

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

7th January, 2014

ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

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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 5 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/2013/1038	<u>DATE:</u> 22/11/2013
PROPOSAL:	RETENTION OF CONSERVATORY TO PRINCIPAL ELEVATION
LOCATION:	9 KENWAY AVENUE, CIMLA, NEATH SA11 3TU
APPLICANT:	Mr Rees
TYPE:	Householder
WARD:	Neath South

BACKGROUND INFORMATION

Reason for Committee Submission: The applicant is Cllr Peter Rees, who is Deputy Leader of the Council, and Cabinet Member for Education and Lifelong Learning.
Planning History None
Publicity and Responses if applicable: This application has been advertised on site, and 4 neighbouring properties have been consulted by letter – No response received Neath Town Council – No objection
Description of Site and its Surroundings The application property is a detached bungalow which is located in a close of residential dwellings that vary greatly in terms of their size, design and external finish. However, the immediate neighbouring properties are predominantly bungalows. The application dwelling is located in the far south western corner of

Kenway Avenue, and is set a distance of approximately 20m back from the building pattern of the properties within the close.

The application site and surrounding neighbouring properties benefit from boundary treatments which exceed 1.8m in height.

Brief description of the development

This application seeks planning permission for the retention of a UPVC conservatory which has been constructed upon the principal elevation of the dwelling.

The application dwelling is a “L” shaped bungalow which has been designed having a wing to the south of the dwelling which projects out a distance of 4.5m forward of the principal elevation.

The conservatory has been designed such, that it takes up the full width of the existing wing, a distance of 4.4m, and extends across the principal elevation for a distance of 2.5m. The roof is hipped in design at a height of 2.2m at eaves level, graduating up to 2.8m at ridge level.

The conservatory has been sited in front of the main access door into the property, and incorporates French Doors in the northern elevation fronting the driveway.

Material Considerations

The main issues for consideration with regards to this planning application is the impact of the proposal upon visual and residential amenity, and also highway and pedestrian safety having regards to prevailing planning policies.

Policy Context

Neath Port Talbot Unitary Development Plan:
Policy GC1 – New Buildings/Structures and Changes of use
Policy ENV17 – Design

The Household Extension Design Guide.

Visual Amenity

In terms of visual amenity, the development incorporates a design and finish which is in keeping with the existing dwelling house. As a result it is considered that the proposal has not undermined the overall appearance, design, proportions and finishes of the existing property.

Whilst it is noted that the conservatory has been constructed upon the principal elevation, the siting of the bungalow a distance of approximately 20m back from the building pattern of the properties in Kenway Avenue dictates that the conservatory for the most part is hidden from a public vantage point by the neighbouring boundary treatments, and has not therefore resulted in a detrimental impact upon the character and appearance of the area.

It is acknowledged that there are oblique views of the conservatory from the gardens of the immediate neighbouring properties, however, its sensitive design and finish will ensure that it will not adversely impact upon the visual amenity of the surrounding area.

It is therefore considered that the proposed development does not impact detrimentally upon the host dwelling nor will it detract from the character and appearance of the street scene and surrounding area.

Residential Amenity

In terms of residential amenity, the siting of the development to the north of the application dwelling has resulted in the conservatory being hidden from the properties to the south in Moorland Road, and the properties to the west in Kingdom-Owen Road by the application dwelling. As such, it is considered that the development has not impacted detrimentally upon the residential amenity of the occupiers of those properties above and beyond that of the previous situation.

Turning to the property to the east No.8, it is acknowledged that this neighbouring property is set at a slightly lower ground level than the application site. However, given the limited height of the development, together with the 4.5m separation distance, it is not considered that the development has resulted in an adverse overbearing or overshadowing impact upon the occupiers of No.8. Furthermore, whilst it is acknowledged that the conservatory is fully glazed, the development is for the most part hidden from the occupiers of No.8 by the existing 2m high wood panelled fence. As such, it is considered that the privacy of

the occupiers of this neighbouring property is safeguarded.

In respect of the impact of the development upon the property to the north east No.10, it is noted that this neighbouring property is sited a distance of 2.5m forward of the principal elevation of the application dwelling. This has resulted in the outlook from the conservatory being over the unarticulated section of the side elevation of this neighbouring property. Furthermore, given the presence of the existing boundary treatment, together with a 10m separation distance. It is not considered that the development has resulted in an adverse residential impact upon the occupiers of No.10.

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

Highway Safety

The proposed conservatory will not result in the displacement of any existing off street parking spaces nor will it impact upon visibility. As such, it is not considered that the development will result in a detrimental impact upon pedestrian and highway safety.

Conclusion:

It is considered that the proposed development does not have a detrimental impact upon residential amenity or upon the character or appearance of the street scene, and there is no adverse impact upon highway and pedestrian safety. Hence, the development is in accordance with Policy 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.

Recommendation:

Approval with No Conditions

RECOMMENDATION: Approval with No Conditions

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 does not have a detrimental impact upon residential amenity or upon the character or appearance of the street scene, and there is no adverse impact upon highway and pedestrian safety. Hence, the development is in accordance with Policy 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.

**2. APPLICATION DEFERRED TO PLANNING (SITE VISITS)
SUB COMMITTEE**
(NOTE: to be read in conjunction with the Minutes of the Sub
Committee meeting)

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2013/673	<u>DATE:</u> 05/11/2013
PROPOSAL:	ONE DETACHED DWELLING (ADDITIONAL TREE SURVEY RECEIVED 05.11.13)
LOCATION:	PLOT ADJACENT TO, 35 NEW ROAD, YNYSMEUDWY, PONTARDAWE SA8 4PJ
APPLICANT:	CPR Distribution
TYPE:	Full Plans
WARD:	Pontardawe

BACKGROUND INFORMATION

Members should note that this application was originally reported to the Planning and Development Control Committee at the request of Councillors Linet Purcell and Mike James on the grounds that the development may have an unacceptable impact upon highway and pedestrian safety.

The Planning and Development Control Committee on the 3rd December 2013, resolved to defer the application for a site visit to allow Members to assess the impact of additional vehicular movements associated with the development over and above those currently using the existing highway Network.

Prior to the December 3rd 2013 planning committee, the applicant's agent provided the following additional comments (included on amendment sheet):

- In highway terms the development will generate less traffic movements than the existing unauthorised use.
- The development has been carefully designed to provide adequate off street car parking and turning space.

- Visibility at the access way is good and complies with your adopted standards.
- The loss of the existing unauthorised car parking is not a material planning consideration as it is on private land and can be stopped at any time by the land owner
- There are therefore no highways reasons to refuse the application

In addition to the above, following the 3rd December 2013 Planning Committee and prior to the Committee site visit, the applicant's agent provided the following additional comments (included on committee site visit amendment sheet and summarised below):

- traffic and parking monitored since last committee at and around the site, including at peak times of the day when the primary school starts and finishes.

