whilst it is acknowledged that the rear windows will be a distance of approximately 17m away from the properties beyond, the outlook from the proposed rear windows would be over the side elevation of No.13 which does not benefit from any habitable room windows. Furthermore the first floor rear window will serve an en-suite and will therefore be obscurely glazed. As such, it is not considered that the development will impact upon the privacy of the neighbouring properties.

It is therefore considered that the proposed development will not result in a detrimental impact upon the residential amenity of the occupiers of the neighbouring properties in respect of overbearing, overshadowing and overlooking issues.

Highway Safety (Eg. Parking and Access)

Given that the development does not displace any of the existing car parking, it is considered that the development will not impact detrimentally on pedestrian or highway safety.

Biodiversity

The biodiversity section offers no objection to the development subject to the imposition of a condition detailing the correct procedure that should be undertaken should bats be found during the construction of the development.

Conclusion:

Whilst the proposed extension does not have an unacceptable impact upon residential amenity and highway safety it will result in the introduction of a dominant and incongruous feature which is forward of the established building pattern in Greenwood Road. The development would therefore be to the detriment of the character and appearance of the street scene, contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, with overarching principals of good design as set out within the Welsh Government guidance document entitled TAN 12 (Design).

Recommendation:

Refuse for the following reason

REASON FOR REFUSAL;

(1) The proposed two storey extension by reason of its scale and siting, will result in the formation of a dominant and incongruous feature forward of the established building pattern of Greenwood Road, which would be to detriment of the character and appearance of the street scene. As such, the proposal would be contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, and the overarching principals of good design as set out within the Welsh Government Policy document entitled Tan 12 (Design).

3. REQUEST FOR SITE VISIT

EAST PIT EAST REVISED OPENCAST COAL SITE

Background

Members will recall that the above opencast development located between the communities of Gwaun Cae Gurwen, Tairgrwaith, Brynaman, Rhosaman and Cwmllynfell, was the subject of an Enforcement Report to the Planning and Development Control Committee on 22nd January 2013. The report indicated that there was continued coaling operations at the site, contrary to a condition to the previous consent that limited the coaling period up to 30th November 2012. The report considered the potential need to take enforcement action.

It was resolved by that Committee to seek a cost/benefit analysis on a potential resolution to issue a Stop Notice on the site. A further report was made to the Planning and Development Control Committee meeting on 5th March where it was resolved not to take enforcement action subject to the Authority receiving a Section 73A application to seek retrospective consent for the continued coaling at the site.

That application was subsequently received on 3rd June 2013 and has a reference P2013/0530. Members will also recall that a separate application had been submitted in November 2012 and validated on 21st December 2012 for the continued coaling of the site, and an extension to the extraction area along with a revised restoration strategy for the site and post mineral development in the form of a Country park and built development. That application has a reference P2012/1073. These applications are summarised as follows:

P2012/1073

This hybrid planning application seeks consent for

- the continuation of coal extraction for five and a half years (from November 30 2012) to include the completion of coaling within the area granted in December 2004 which would result in some 1 million tonnes of coal being won and an extension to the existing coal extraction area by some 9.1

hectares north west of the existing boundary to win a further 630,000 tonnes of coal

- the reclamation of the land to a landform to include some re-grading of the existing overburden mounds, the creation of a Country Park, the retention of the opencast void to create a lake, some 53 hectares in area and the redevelopment of part of the site to include a 120 bedroom hotel, 78 holiday lodges, a diving centre and campsite (some 100 to 120 camping pitches) and ancillary development including a visitor centre
- the retention of the Gwaun Cae Gurwen railhead for the transportation of a minimum of 40% of the coal output by rail.

P2013/0530

The Section 73A application submitted seeks consent for:

the continued extraction of coal (retrospectively from 30th November 2012) for a further 3 years within the land permitted in 2004

- The creation of a landform using site overburden to restore the site in accordance with the strategy set out in the 2004 consent

It should be noted that two separate applications have also been received in August 2013 that also request the continued operation of the Gwaun Cae Gurwen Railpad. These applications are registered under references P2013/0802 and P2013/0803.

Purpose of this Report

The information provided above sets out the general principles of the applications currently being processed for the East Pit Opencast Coal Site and the ancillary operations at the Gwaun Cae Gurwen railhead. All applications are still subject to some additional information, publicity and the preparation of substantial and comprehensive reports to this Committee.