Findings:

- Except at peak times traffic flow along New Road is very light and even at peak times traffic is not heavy and the road is more than capable of accommodating significant additional traffic.
- The traffic priority scheme which has been introduced to the north of the site is quite effective in reducing traffic speeds. The straightness of the road and generally light traffic would inevitably have contributed to speeding in the past.
- The most cars observed parking at any one time was 7. Most conflict when cars turning within the site before leaving in forward gear and between vehicles and pedestrians both within the site and on New Road, with vehicles entering and leaving the site at the same time that parents and children are themselves entering and leaving the site, with other children and parents walking along the pavement at the front of the site which has a dropped kerb along its entire length.
- Significant amount of short term illegal parking near the main school at school drop off and pick up times. The existing school crossing patrol provides a very valuable safety function outside the main school. The further away from the main school however, the less indiscriminate the parking. The application site quite distant from the main school and adjacent to the nursery and reception block, an annex to the main school, which makes it particularly attractive for parents dropping off or picking up their children from

this annex, rather than the main school. There is also usually on street parking capacity in front of number 35 to 45 New Road at peak times.

- Traffic movements from New Road onto Old Road are extremely light and take place almost exclusively from the south rather than from the north. There is sufficient space for vehicles travelling from the north to turn acutely into Old Road when the mouth of the junction is clear. Vehicles travelling from the north obviously have the alternative of entering Old Road from its northern end.

Further Commentary:

- Existing use of the site for car parking is unauthorised and could be stopped and the site will shortly be enclosed to prevent its unauthorised use.
- Concerns about displaced car parking not material to this application
- Traffic generated by development would be minimal, New Road is adequately designed and accords with all adopted highway safety standards, existing junction at Old Road will not be affected and the development will improve pedestrian safety by reducing existing dropped kerb and provision of a new widened footway.
- three off street car parking spaces to be provided laid out to allow those vehicles to turn within the site before driving onto New Road.
- Private access rights maintained and improved
- Development will not unacceptably affect the health of the trees adjoining the site and Japanese knotweed will be treated

Conclusions

- Agree with the conclusions in report. No reasonable or sustainable reasons therefore to refuse the application.
- costs consequences at appeal of an unreasonable decision

In response, Officers consider the committee report adequately covers the above-mentioned issues which predominantly relate to highways and pedestrian safety. It is noted, however, that the agent has now confirmed that his client intends to enclose the site to preclude its use for informal parking.

Planning History:

P2004/0076 Three dwellings (Outline)

Refused 20/07/04

Publicity and Responses (if applicable):

The application was advertised on site and 3 neighbouring properties were consulted by letter. 6 responses have been received.

The objections can be summarised as follows:

- 1) Loss of parking for the Nursery School, resulting in increased on road parking, already very limited frequently blocking access and proving obstructive to traffic flow.
- 2) The lane is frequently used by HGV and service vehicles for reversing in order to access the hairpin bend into Old Road and there is a bus stop located at lane entrance
- 3) Nearby pedestrian crossing, frequently used by unsupervised children, on their way to school and to play area
- 4) A right of way exists behind the proposed building on which the landowner has erected some fencing and a small gate. The fencing was never completed properly and blew down within 2 years of erection.
- 5) Owners of properties 35 to 45 have access to the rear of their properties which crosses the proposed site. It has not been made clear on the plans the width of the area that will be allocated for said access. Plan showing rights of way is extremely unclear and does not appear to take into account the existence of a large mature tree extending from outside the wall of no 35 into the site. This access is crucial to these properties as the only alternative would be to park our vehicles on an already busy main road which leads us onto another safety issue (covered in point 6 below).
- 6) The area in question is situated next to Llangiwig Nursery School, a short distance from Llangiwig Primary School, where the already high volume of traffic at certain times of the day, coupled with a zebra crossing and a junction with Old Road presents traffic problems for large vehicles entering or leaving the junction. The junction has always presented problems, particularly when large agricultural vehicles and tractors try to exit Old Road. The corner is at an acute angle and visibility is thus very restricted. This section of the road can be exceptionally busy particularly at school time with views up and down the road can be quite restricted. Extra construction vehicles which would be required to build the

property would only add to an already difficult situation.

- 7) Large vehicles travelling down New Road from Ynysmeudwy and attempting to turn into Old Road often have to use the entrance of the proposed site to execute a turn due to the acuteness of the angle of the road.
- 8) There have been fairly recent accidents within the area. On one occasion a section of Dr Bowen's wall at number 35 was demolished by a car and more recently a neighbour's car was written off and my front wall damaged in another incident.
- 9) Not all trees have been taken into consideration in the tree survey
- 10) Damage to local flora and fauna
- 11) Disruption to water drainage especially run off during periods of heavy rainfall
- 12) Noise and general disruption due to proposed construction. The proximity of the proposed building (during its construction) to the nursery school presents a hazard to the parents and young children attending the school.
- 13) Further spread of the invasive Japanese Knotweed
- 14) Excavation of the soil bank supporting our side perimeter-wall has already been unlawfully, carried out resulting in structural compromise. Further damage is a concern.
- 15) The proximity of the proposed build resulting in lack of privacy and reduced light

In response to the 3rd December 2013 Committee report, the applicant's agent provided the following additional comments:

- In highway terms the development will generate less traffic movements than the existing unauthorised use.
- The development has been carefully designed to provide adequate off street car parking and turning space.
- Visibility at the access way is good and complies with your adopted standards.
- The loss of the existing unauthorised car parking is not a material planning consideration as it is on private land and can be stopped at any time by the land owner
- There are therefore no highways reasons to refuse the application

Pontardawe Town Council: Objection due to environmental and ecological sustainability (effect on mature trees)

British Waterways: No objection

Arboricultural Officer: No objection, subject to conditions

Contaminated Land: No objection subject to condition

Head of Engineering & Transport (Highways): No Objection subject to conditions.

Head of Street-care Services (Drainage): No Objection, subject to conditions.

Biodiversity Section: No objection, subject to conditions

Description of Site and its Surroundings:

The application site is an irregular shaped parcel of land located between number 35 New Road and Llangiwig Nursery School, Ynysmeudwy, Pontardawe.

The site measures approximately 34m in depth and has a frontage of 11m. The site is relatively flat in nature with only a modest decrease in levels from north to south, away from New Road. The land is currently used as an informal parking area and it is understood that it is regularly used by parents visiting the adjacent school. However, this is an informal arrangement / use which does not benefit from planning permission. The site is accessed directly from New Road and the same access that serves the site also provides rear access via an unmade lane to numbers 35 to 45 New Road.

A combination of railings and a stone wall enclose the application site to the west, all other boundaries are open with no existing means of enclosure present. The application site is bounded by an unmade lane to the east, open scrub and woodland to the south, Llangiwig Nursery School to the west and New Road to the north. An existing mature oak and beech tree are located close to the common boundary with Llangiwig Nursery School. It should be noted that these trees are not covered by a tree preservation order.

Members will note the planning history which indicates the site has been subject of a previous application for outline residential development which was refused on 20/07/04. However, it should be noted that this previous planning application related to a larger parcel of land which extended behind and beyond the rear boundaries of numbers 35, 37, 39 and 41 New Road and as such is not directly relevant to this planning application.

The application site is located within the H3 settlement limits as defined in the Neath Port Talbot Unitary Development Plan.

Brief description of proposal:

The application proposes the construction of a detached, three bedroom, dwellinghouse fronting onto New Road. It will have a roughly rectangular shaped footprint and will be sited approximately 12.9m back from the front boundary of the application site.

The proposed access is directly off New Road to the front boundary of the application site and parking for up to three vehicles is shown within the front curtilage of the property. Private amenity space will be provided to the rear of the site.

The proposed dwelling would have the approximate dimensions of 7.6m in width, 13.65m in depth and maximum height of 8.4m. The submitted plans indicate that windows will be sited all four elevations, including a Juliet balcony to the rear first floor elevation which will serve bedroom 1.

Material Considerations:

The main issues to be considered in the determination of the application are the principle of residential development on the application site, the impact upon the residential amenity of occupiers within the adjacent dwellings, the impact upon visual amenity and the character and appearance of the surrounding area, and the impact upon the highway safety of the existing road network.

Policy Context:

Neath Port Talbot Unitary Development Plan:

GC1	New Buildings/Structures and Changes of Use.
T1	Location, Layout and Accessibility of New Proposals.
ENV17	Design.
H3	Infill and Windfall Development within Settlements.
H4	Affordable Housing.
ENV4	Proposals affecting species protected by European or UK legislation
ENV5	Nature conservation

Policy H3 – the development of infill sites within settlement limits will generally be permitted on condition that there is no unacceptable loss of important open or green space; proposals either individually or in combination with existing commitments would not create unacceptable impacts on existing programmed infrastructure or community facilities; there will not be significant detrimental effect on the amenity of the existing residents of the area; and there would be no unacceptable highway implications.

Policy GC1 – Promotes new development subject to the satisfaction of criteria.

In the context of the current development plan policy framework, the site is located within the H3 settlement limits defined in the Neath Port Talbot Unitary Development Plan. Therefore, the principal of residential development is generally acceptable, provided there are no highway, amenity or other overriding objections.

With regards to the issue of affordable housing, as this application relates to one detached dwelling, Policy H4 (Affordable Housing) would not apply in this instance.

EIA Screening/Scoping Opinion & Habitat Regulations:

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

Visual Amenity:

The proposed development has been designed to be in keeping with the general character and appearance of existing neighbouring properties by using traditional proportions and finishes. Of particular note, the proposed dwelling has been designed to reflect the character of number 35 New Road in terms of its scale and massing together with its design details, proportions and roof design.

Furthermore, while the application site is not substantial in size, it is capable of accommodating the proposed dwelling without resulting in overdevelopment of the site or a cramped form of development within the existing street scene, thus having an effect on the character and appearance of the area.

In further support of the application, a street scene elevation plan has been submitted that indicates how the proposed dwelling would relate to number 35 New Road in terms of its height and design. It is considered that this plan demonstrates that the proposed dwelling relates well to number 35 and that the site can be developed without having an obtrusive impact on the surrounding area and street scene.

Detailed information in relation to the material finish of the proposed dwelling has not been submitted in support of this planning application. As such a condition can be imposed requiring samples of the proposed materials to be submitted prior to their use on site.

Therefore in terms of visual amenity, it is considered that the proposed dwelling will not adversely affect the character and appearance of the surrounding area and street scene.

Residential Amenity:

The application site is bounded by residential properties to the east (no.35 New Road) and Llangiwig Nursery School to the west. However, the only side facing window that serves a habitable room is a secondary window located to the east elevation serving bedroom 2. This window looks directly towards number 35 New Road. The submitted plans indicate that this window is to be fitted with obscure glazing and as such, subject to a condition that requires that this is undertaken prior to first occupation of the proposed dwelling, it is considered that there will be no unacceptable overlooking issues resulting from this window.

In respect of the front and rear facing windows, these windows comply with the authority's privacy standard that requires a minimum distance of 21.0m is maintained between habitable room windows directly facing each other.

Therefore given the above, it is considered that the existing residents within the properties opposite and to the side of the proposed dwelling will not be adversely affected in terms of loss of privacy.

In terms of overbearing, the proposed dwelling is sited at 5.7m away from the side wall of number 35 New Road which is to the east of the site and in excess of 10m away from the side wall of the main school building which is to the west of the site. These distances are sufficient to ensure that the development does not unacceptably overbear these properties/buildings. Furthermore the proposed dwelling has been sensitively sited within the plot to ensure that it does not adversely impact on the front or rear elevations of properties / buildings which bound the site.

As a consequence, it is considered that the development will safeguard the amenities of neighbouring residents and the occupiers of the adjacent school building.

Highway Safety (Access, Parking and Traffic flows):

The Head of Engineering and Transport (Highways Section) offers no objection to the proposal, subject to conditions.

Landscaping:

A small landscaped/garden area is proposed to the rear/side of the new property, which is considered adequate to serve the new dwelling.

Ecology (including trees & Protected Species):

The Authority's biodiversity officer has no objection to the proposed development subject to conditions.

In respect of arboricultural issues, there are no trees within or adjoining the application site that are protected by a Tree Preservation Order. However, trees make an important contribution as features in townscapes by virtue of their visual amenity value. As such, a tree survey has been conducted and submitted in support of the planning application. The survey identifies that no trees will be felled as a result of the proposed development. However, it also highlights three trees that may be affected by the proposed development. These trees include a beech and oak tree situated within the grounds of Llangiwig Nursery School to the west of the site and a Goat Willow located close to the double garage in the south west corner of 35 New Road.

The report concludes that the root protection areas of the trees would only be minimally affected by the footings of the proposed building and only to an extent that would have little or no effect on the health of the trees. The Authority's Arboricultural Officer has inspected the tree report and is generally happy with its findings subject to a requirement for some minor alterations to be made to the works proposed to the trees. These alterations can be covered by the submission of an arboricultural method statement prior to the commencement of development on site. As such, subject to this and other conditions ensuring the protection of trees during construction, it is considered that the development can be accommodated without having a harmful impact on the surrounding trees.

Flooding:

Not Applicable.

Pollution (air and ground):

The Authority's Land contamination section has no objection to the proposed development subject to the imposition of a condition dealing with unsuspected contaminated land.

Others (including objections):

The application was advertised on site and 3 neighbouring properties were consulted by letter. 6 responses have been received.

With regard to the comments expressing concern that the proximity of the proposed building will result in lack of privacy and reduced light. These issues have been addressed previously in the report where it was considered that there would be no unacceptable impact on residential amenity.