The operational site consists of a large and substantial area of development, approaching some 585 hectares in the case of

P2012/1073, and some 400 hectares for the S73A application under P2013/0530.

Recommendation:

Given the extent and nature of the site development, associated proximity to the surrounding communities and the features that are proposed within the above proposals, it is considered that a site visit is undertaken prior to the Committee's deliberations of all relevant issues and factors that relate to the applications.

For Decision

SECTION B – MATTERS FOR INFORMATION

4. APPEALS RECEIVED

Appeal Ref: A2013/0014 **Planning Ref:** P2013/0179

PINS Ref: APP/Y6930/A/13/2203679

Applicant: Mr John Smith

Proposal: Increase the ridge height of roof to create extra head room within first floor area, part demolition of existing building, erection of a two-storey side extension with juliet balcony and change of use of agricultural land to form garden area, car parking and driveway.

Site Address:

Oak Tree Farm
Drummau Road
Skewen
Neath
SA10 6NR

Start Date: 30/08/2013

Appeal Ref: A2013/0015 **Planning Ref:** P2012/0993

PINS Ref: APP/Y6930/C/13/2203739

Applicant: Mr M Shaffi

Proposal: Retention of existing shop-front plus retention and completion of flues to rear elevation.

Site Address:

51 Groves Road
Neath
SA11 1UU

Start Date: 03/09/2013

Appeal Ref: A2013/0016 **Planning Ref:** P2013/0519
PINS Ref: APP/Y6930/A/13/2204599
Applicant: Mr Peter Cooksey
Proposal: Demolition of existing agricultural outbuildings to facilitate construction of new Dwelling (Outline).

Site Address:
Wishing Well Farm
Drummau Road
Skewen
Neath
SA10 6NR

Start Date: 04/09/2013

Appeal Ref: A2013/0017 **Planning Ref:** P2013/0210
PINS Ref: APP/Y6930/A/13/2204611
Applicant: Mr T M Thomas
Proposal: Outline application for one dwelling including access.

Site Address:
Land Between
9 & 11A Heol Y Glyn
Glynneath
Neath
SA11 5AU

Start Date: 09/09/2013

5. APPEALS DETERMINED

Appeal Ref: APP/Y6930/A13/2199229 **Planning** P2012/1089

Applicant: Mr John Winkle

Proposal: Demolition of existing bungalow and replacement with two dwellings

Site Address: 33 Parish Road
Cwmgwrach
Neath

Start Date: 11/06/13

Decision Date: 9/9/13

Decision Code: Dismissed

The Inspector considered that the main issues are the effect of the development on the character and appearance of the surrounding area and to the living conditions of future occupiers of the properties by reason of noise and disturbance.

In terms of impact on the character and appearance of the surrounding area the Inspector acknowledged that the location of the second dwelling to the rear of the plot would not be dissimilar to the garages and outbuildings to the rear of existing properties in the area. Whilst some of these may be comparable in size to a small dwelling, they nevertheless remain part of the overall plot and are subsidiary to the main dwelling to which they relate in terms of their scale and the accommodation they provide. In these instances the main dwellings front Parish Road whereas the appeal proposal would create two individual plots and introduce a building which would be used as a separate dwelling to the rear of the line of existing dwellings which would significantly alter the pattern of development in the area. Whilst the ground level of the site of the proposed dwelling to the rear of the plot is slightly lower than the frontage development and as the proposed dwelling would be 1½ storeys and set amongst existing tree and shrub planting, views of the property from public viewpoints would be limited. However, glimpsed views of the property would be possible and these in conjunction with the creation of the driveway and the containment of the front plot would appear discordant within the existing pattern of residential development and contrary to Policies GC1, H3 and ENV17 of the Neath Port Talbot

Unitary Development Plan, 2008 (the UDP) and Technical Advice Note 12: Design

In terms of residential amenity, the Inspector concluded that although the proposed driveway would pass the dwelling proposed to the front of the plot, it could be designed to ensure that there would be no windows to habitable rooms facing the driveway and that the rear garden could be suitably enclosed to ensure that any disturbance to residents in their use of the rear garden from passing traffic would be minimised. As this arrangement is similar to existing properties in the vicinity of the site where the driveways to garages at the rear of the dwellings run along the boundaries with adjacent dwellings and given the volume of traffic generated by a single dwelling the Inspector considered that the volume of traffic generated by the dwelling proposed to the rear of the site would not generate a level of noise and disturbance sufficient to harm the living conditions of future occupants of the front property. On this basis the development would accord with Policies GC1, H3 and T1 of the UDP.