In respect to the issue raised concerning the excavation of an existing soil bank and resultant structural compromise. The application site does not immediately abut the wall in question and no works are proposed to this wall under this planning application. Any damage to this wall during construction of the development is a private matter between the two separate landowners.

Turning to the issues of noise, disruption and safety issues in relation to the school during construction. Such issues are considered to be temporary in nature any impact will be insignificant given the scale of the development. In relation to highway safety matters the highways officer has not requested a condition that regulates the hours of work on site or the submission of a construction method statement.

In respect of the issue raised concerning Japanese Knotweed. During the officer site visit Japanese Knotweed was observed and as such, a suitably worded condition can be imposed requiring that it is treated and eradicated prior to commencement of development on site.

With regards to the comments expressing concerns relating to highway and pedestrian safety. It should be noted that The Head of Engineering and Transport (Highways Section) has assessed the proposed development and offers no objection, subject to conditions.

In respect of the issues relating to the loss of parking for the nursery school and the concern that this will lead to highway and pedestrian safety issues. It is noted that the proposed development would result in the loss of an informal parking area currently used by parents dropping off and picking up children attending the adjacent nursery school. However, it is important to note that there is no planning permission in place for this parking area and it is therefore being used without consent. As such, it is not considered reasonable to refuse this application on the basis that it would result in the loss of informal parking spaces, especially given that the landowner could potentially stop vehicles using the site at any time by preventing access to it.

With regard to comments concerning the access lane that runs through application site which serves the rear of properties 35 to 45. It is noted that there is likely to be an established private right of way allowing vehicles to pass over this access lane. While the submitted plans indicate that this access lane partially falls within the application site, they also indicate that it will be maintained to a sufficient width (approximately 2.5m) to allow for continued use by vehicles. It should however be noted that any issue concerning private rights, such as a private right of way, are not material planning considerations and as such this is a private matter.

In respect of the issues raised concerning disruption to water drainage at the site. A drainage scheme has not been submitted in support of the planning application. However, a condition can be imposed requiring the submission to the Local Planning Authority of a detailed drainage scheme to be implemented on site. As such, it is considered that there would be no unacceptable impact on the existing drainage arrangement and potential for there to be an overall betterment of the existing situation.

Turning to the issues raised concerning potential damage to local flora / fauna and impact upon environmental and ecological sustainability (effect on mature trees). The Local Authority's Biodiversity Unit and Arboricultural Officer have issued their observations on the proposed development and have no objection, subject to the imposition of conditions.

Finally, in respect of the statement that not all trees have been taken into consideration in the tree survey. An additional tree survey was submitted to the Local Planning Authority on 05/11/13 that assessed a previously omitted Goat Willow tree located close to the south west corner of number 35 New Road.

Conclusion:

It is considered that the proposal represents an appropriate form of in-fill development consistent with the relevant development plan policies and one that will safeguard the amenities of neighbouring residents, visual amenity of the area and highway and pedestrian safety. Hence, the proposed development is in accordance with Policies GC1, H3, T1 and ENV17 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

Recommendation: Approval with conditions**RECOMMENDATION: Approval with 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) Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby permitted. Development shall be carried out in accordance with the approved details only.

Reason

In the interest of the visual amenity of the area.

(3) Unless otherwise agreed in writing, prior to works commencing on construction of the dwelling, a detailed drainage scheme, including measures to prevent surface water discharging onto or over the public highway, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of the dwelling, and retained as such thereafter.

Reason: To ensure satisfactory drainage of the site.

(4) Unless otherwise agreed in writing, foul water and surface water discharges shall be drained separately from the site.

Reason

To protect the integrity of the public sewerage system

(5) Unless otherwise agreed in writing by the Local Planning Authority, no surface water and land drainage run-off shall be allowed to connect/discharge (either directly or indirectly) to the public sewerage system.

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(6) Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the submitted plans, prior to the first occupation of the dwelling hereby permitted, details of the proposed design and finish of all proposed means of enclosures shall be submitted to and agreed in writing with the Local Planning Authority. The approved means of enclosure shall be erected on site in accordance with the agreed details prior to the first occupation of the dwelling, and retaining as such thereafter.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act 1990.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(8) Notwithstanding the details submitted and unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the proposed dwelling the window to the east elevation serving bedroom 2 shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

(9) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve 6 credits under category Ene1 if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010.

Reason

In the interests of Sustainability.

(10) Unless otherwise agreed in writing, prior to occupation of the dwelling hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason

In the interest of biodiversity.

(11) No development of the dwelling hereby approved shall commence until details of a Code for Sustainable Homes 'Design Stage' assessment and related certification certifying that Code Level 3 and 6 Credits under Ene1 are achieved if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010 have been achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(12) The dwelling hereby approved shall be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out in relation to it, and a Final Code Certificate has been issued for it certifying that Code Level 3 and 6 Credits under Ene1 have been achieved under Technical Guide April 2009, if the site was registered with a code assessor prior to 11th December 2010, or Level 3 plus 1 credit under Ene 1 are achieved if the site was registered with a code assessor either on or after the 11th December 2010 under the requirements of Code for Sustainable Homes Technical Guidance November 2010. The certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(13) 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.

(14) No development shall take place until an arboricultural method statement, (appropriate and specific to the approved scheme), to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree, has been submitted to and agreed in writing by the Local Planning Authority. If commencement of the development is delayed by more than 12 months from the date of the most recent arboricultural method statement, a further updated statement shall be undertaken, and submitted to and approved in writing by the local planning authority before development commences. The development shall be implemented in full accordance with the approved details.

Reason:

In the interest of clarity and good tree husbandry

(15) Unless otherwise agreed in writing by the local planning authority, all retained trees that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(16) There shall be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Local Authority.

Reason

To ensure the existing surface water drainage system is not compromised.

(17) Unless otherwise agreed in writing by the local planning authority, notwithstanding the details shown on the block plan and prior to first occupation of the proposed dwelling, the flank boundary opposite the garage for number 35 New Road shall be set back to a line measured at 7 metres from the front of this garage and the lane shall be maintained at 7 metres width along this section and retained and maintained as such thereafter.

Reason

To protect the amenity of the residents of number 35 New Road.

(18) Unless otherwise agreed in writing by the local planning authority and prior to occupation of the proposed dwelling the existing lane shall be surfaced in bituminous materials and for a minimum length of 15 metres from the kerbline onto New Road and maintained and retained as such thereafter.

Reason

In the interest of the amenity of residents.

(19) Prior to any building works commencing, the Fallopia Japonica (Japanese Knotweed) that is located on the site shall be treated and eradicated in accordance with the Natural Resources Wales Knotweed Code of Practice (Version 3, 2013).

Reason

In the interests of amenity, and to ensure that the treatment is carried out in accordance with recognised good practice.

(20) Unless otherwise agreed in writing by the local planning authority and notwithstanding the details shown on the block plan and prior to first occupation of the proposed dwelling the forecourt boundary onto New Road shall be set back to a line measured at 2.4 metres back from the kerbline and the area forward of this boundary shall be made up as

footway construction and shall be retained open and free for such use thereafter.