Nevertheless the Inspectors conclusion with regard to the living conditions of future occupants of the proposed dwellings was not judged to be sufficient enough to outweigh the concerns identified in respect of the effect of the development on the character and appearance of the area.

The appeal was subsequently dismissed.

Appeal Ref: APP/Y6930/A/13/2198110 **Planning:** P2012/1047

Applicant: Mr. Paul Gregory

Proposal: Detached building for storage and sale of agricultural products

Site Address: Land at Commercial Road
Rhydyfro
Pontardawe

Start Date: 16/05/13

Decision Date: 03/09/13

Decision Code: Dismissed.

The Inspector considered that the main issues were whether the proposal would accord with local policies concerning the effect of the development on the character and appearance of the area, its location within the open countryside and on highway safety.

In terms of the effect of the development on the character and appearance of the area, the Inspector noted that the character of the site had changed dramatically by the clearance work that had already taken place. However, it was considered that with sensitive landscaping and the use of appropriate materials the proposal could be successfully assimilated into its surroundings. The Inspector therefore considered that the proposal would not be detrimental to the character and appearance of the area and would accord with Policies GC1, GC2 and ENV1 of the UDP.

In terms of the sites location in the open countryside, the Inspector noted that Policy ENV1 of the UDP states that development which would be more appropriately located within a settlement or urban location rather than in the open countryside will be resisted. This is also a requirement of Policy EC5 which relates to employment within the countryside. It was noted that the Council named several locations within a short drive of the site which it considered would be suitable for the business. While the Inspector accepted that the applicant intended to trade in goods with a clear agricultural focus and that there would be demand from the agricultural community, he noted that there could also be demand from elsewhere.

It was also noted that Policy EC5 of the UDP requires that the development would create a long term economic and employment benefit for the local community. The Inspector considered that the scale of the benefits would not be significant enough or sufficient to outweigh the concerns regarding the location of the business in the open countryside.

The Inspector concluded that he was not satisfied that there were no suitable alternative sites within the area and that the business could not be accommodated within a local settlement and therefore the proposed development would be contrary to Policies ENV1 and EC5 of the UDP.

In terms of highway safety, the Inspector noted that he had been advised by local residents of two serious road traffic accidents at this location within the previous twelve months and that the Council confirmed that within a 10 year period ending in March 2012 nine personal injury accidents were recorded close to the site.

The Inspector considered that there was no definitive evidence that sufficient vehicular vision splays could be achieved to serve the access to the development within land under the control of the appellant or the Highway Authority, particularly to the north. The Inspector therefore concluded the development would fail to provide a safe and satisfactory access, to the detriment of highway safety and contrary to Policy T1 of the UDP.

The appeal was subsequently dismissed.

Appeal Ref: APP/Y6930/A/13/2196649

Planning: P2011/1054

Applicant: Mr R Jones

Proposal: Retention of Hydro power scheme including intake dam, pipe, turbine house, outfall and other associated works (Amended location plans received 11.09.12)

Site Address: Brynrhyg Farm
Bryn Awel
Crynant
Neath

Start Date: 18/04/13

Decision Date: 08/08/13

Decision Code: Allowed.

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a condition imposed by the Local Planning Authority. The development permitted by the Local Planning Authority was for the Retention of a Hydro power scheme including intake dam, pipe, turbine house, outfall and other associated works.

The Inspector noted that the condition in dispute was No 1 which stated that “The development is permitted for a temporary period only and, with the exception of restoration and after-care requirements, shall cease not later than 31st December 2017. It was also noted that the reasons given for the condition was “To monitor the impact of the development on the culvert adjacent to Brynawel Close and on flooding” .

The Inspector considered that the main issue was whether the disputed condition is reasonable or necessary.

The Inspector noted condition 4 of the planning permission which limited the scheme to a maximum discharge rate of 7 litres per second. The Inspected considered this flow rate was within the culvert’s capacity.

The Inspector also noted Circular 35/95 ‘The Use of Conditions in Planning Permissions’ [the circular] indicates that when a temporary permission is being considered in order to give a development a trial run, regard has to be given to the capital expenditure necessary to carry out the

development. It was noted that the hydro scheme had a design life in excess of 30 years and had required initial capital outlay and will incur future maintenance costs.

The Inspector therefore concluded that it was unreasonable to impose a condition that significantly limits the scheme's duration.

The appeal was therefore allowed.

SECTION B – MATTERS FOR INFORMATION

6. DELEGATED APPLICATIONS DETERMINED BETWEEN 3RD SEPTEMBER AND 23RD SEPTEMBER 2013

1	App No. P/2012/139	Type Vary Condition
Proposal	Variation of conditions 3 and 4 to allow an extension of time for the submission of reserved matters and the start of works on site of planning application P2008/1544 granted on the 03/04/09.	
Location	Land At, Maesteg Road, Bryn, Port Talbot	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

2	App No. P/2012/455	Type Discharge of Cond.
Proposal	Submission of details under Conditions 32 & 33 of Planning Permission P2005/0393 (Approved on the 8/2/08) in respect of Nutrient management plan, and field monitoring stations.	
Location	Former Llandarcy Oil Refinery, Llandarcy, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

3	App No. P/2012/859	Type Householder
Proposal	Detached garage	
Location	10 Church Place, Seven Sisters, Neath, SA10 9DB	
Decision	Approval with Conditions	
Ward	Seven Sisters	

4	App No. P/2013/73	Type Householder
Proposal	Detached garage.	
Location	Land Adjacent, 1 Back Drive, Lonlas, Neath, SA10 6SB	
Decision	Approval with Conditions	
Ward	Coedffranc North	

5	App No. P/2013/317	Type Full Plans
Proposal	Demolition of detached garage and construction of detached residential annexe	
Location	Hyfrydle, Camnant Road, Banwen, Neath, SA10 9LT	
Decision	Approval with Conditions	
Ward	Onllwyn	

6	App No. P/2013/369	Type Listed Building Cons
Proposal	Refurbishment of the existing roof and dormers including replacement of fibre cement tiles with welsh slate, new lead flashings, refurbishment of existing rainwater goods and painted timber sash dormer windows (application for Listed Building Consent).	
Location	Neath Post Office, 18-20 Windsor Road, Neath, SA11 1LT	
Decision	Approval with Conditions	
Ward	Neath North	

7	App No. P/2013/381	Type Householder
Proposal	Demolition of existing side extension, and construction of two storey side extension, first floor rear extension, raising the height of the existing roof incorporating three dormer windows to front elevation and one on the rear elevation, front porch, detached garage and widening of access to highway	
Location	60 Pontneathvaughan Road, Glynneath, Neath, SA11 5NR	
Decision	Approval with Conditions	
Ward	Glynneath	

8	App No. P/2013/389	Type Change of Use
Proposal	Change of use from Boxing/ Karate Club and Community Centre (Sui Generis) to a dwellinghouse (C3 Use), plus single storey side extension and insertion of velux windows within the roof.	
Location	50A Giants Grave Road, Briton Ferry, Neath, SA11 2LN	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

9	App No. P/2013/409	Type Advertisement
Proposal	Retention of 30 No. Non-illuminated banner, freestanding and hoarding advertisements.	
Location	Phase 1A, Coed Darcy, Llandarcy, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

10	App No. P/2013/438	Type Householder
Proposal	Two storey side extension, single storey side extension and new monopitch roof over existing porch	
Location	38 Albion Road, Baglan, Port Talbot, SA12 8BY	
Decision	Approval with Conditions	
Ward	Baglan	

11	App No. P/2013/443	Type Advertisement
Proposal	Free standing information board	
Location	River Bank opposite Fish Pass, Next to Cycle Trail, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

12	App No. P/2013/506	Type Outline
Proposal	Detached dwelling (Outline)	
Location	Land Part Of, 1 Quarry Place, Gwaun Cae Gurwen, Ammanford, SA18 1EY	
Decision	Refusal	
Ward	Gwaun-Cae-Gurwen	

13	App No. P/2013/509	Type Change of Use
Proposal	Use of part of residential property (C3) to Bed and Breakfast (C1) between the months of February to July and September to November	
Location	The Grange House Hafod Farm, Access Road To Hafod Farm From Bryn Access Road, Taibach, Port Talbot, SA13 2YR	
Decision	Approval with Conditions	
Ward	Taibach	