Reason

In the interests of highway safety by protecting the visibility out of the existing lane.

(21) Prior to first occupation of the proposed dwelling the three off street parking spaces as shown on the approved plans shall be constructed and hard surfaced in a permeable material. Three off street parking spaces shall be retained open and free for such use thereafter.

Reason

Highway safety by ensuring adequate and useable off street parking is provided.

(22) Any existing drainage pipe, highway drain or highway run-off entering, crossing or discharging onto the development site shall be accommodated into the site development works, by the developer. No building shall be erected over or within the safety zone of any culvert or watercourse.

Reason

To ensure the existing surface water drainage system is not compromised.

(23) Notwithstanding the submitted details, prior to commencement of development on site, details of the proposed finished floor levels of the development together with existing and proposed cross and longitudinal sections through the site, shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed details/levels unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.

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 proposal represents an appropriate form of in-fill development consistent with the relevant development plan policies and one that will safeguard the amenities of neighbouring residents, visual amenity of the area and highway and pedestrian safety. Hence, the proposed development is in accordance with Policies GC1, H3, T1 and ENV17 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

SECTION B – MATTERS FOR INFORMATION

3. APPEALS RECEIVED

Appeal Ref: A2013/0025 **Planning Ref:** P2012/0978

PINS Ref: APP/Y6930/A/13/2207752

Applicant: Mr Elliott Jones

Proposal: Two storey Detached Shed/outbuilding

Site Address: 60 Neath Road, Resolven, Neath

Start Date: 28/11/2013

4. APPEALS DETERMINED

a) Enforcement Appeals

Appeal Ref: A2013/0015 **Planning Ref:** P2013/0993

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

Applicant: Mr M Shaffi

Breach: Unauthorised building operation (2 flues on the rear elevation).

Site Address: 51 Groves Road, Neath

Start Date: 03/09/2013

Decision Date: 02/12/2013

Decision Code: The enforcement notice was corrected, and was also varied by the extension of the period for compliance to 6 months, but otherwise the appeal was dismissed and the notice upheld.

Members should note that an appeal was made by Mr Shaffi under the provisions of Section 174 of the Town and Country Planning Act 1990

against the service of an Enforcement Notice in respect of the above breach of planning control.

The breach of planning control, as alleged in the notice, was the undertaking of an unauthorised building operation. The requirement of the notice was to remove the two flutes (*stet*) to the rear elevation of the premises within 28 days after the date on which the notice took effect.

The Enforcement Notice alleged the undertaking of an unauthorised building operation. The Inspector considered this to be insufficiently precise but, nevertheless, felt that both the Appellant and the Council were aware that it related to the erection of 2 ventilation and extraction flues (not flutes) on the rear elevation of the appeal building. He considered it was within his powers to correct the allegation in the notice so as to refer specifically to these 2 flues without injustice to either the Appellant or the Council.

In respect of Ground (b), which is that the Enforcement Notice is a nullity or invalid, the Inspector noted that the section 176(2) of the 1990 Act allows for any informality, defect or error in a notice to be corrected so long as the neither the Appellant nor the Council would be caused injustice. The Inspector felt that the Appellant clearly understood the concerns of the Council, and the defect in the allegation could be corrected without injustice either to him or the Council. He corrected it to read as follows:

“The erection of 2 extraction and ventilation flues on the rear elevation of the building”.

On the basis that the notice was not either a nullity or invalid, the main issues in this appeal were: first, whether the breach of planning control alleged in the notice as corrected had occurred as a matter of fact; second, whether the steps required to comply with the notice are excessive, and lesser steps would overcome the objections; and third, whether the time given to comply with the corrected notice is too short.

Turning to the second main issue ground (f) - that there are lesser steps which would overcome the Council’s objections - the Inspector noted that both flues have been erected in order to meet environmental health standards. However, he acknowledged that it was wholly the Appellant’s decision to implement his hot food takeaway planning permission knowing that he would then be required to provide adequate extraction and ventilation equipment, but for which he did not have approval for the

erection of the necessary flue or flues on the outside of the appeal building. In the circumstances, the Inspector felt that the apparent need for either of the appeal flues on environmental health grounds did not justify their erection on visual impact grounds, as he felt they cause serious injury to the residential amenity of neighbours, and particularly of those at 55 Groves Road. He concluded that on the second main issue that the appeal should not succeed.

Turning to ground (g) - that the time given to comply with the corrected notice is too short - the Inspector noted that the provision of adequate extraction and ventilation facilities for the hot food takeaway is likely to be a complicated matter, and may not be possible, in which case this part of the Appellant's business may have to close. However, in order to provide a reasonable period for a solution to the extraction and ventilation problem to be found and implemented, and thus to safeguard jobs, he considered that a 6 months compliance period would be acceptable.

Members should also note that an application for costs was submitted by the appellant. However, the Inspector concluded that the Council did not behave unreasonably in issuing this notice and that the Appellant had not incurred unnecessary expense in dealing with its "poorly-worded but not fatally flawed allegation" as part of his appeal. Accordingly the Inspector did not make an award of costs.

b) Planning Appeals

Appeal Ref:	A2013/0016	Planning Ref:	P2013/0519
PINS Ref:	APP/Y6930/A/13/2204599		
Applicant:	Mr Peter Cooksey		
Proposal:	The erection of one detached dwelling (Outline)		
Site Address:	Wishing Well Farm, Drummau Road, Skewen, Neath SA10 6NR		
Decision Date:	17/12/2013		
Decision Code:	Dismissed		

The main issue in the determination of this appeal concerned whether the proposed development would be inappropriate within a Green Wedge,

and if so, whether the harm which such development would do to the Green Wedge or any other harm would be clearly outweighed by other considerations, so as to amount to the very exceptional circumstance necessary to justify the development.

The inspector was of the opinion that the development would be harmful to the rural character of the countryside. It did not fall into any categories of development permitted under Policy ENV1 of the Unitary Development Plan, which seeks to protect the countryside from unnecessary development. It would also conflict with planning policy aims of guiding development towards settlement limits and reducing traffic generation.

The development would have the effect of creating a run of three domestic dwellings fronting onto Drummau Road, each with associated residential paraphernalia, creating a short ribbon of residential development leading from the existing built-up area into the Green Wedge. This would tend towards the coalescence of settlements, would erode the edge of the existing urban form, cause encroachment into the countryside, and harm the rural setting of the existing urban area.

The very exceptional circumstances necessary to justify the development have not been demonstrated, and accordingly for the above reasons the Inspector dismissed the appeal, concluding that the proposed development would conflict with Unitary Development Plan Policies ENV1 and ENV2.