14	App No. P/2013/513	Type Full Plans
Proposal	Installation of 3 No. Air Conditioning units and 1 No. Condenser Unit within screened service area, plus 10 security bollards	
Location	Former Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2DX	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

15	App No. P/2013/536	Type Householder
Proposal	Single storey conservatory to side elevation and retention of decking to front elevation	
Location	16 Gelliceibryn, Glynneath, Neath, SA11 5ED	
Decision	Approval with Conditions	
Ward	Glynneath	

16	App No. P/2013/540	Type App under TPO
Proposal	Felling of poplar tree covered by Tree Preservation Order T238/A1	
Location	9 St Catherines Court, Baglan, Port Talbot, SA12 8AJ	
Decision	Approval with Conditions	
Ward	Baglan	

17	App No. P/2013/544	Type Full Plans
Proposal	Retention of Automated Teller Machine	
Location	Baglan Post Office, 121-123 Pentwyn Baglan Road, Baglan, Port Talbot, SA12 8EB	
Decision	Approval with no Conditions	
Ward	Baglan	

18	App No. P/2013/552	Type Householder
Proposal	Proposed glass panelled balcony	
Location	Tan Yr Allt Farm, Pheasant Road, Trebanos Pontardawe, Swansea, SA8 4DP	
Decision	Approval with Conditions	
Ward	Trebanos	

19	App No. P/2013/554	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 3 (Vehicle turning area) of planning permission ref: P2013/0428 granted on 10-Jun-2013	
Location	7 Mill Row, Pontardawe, Swansea, SA8 3AD	
Decision	Approval with no Conditions	
Ward	Pontardawe	

20	App No. P/2013/561	Type App under TPO
Proposal	Works to trees covered by TPO T96/W1 consisting of removal of branches to oak tree and felling of two sycamore trees	
Location	19 The Pines, Cilfrew, Neath, SA10 8AL	
Decision	Approval with Conditions	
Ward	Aberdulais	

21	App No. P/2013/563	Type Householder
Proposal	Demolition of single storey rear extension and outbuilding and the construction of part two storey part single storey rear extension.	
Location	21 Rugby Road, Resolven, Neath, SA11 4HH	
Decision	Approval with Conditions	
Ward	Resolven	

22	App No. P/2013/570	Type Householder
Proposal	Creation of 2 hardstandings.	
Location	Phelps House, Wagner Road, Sandfields, Port Talbot, SA12 7TU	
Decision	Approval with Conditions	
Ward	Sandfields West	

23	App No. P/2013/574	Type Full Plans
Proposal	External alterations consisting of additional window to side and rear elevation, railings and timber cladding of extenal storage.	
Location	Dalton Road Community Centre, Dalton Road, Sandfields, Port Talbot, SA12 6SF	
Decision	Approval with Conditions	
Ward	Sandfields East	

24	App No. P/2013/575	Type Advertisement
Proposal	Installation of non illuminated individually applied lettering.	
Location	Dalton Road Community Centre, Dalton Road, Sandfields, Port Talbot, SA12 6SF	
Decision	Advert Approved with Std Cond	
Ward	Sandfields East	

25	App No. P/2013/588	Type Full Plans
Proposal	Single storey rear extension to provide ancillary storage and retail space	
Location	Trebanos Service Station, 140-146 Swansea Road, Trebanos Pontardawe, Swansea, SA8 4BN	
Decision	Approval with Conditions	
Ward	Trebanos	

26	App No. P/2013/596	Type LawfulDev.Cert-Exist
Proposal	Use of property as a dwelling (Class C3) (Application for a certificate of existing lawful development)	
Location	Ty Mynydd Mawr, Penycae, Port Talbot, SA13 2UT	
Decision	Issue Lawful Dev.Cert.	
Ward	Port Talbot	

27	App No. P/2013/614	Type Full Plans
Proposal	Installation of play equipment and shelter.	
Location	Tennis Courts Recreational Ground, Neath Road, Bryn, Port Talbot	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

28	App No. P/2013/618	Type Screening Opinion
Proposal	Request for Screening Opinion under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999 for the physical exploration of disused airway and No. 21 level	
Location	Penhyddwaelod Farm, B4282 From Cwmavon To Bryn, Cwmavon, Port Talbot, SA13 2RB	
Decision	EIA Not Required	
Ward	Bryn & Cwmavon	