Appeal Ref:	A2013/0014	Planning Ref:	P2013/0179
PINS Ref:	APP/Y6930/A/13/132203679		
Applicant:	Mr John Smith		
Proposal:	Increase height of first floor and ridge of existing dwelling. Two storey side extension, provision of garden area, car parking and retention of access		
Site Address:	Oak Tree Farm, Drummau Road, Skewen, Neath SA10 6NR		
Decision Date:	17/12/2013		
Decision Code:	Allowed with conditions		

The main issue for consideration concerned the effect that the proposal would have on the character and appearance of the host building and surrounding area.

The Inspector was of the opinion that the proposed increase in accommodation was not unreasonable, given the limited nature of the existing provision. The Inspector did not consider the proposed garden area excessive in size and believed that the loss of this land from agricultural use is not a justifiable reason for refusing planning permission.

The car parking area and retention of access, whilst not included in the Councils Decision Notice, was also assessed by the Inspector, who in turn found no negative issues with this element of the proposal.

In allowing the appeal, the Inspector concluded for the above reasons that the proposal would not cause unacceptable harm to the character and appearance of the host building or the surrounding countryside.

Appeal Ref: A2013/0013 **Planning Ref:** P2012/0901

PINS Ref: APP/Y6930/A/13/2203700

Applicant: Mr M Davies

Proposal: Two storey side extension

Site Address: Llety'r Gof Farm, Cwmnantllwyd Road, Gellinudd

Decision Date: 12/12/2013

Decision Code: Allowed with conditions

The Inspector considered that the main issue for consideration concerned the impact the proposed extension would have on the character and appearance of both the existing dwelling and its setting.

The application site is a detached property set in its own large grounds. The Inspector acknowledged that the application site is outside settlement limits as defined in the Neath Port Talbot UDP and that the Authority has a policy of not normally allowing extensions exceeding the footprint or cubic content of the original building by more than 20% for dwellings in the countryside. The Inspector acknowledged that the property was

originally a redundant rural building which was extended well in excess of the 20% guideline granted by a consent granted in 2003, however he considered that it would be illogical to include this addition when calculating the footprint or cubic content as it would render the policy approach meaningless.

He considered that the Policy is in place to seek that properties should not be extended to a point where they undermine the proportions of the original building to the detriment of the character and visual amenity of the building and the surrounding countryside. As the proportions of the original dwelling were not readily apparent, he was unable to ascertain a clear demarcation between the original dwelling and the extended dwelling. The proposed extension, however, would be subservient in size, scale and mass to the dwelling and in these terms he concluded that it would not harm the character or appearance of the property.

With regard to the design, the Inspector considered that the glazed area and balcony would introduce elements of contemporary design but as they would appear as incongruous elements they would not harm the building's overall character as the building would not easily be seen from public viewpoints.

Therefore, in allowing the appeal he concluded that the proposal would not harm the character and appearance of the existing dwelling or the surrounding area.

**5. DELEGATED APPLICATIONS
DETERMINED BETWEEN 23.11.12 AND 30.12.13**

1	App No. P/2009/566	Type Discharge of Cond.
Proposal	PROPOSED WATER RESOURCES PROTECTION SCHEME UNDER CONDITION 53 OF PLANNING PERMISSION 06/853	
Location	CWM NANT LLEICI QUARRY, GELLIFOWY ROAD, PONTARDAWE, SWANSEA SA8 4TU	
Decision	Approval with no Conditions	
Ward	Pontardawe	

2	App No. P/2012/421	Type Full Plans
Proposal	Retrospective application for the diversion of a watercourse.	
Location	Aberpergwm Colliery, Engine Cottage Site, Glynneath SA11 5AJ	
Decision	Approval with no Conditions	
Ward	Glynneath	

3	App No. P/2012/853	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 13 (Improvement of access track) of planning permission P2008/0257 granted on 22/12/08	
Location	1 & 2 Clos y Sticle, SEVEN SISTERS, NEATH NEATH PORT TALBOT	
Decision	Approval with no Conditions	
Ward	Seven Sisters	

4	App No. P/2013/38	Type Outline
Proposal	Application for outline planning permission to demolish and replace the existing 8 industrial units with up to 34 residential units	
Location	ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 3DE	
Decision	Refusal	
Ward	Alltwen	

5	App No. P/2013/133	Type Full Plans
Proposal	Two dwellings (semi-detached).	
Location	LAND AT, GROVES ROAD, NEATH NEATH PORT	

TALBOTSA11 1YB	
Decision	Approval with Conditions
Ward	Neath South

6	App No. P/2013/300	Type Full Plans
Proposal Erection of 1no. Wind turbine (with a maximum tip height of 77m) together with the construction of an associated transformer station and substation building, access track and hardstanding and the installation of an underground grid connection line.		
Location Land at, Newlands Farm, Margam, Port Talbot		
Decision Approved subject to s.106		
Ward Margam		

7	App No. P/2013/356	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 50 (Ecological steering group) of P2009/1053 (DECC Ref 12.04.09.26 C) 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 Port Talbot		
Decision Approval with no Conditions		
Ward Cymmer		

8	App No. P/2013/367	Type Outline
Proposal Residential development of up to 10 dwellings (application for outline planning permission with access to be agreed).		
Location LAND OFF, MAES TY CANOL, BAGLAN, PORT TALBOT SA12 8UR		
Decision Approval with Conditions		
Ward Baglan		

9	App No. P/2013/397	Type Full Plans
Proposal Detached building incorporating 2 nos 2 bedroom apartments and new car parking area for existing adjacent flats.(Amended layout 19/8/13)		
Location LAND ADJCENT TO SAMUELS COURT &, 2-4 SAMUELS ROAD, CWMLLYNFELL, SWANSEA NEATH PORT TALBOTSA9 2GW		
Decision Refusal		
Ward Cwmllynfell		

10	App No. P/2013/405	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 3 and 4 (Land Contamination) of Planning Permission P2011/0203 granted on 25/07/11	
Location	FORMER GASWORKS, HOLLY STREET, PONTARDAWE, SWANSEA NEATH PORT TALBOTS A8 4ET	
Decision	Approval with no Conditions	
Ward	Pontardawe	

11	App No. P/2013/591	Type Full Plans
Proposal	Construction of 14 detached bungalows with associated access road, drainage and landscaping.	
Location	LAND AT, GRONOW CLOSE, COURT HERBERT, NEATH NEATH PORT TALBOT	
Decision	Approval with Conditions	
Ward	Dyffryn	

12	App No. P/2013/615	Type Discharge of Cond.
Proposal	Submission of details pursuant to Conditions 2 and 3 of planning permission ref. P2012/0882 (granted on 29/04/13) in respect of archaeology and a pollution prevention method statement.	
Location	Land at Mynydd Brombil, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Taibach	

13	App No. P/2013/657	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 28(Construction Method Statement) of P2012/0806 granted on 15/7/13 (AMENENDED CONSTRUCTION METHOD STATEMENT REC 14-10-13)	
Location	Land at, Graig Newydd, GODRE'R GRAIG, SWANSEA NEATH PORT TALBOT	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