29	App No. P/2013/620	Type Full Plans
Proposal	Formation of 2.5m wide Pedestrian Footpath/Cycle-track on former railway track and other associated works including field gate, fencing and kissing gate	
Location	Disused Railway Line, Rear/Adjacent To Is-Y-Bryniau + Railway Terrace, Between A4068 Gwilym Road + Caedu Road, Cwmllynfell,	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

30	App No. P/2013/629	Type Change of Use
Proposal	Retain use of part of ground floor from Use Class D1 to coffee shop (Use Class A3)	
Location	Baglan Social Club, Lodge Drive, Baglan, Port Talbot, SA12 8UB	
Decision	Approval with Conditions	
Ward	Baglan	

31	App No. P/2013/630	Type Change of Use
Proposal	Change of use from dwelling (Use Class C3) to a care home (Use Class C2), demolition of existing carport and construction of a two storey side extension	
Location	Longlands House, Longland Lane, Margam, Port Talbot, SA13 2NR	
Decision	Approval with Conditions	
Ward	Margam	

32	App No. P/2013/632	Type App under TPO
Proposal	Works to 3 No. Oak Trees protected by Tree Preservation Order T204/A1 (reduction in canopy and removal of dead wood)	
Location	161 Delffordd, Rhos Pontardawe, Swansea, SA8 3EN	
Decision	Approval with Conditions	
Ward	Rhos	

33	App No. P/2013/634	Type Full Plans
Proposal	Construction of 31no. dwellings (substitution of house types on plots 46-57, 59-60, 66-84).	
Location	Land At, Cwmavon Road, Port Talbot, SA12 8RD	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

34	App No. P/2013/638	Type App under TPO
Proposal	Works to 1no. Beech tree (T2) covered by Tree Preservation Order T176 comprising of 20% crown thinning	
Location	54 Old Road, Baglan, Port Talbot, SA12 8TT	
Decision	Approval with Conditions	
Ward	Baglan	

35	App No. P/2013/646	Type Householder
Proposal	First floor rear extension	
Location	41 Velindre Street, Velindre, Port Talbot, SA13 1BX	
Decision	Approval with Conditions	
Ward	Port Talbot	

36	App No. P/2013/650	Type Screening Opinion
Proposal	Request for screening opinion under EIA regulations for the erection of 1no. wind turbine (100.0m high to tip.)	
Location	Perthigwynion Farm, Rhydyfro Road, Rhydyfro, Swansea SA8 4TA	
Decision	EIA Not Required	
Ward	Pontardawe	

37	App No. P/2013/664	Type Advertisement
Proposal	Non illuminated advertisement logo.	
Location	Tata Steel Works, Port Talbot, Abbey General Offices, PO Box 42, Port Talbot Works SA13 2NG	
Decision	Advert Approved with Std Cond	
Ward	Margam	

38	App No. P/2013/681	Type App under TPO
Proposal	Works to Sycamore tree Covered by Tree Preservation Order T276/T8 comprising of the removal and reduction of branches growing towards dwelling up to 3m, and a 15% crown reduction	
Location	10 Rhiwlas, Waunceirch, Neath, SA10 7RB	
Decision	Approval with Conditions	
Ward	Bryncoch South	

39	App No. P/2013/682	Type Discharge of Cond.
Proposal	Submission of details pursuant to condition 9 of planning permission ref. P2012/1140 (granted on 8/4/13) in respect of an archaeological watching brief.	
Location	Margam Country Park, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

40	App No. P/2013/683	Type Neigh.Auth/Nat.Park
Proposal	Erection of wind turbine (79m to the tip) with detached building and associated works (Consultation from the City and County of Swansea.)	
Location	Land at Swansea Bay Waste Water Treatment Works, Fabian Way, Swansea	
Decision	Objections	
Ward	Outside Borough	

41	App No. P/2013/692	Type Full Plans
Proposal	Change of use from retail (Use Class A1) to fitness centre (Use Class D2)	
Location	16 Alfred Street, Neath, SA11 1EF	
Decision	Approval with Conditions	
Ward	Neath North	

42	App No. P/2013/694	Type Householder
Proposal	Single storey rear extension and detached garage	
Location	88 Vivian Park Drive, Sandfields, Port Talbot, SA12 6RP	
Decision	Approval with Conditions	
Ward	Sandfields East	

43	App No. P/2013/698	Type Advertisement
Proposal	5 x Non-illuminated Free-standing V-Board Signs.	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