14	App No. P/2013/690	Type Outline
Proposal	One detached dwelling (outline)	
Location	PLOT ADJACENT TO, 83A CHURCH ROAD, SEVEN	

SISTERS, NEATH SA10 9DT	
Decision	Approval with Conditions
Ward	Seven Sisters

15	App No. P/2013/702	Type Full Plans
Proposal	Detached outbuilding for use in association with existing holiday accommodation and to house a biomass renewable energy system and associated works	
Location	CILHENDRE FAWR FARM, WERNDDU ROAD, ALLTWEN PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 3HY	
Decision	Approval with Conditions	
Ward	Alltwen	

16	App No. P/2013/709	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 38 (Construction Method Statement) for the Innovation Hub approved under Planning Permission P2010/0222 on 31/08/12	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

17	App No. P/2013/710	Type Full Plans
Proposal	Change of use of existing garage and store to a 2-bed flat.	
Location	20 ST JOHNS TERRACE, NEATH ABBEY, NEATH NEATH PORT TALBOTSA10 7NA	
Decision	Approval with Conditions	
Ward	Dyffryn	

18	App No. P/2013/718	Type Discharge of Cond.
Proposal	Details to be agreed in association with conditions 45 and 82 (validation and topsoil/subsoil) of application P2005/0393 granted on the 8 Feb 2008	
Location	FORMER LLANDARCY OIL REFINERY, LLANDARCY, NEATH	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

19	App No. P/2013/783	Type Discharge of Cond.
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Proposal	Details pursuant to Condition 3 of Planning Permission P12/888 (Approved on the 4/12/2012) in respect of rock revetment improvement design.
Location	Former BP Transit Site, Fabian Way, Jersey Marine, Neath
Decision	Approval with no Conditions
Ward	Coedffranc West

20	App No. P/2013/793	Type Full Plans
Proposal	Retention of 1.2m high perimeter fence and proposed stables and tack room	
Location	Former site of, Abergarwed Service Station off B4242, Abergarwed, Neath	
Decision	Approval with Conditions	
Ward	Resolven	

21	App No. P/2013/815	Type Change of Use
Proposal	Change of use from stables to single holiday let (C3) and increase in width of existing access lane.	
Location	LONGLANDS FARM, PYLE, BRIDGEND NEATH PORT TALBOTCF33 6PU	
Decision	Approval with Conditions	
Ward	Margam	

22	App No. P/2013/818	Type Vary Condition
Proposal	Variation of condition 3 of Planning Application P2009/0447 granted on 08/02/2010 to allow for an extension of time for the submission of a replacement tree planting scheme.	
Location	CEFN LODGE NURSING HOME, 16 CEFN PARC, SKEWEN, NEATH NEATH PORT TALBOTS A10 6YR	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

23	App No. P/2013/857	Type Full Plans
Proposal	Detached dwelling (amended plans reducing size of dwelling)	
Location	Land adjacent to, 2 Tudor Grove, Taibach, Port Talbot NEATH PORT TALBOTS A13 2ST	
Decision	Approval with Conditions	
Ward	Margam	

24	App No. P/2013/862	Type Prior Notif.Demol.
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Proposal	Prior notification for demolition of VLN building
Location	Tata Steel, Abbey Works, Margam, Port Talbot SA13 2NG
Decision	Prior Approval Not Required
Ward	Margam

25	App No. P/2013/886	Type Full Plans
Proposal	One detached dwellinghouse.	
Location	Land rear of, 161 NEW ROAD, SKEWEN, NEATH NEATH PORT TALBOTSA10 6HD	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

26	App No. P/2013/887	Type Section 37 Elec Act
Proposal	Temporary works to overhead power lines (Notification under Electricity Act 1989: Overhead Line (Exemption)(England and Wales) Regulations 2009)	
Location	Land Near, National Grid Compound, Margam, Port Talbot	
Decision	No Objections	
Ward	Margam	

27	App No. P/2013/892	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for a single storey side extension	
Location	8 MAIN ROAD, ABERDULAIS, NEATH NEATH PORT TALBOT SA10 8HG	
Decision	Issue Lawful Dev.Cert.	
Ward	Aberdulais	

28	App No. P/2013/896	Type Outline
Proposal	One detached dwelling	
Location	LAND ADJACENT TO, 9 ADDISON ROAD, SANDFIELDS, PORT TALBOT NEATH PORT TALBOT SA12 6HJ	
Decision	Approval with Conditions	
Ward	Sandfields East	

29	App No. P/2013/898	Type Householder
Proposal	Retention of alterations to single storey side extension to provide a hipped monopitch roof, including an increase in eaves and ridge height and the installation of a roof light. (Amendment to works previously approved under planning application P2012/0387 approved on	

19/06/12).	
Location	50 BRYN CATWG, CADOXTON, NEATH NEATH PORT TALBOT SA10 8BG
Decision	Approval with no Conditions
Ward	Cadoxton

30	App No. P/2013/918	Type Full Plans
Proposal	Construction of part two storey, part single storey modular office building, detached materials storage building, side extension to existing mill workshop, Recladding to the main factory incorporating new windows on the South West elevation, detached cycle storage building and associated hardstanding, fencing, new access roads and car parking areas	
Location	FORMER ORION BUILDING UNIT 3A, KENFIG INDUSTRIAL ESTATE, MARGAM, PORT TALBOT NEATH PORT TALBOT SA13 2PG	
Decision	Approval with Conditions	
Ward	Margam	

31	App No. P/2013/920	Type Full Plans
Proposal	Portacabin	
Location	UNIT 2 BAGLAN INDUSTRIAL PARK, ABERAVON ROAD, ABERAVON, PORT TALBOT NEATH PORT TALBOT SA12 7DJ	
Decision	Approval with Conditions	
Ward	Aberavon	

32	App No. P/2013/924	Type Lawful Dev.Cert-Exist
Proposal	Certificate of Lawful Development for Existing Use as a Residential Dwelling	
Location	BLAEN BAGLAN FARM, BWLCH ROAD, BAGLAN, PORT TALBOT NEATH PORT TALBOT SA12 8YG	
Decision	Issue Lawful Dev.Cert.	
Ward	Baglan	

33	App No. P/2013/927	Type Full Plans
Proposal	Retention of ATM within the shop front	
Location	120 FAIRWAYS SUPERMARKET, FAIRWAY, SANDFIELDS NEATH PORT TALBOT SA12 7HR	
Decision	Approval with no Conditions	
Ward	Sandfields West	

34	App No. P/2013/934	Type Householder
Proposal	DETACHED TWO STOREY AND SINGLE STOREY ANNEXE FOR DISABLED PERSONS	
Location	TY'R HALEN COTTAGE, TYR HALEN ROW, BAGLAN, PORT TALBOT NEATH PORT TALBOTS A12 8BL	
Decision	Approval with Conditions	
Ward	Baglan	