44	App No. P/2013/700	Type Full Plans
Proposal	External alterations consisting of the replacement of a window with a door in front elevation and access ramp	
Location	Unit B, Kenfig Industrial Estate, Margam, Port Talbot, SA13 2PE	
Decision	Approval with Conditions	
Ward	Margam	

45	App No. P/2013/704	Type Full Plans
Proposal	Vehicle washdown facility.	
Location	Service Response Centre, The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

46	App No. P/2013/706	Type Householder
Proposal	Two storey rear and single storey side extension (revisions to P2009/0721 approved 09/09/2009)	
Location	33 Bronywawr, Pontardawe, Swansea, SA8 4JY	
Decision	Approval with Conditions	
Ward	Pontardawe	

47	App No. P/2013/712	Type Advertisement
Proposal	Installation of 4no. free standing non illuminated advertisement sign.	
Location	Roundabout R18 at Dock Road/Oakwood Road, SA13 1HN	
Decision	Advert Approved with Std Cond	
Ward	Margam	

48	App No. P/2013/716	Type Householder
Proposal	Demolition of existing garage/existing single storey rear extension and proposed erection of single storey rear extension.	
Location	20 Vivian Park Drive, Sandfields, Port Talbot, SA12 6RT	
Decision	Approval with Conditions	
Ward	Sandfields East	

49	App No. P/2013/717	Type Advertisement
Proposal	Installation of 3no. free standing non illuminated advertisement signs.	
Location	Roundabout 7 Afan Way/Seaway Parade, Port Talbot SA12 7LR	
Decision	Advert Approved with Std Cond	
Ward	Baglan	

50	App No. P/2013/722	Type Householder
Proposal	Single storey rear extension	
Location	19 Min Y Coed, Glynneath, Neath, SA11 5RY	
Decision	Approval with Conditions	
Ward	Glynneath	

51	App No. P/2013/724	Type Householder
Proposal	Single Storey rear extension, single storey store extension.	
Location	11 Alder Road, Cimla, Neath, SA11 3NY	
Decision	Approval with Conditions	
Ward	Neath South	

52	App No. P/2013/728	Type App under TPO
Proposal	Works to Oak Tree covered by Tree Preservation Order T272/T28 comprising of a crown lift of 15% and reduce the length of the branches overhanging garden the garden of 28 Rowan Tree Close by 3m.	
Location	66 Rowan Tree Close, Bryncoch, Neath, SA10 7SQ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

53	App No. P/2013/731	Type Neigh.Auth/Nat.Park
Proposal	Consultation from Rhondda Cynon Taff CBC - Variation of conditions 2 and 4 of planning permission ref 09/1242/10 to continue te use of the existing access off the A4061 for a future period to 31st December 2019 (as part of an extension to the surface mine within Neath Port Talbot CBC and to allow the retention of the coal haulage road post cessation of surface mineral workings for use in association with the agricultural and other management of the land	
Location	Selar Opencast Coal Site, Nr Glynneath, Neath Port Talbot	
Decision	No Objections	
Ward	Blaengwrach	

54	App No. P/2013/742	Type Householder
Proposal	First floor rear and side extension	
Location	16 Sycamore Avenue, Cimla, Neath, SA11 3NT	
Decision	Approval with Conditions	
Ward	Neath South	

55	App No. P/2013/744	Type Householder
Proposal	Single storey conservatory to side elevation	
Location	81 Graig Road, Gellinudd Pontardawe, Swansea, SA8 3DS	
Decision	Approval with Conditions	
Ward	Alltwen	

56	App No. P/2013/751	Type Advertisement
Proposal	Internally illuminated Fascia sign, an internally illuminated projecting sign, and two internally illuminated ATM surround collars.	
Location	31 Queen Street, Neath, SA11 1DN	
Decision	Approval with Conditions	
Ward	Neath North	

57	App No. P/2013/756	Type Advertisement
Proposal	Retention of 2 Totem signs	
Location	The Bagle Brook, Pentwyn Baglan Road, Baglan, Port Talbot, SA12 8EB	
Decision	Advert Approved with Std Cond	
Ward	Baglan	

58	App No. P/2013/757	Type Householder
Proposal	Two-storey rear extension.	
Location	31 Glen Road, Neath, SA11 3DS	
Decision	Approval with Conditions	
Ward	Neath North	

59	App No. P/2013/760	Type Full Plans
Proposal	Insertion of 8 additional windows to the rear and side elevations.	
Location	Unit 23 Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot	
Decision	Approval with Conditions	
Ward	Baglan	

60	App No. P/2013/769	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (Scheme for Traffic Regulation Orders) of Planning Permission P2012/0658 granted on 03/05/13.	
Location	Neath Car Sales, Neath Road, Briton Ferry, Neath, SA11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

61	App No. P/2013/775	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 38 (complaints procedure) of P2009/1053 (DECC REF12.04.0926C) granted on 08/05/12	
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	
Decision	Approval with no Conditions	
Ward	Glyncorrwg	

62	App No. P/2013/776	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 45 (Method statement for control and management of invasive species) of P2009/1053 (DECC REF12.04.0926C) granted on 08/05/12	
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 and Port Talbot	
Decision	Approval with no Conditions	
Ward	Glyncorrwg	

63	App No. P/2013/781	Type Prior Notif.Demol.
Proposal	Prior notification for demolition of existing public toilet block	
Location	Public Toilet Block, Park Lane, Blaengwynfi, Port Talbot, SA13 3TD	
Decision	Prior Approval Not Required	
Ward	Gwynfi	

64	App No. P/2013/785	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 9 (Scheme for dealing with the disposal of surface water drainage) of Planning Permission P2013/0377 granted on 29/07/13	
Location	Land adjacent to, 2 Tudor Grove, Taibach, Port Talbot, SA13 2ST	
Decision	Approval with no Conditions	
Ward	Margam	

65	App No. P/2013/788	Type Discharge of Cond.
Proposal	Scheme under condition 16 of planning permission P2010/0655 and Condition 15 of planning permission P2010/0658 for road marking and signs at the crossing point at Gilfach Road.	
Location	Gilfach Quarry, Near Bryncoch, Neath SA10 8AD	
Decision	Approval with Conditions	
Ward	Bryncoch North	

66	App No. P/2013/789	Type Householder
Proposal	Single storey rear extension	
Location	13 FERNLEA PARK, BRYNCOCH, NEATH NEATH PORT TALBOTSA10 7SU	
Decision	Approval with Conditions	
Ward	Bryncoch South	

67	App No. P/2013/795	Type Neigh.Auth/Nat.Park
Proposal	consultation with respect to Bespoke Environmental Permit	
Location	Former BP Site, Baglan Bay,	
Decision	No Objections	
Ward	Baglan	

68	App No. P/2013/812	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 6 (means of enclosure) of Planning Permission P2004/1709 granted 15/03/05	
Location	Plot Adjacent To, 11 Woodland Road, Crynant, Neath, SA10 8RG	
Decision	Approval with no Conditions	
Ward	Crynant	

69	App No. P/2013/817	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for a single storey side extension	
Location	5 Heol Tonmaen, Resolven, Neath, SA11 4LW	
Decision	Issue Lawful Dev.Cert.	
Ward	Resolven	

70	App No. P/2013/821	Type Prior Notif.Minerals
Proposal	Prior notification under Class B, Part 22 (Mineral Exploration) of the General Permitted Development Order 1995 - for the development of 10 boreholes for the exploration of coal.	
Location	Various locations at Moel yr Hyrddod, Bryn Llydan, Coedcae Llywnfynnon, Mynydd Blaenantddu,, Cefn Mawr, land to the north of, Glyncorwg & SE of Resolven	
Decision	Prior Approval Not Required	
Ward	Resolven	

71	App No. P/2013/823	Type Prior Notif.Eccl.
Proposal	Repairs to Roof (Notification under Ecclesiastical Exemption)	
Location	St Catherines Church, Old Road, Neath	
Decision	No Objections	
Ward	Neath East	

72	App No. P/2013/824	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 2 (landscaping) and 3 (means of enclosure) of planning permission P2013/240 granted on 13/5/13	
Location	Land between, 52 Moorlands & Banwen Rfc, Dyffryn Cellwen, Neath, SA10 9HU	
Decision	Approval with no Conditions	
Ward	Onllwyn	

73	App No. P/2013/825	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 16 (Traffic Management Plan) of planning permission P2009/1053 (DECC Ref12.04.09.26 C) 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 Glyncorwg and to the East of Tonmawr, Port Talbot Neath Port Talbot	
Decision	Approval with no Conditions	
Ward	Glyncorwg	