35	App No. P/2013/935	Type Advertisement
Proposal	Retention of one internally illuminated fascia sign with two areas of external illumination by trough lights and internally illuminated ATM Signage	
Location	120 FAIRWAYS SUPERMARKET, FAIRWAY, SANDFIELDS, PORT TALBOT NEATH PORT TALBOTS A12 7HR	
Decision	Advert Approved with Std Cond	
Ward	Sandfields West	

36	App No. P/2013/941	Type Discharge of Cond.
Proposal	Details pursuant to condition 20 (Landscaping) of Planning Application P2013/0171 approved on 04/10/2013.	
Location	Land rear of, 102 CRYMLYN ROAD, SKEWEN, NEATH NEATH PORT TALBOTS A10 6DT	
Decision	Approval with Conditions	
Ward	Coedffranc West	

37	App No. P/2013/943	Type Householder
Proposal	Single storey side extension	
Location	2 NEW COTTAGES, MARGAM ORANGERY ACCESS LANE, MARGAM, PORT TALBOT NEATH PORT TALBOTS A13 2TA	
Decision	Approval with Conditions	
Ward	Margam	

38	App No. P/2013/945	Type Householder
Proposal	Two storey side extension plus access ramps to front door.	
Location	14 WOODVIEW, CIMLA, NEATH NEATH PORT TALBOTS A11 3BJ	
Decision	Approval with Conditions	
Ward	Cimla	

39	App No. P/2013/946	Type Discharge of Cond.
Proposal	Details to be agreed in associated within condition 26 (Verification Reports) of application P2013/0327 granted on 25 September 2013.	
Location	Land at, OCEAN VIEW, JERSEY MARINE, NEATH NEATH PORT TALBOT	
Decision	Approval with Conditions	
Ward	Coedffranc West	

40	App No. P/2013/949	Type Full Plans
Proposal	Single storey side storeroom extension	
Location	45 LLOYDS TERRACE, CYMMER, PORT TALBOT NEATH PORT TALBOTSA13 3HT	
Decision	Approval with Conditions	
Ward	Cymmer	

41	App No. P/2013/950	Type Householder
Proposal	Retention of a single storey rear conservatory extension	
Location	1 BRYNAMMAN ROAD, LOWER BRYNAMMAN, AMMANFORD NEATH PORT TALBOTSA18 1TR	
Decision	Approval with no Conditions	
Ward	Lower Brynamman	

42	App No. P/2013/955	Type Full Plans
Proposal	Single storey side/rear extension	
Location	ALMA LODGE CARE HOME, ALMA TERRACE, TAIBACH, PORT TALBOT NEATH PORT TALBOTSA13 1TN	
Decision	Approval with Conditions	
Ward	Taibach	

43	App No. P/2013/956	Type Full Plans
Proposal	4 Air to Air Heat Pumps to rear ground floor elevation of Church Hall, 2 metal security guards to enclose the 4 heat pumps and 3 Air to Air Heat Pumps to rear roof area of Church	
Location	SANDFIELDS METHODIST CHURCH, WESTERN AVENUE, SANDFIELDS, PORT TALBOT NEATH PORT TALBOTSA12 7NF	
Decision	Approval with Conditions	
Ward	Sandfields West	

44	App No. P/2013/964	Type Discharge of Cond.
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Proposal	Details to be agreed in association with Condition 25 (sub station) of P2009/1053(DECC Ref 12.04.09.26C) granted on 8/5/12
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncoirwg and to the East of Tonmawr, Port Talbot Neath Port Talbot
Decision	Approval with no Conditions
Ward	Glyncoirwg

45	App No. P/2013/966	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 38 of Planning Permission P2013/0455 (Approved on the 26/07/13) in respect of Construction Management Plan (ESRI)	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

46	App No. P/2013/974	Type Householder
Proposal	Single storey rear extension and proposed hardstanding	
Location	16 ST ILLTYDS CLOSE, BAGLAN, PORT TALBOT NEATH PORT TALBOTSA12 8BA	
Decision	Approval with Conditions	
Ward	Baglan	

47	App No. P/2013/975	Type Householder
Proposal	Single storey rear extension	
Location	71 FFYNNON DAWEL, ABERDULAI, NEATH NEATH PORT TALBOTSA10 8EN	
Decision	Approval with Conditions	
Ward	Aberdulais	

48	App No. P/2013/981	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 38 (Flood evacuation plan) of planning permission ref:P2012/0806 granted on 15-Jul-2013 (Amended Plan Rec 4-12-13)	
Location	LAND AT, GRAIG NEWYDD, GODRE'R GRAIG, SWANSEA NEATH PORT TALBOT	
Decision	Approval with no Conditions	

Ward	Godre'rgrraig
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49	App No. P/2013/982	Type Lawful Dev. Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for part demolition and construction of single storey rear extension and alteration of hipped roof to a gable roof.	
Location	JASMINE,, 5 CHURCH ROAD, YNYSMEUDWY, PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 4PS	
Decision	Not to Issue Lawful Dev. Cert.	
Ward	Pontardawe	

50	App No. P/2013/985	Type Householder
Proposal	Single-storey rear extension.	
Location	9 GLANNANT WAY, CIMLA, NEATH NEATH PORT TALBOTSA11 3YA	
Decision	Approval with Conditions	
Ward	Cimla	

51	App No. P/2013/988	Type Discharge of Cond.
Proposal	Schemes to discharge Conditions 71 (birds), 72 (bats), 73 (badgers) and 74 (water vole) of Planning Permission 2006/0853 granted on 15th April 2009.	
Location	CWM NANT LLEICI QUARRY, GELLIFOWY ROAD, PONTARDAWE, SWANSEA SA8 4TU	
Decision	Approval with no Conditions	
Ward	Pontardawe	

52	App No. P/2013/989	Type Householder
Proposal	Single storey side extension.	
Location	GLENDALE, COOK REES AVENUE, NEATH NEATH PORT TALBOTSA11 1JU	
Decision	Approval with Conditions	
Ward	Neath South	

53	App No. P/2013/991	Type Householder
Proposal	Single storey front and side extension.	
Location	2 SCHOOL ROAD, TONNA, NEATH NEATH PORT TALBOTSA11 3EJ	
Decision	Approval with Conditions	
Ward	Tonna	

54	App No. P/2013/999	Type Householder
Proposal	Retention of outbuilding and erection of new rear glazed canopy and erection of boundary fence to side elevation.	
Location	5 PEARSON WAY, NEATH NEATH PORT TALBOTSA11 2EJ	
Decision	Approval with Conditions	
Ward	Neath East	

55	App No. P/2013/1002	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 10 (Highway construction details) of application P2012/0171 granted on 4 Oct 2013.	
Location	Land rear of, 102 CRYMLYN ROAD, SKEWEN, NEATH NEATH PORT TALBOTSA10 6DT	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

56	App No. P/2013/1009	Type Householder
Proposal	First floor side extension	
Location	28 BRWYNA AVENUE, ABERAVON, PORT TALBOT NEATH PORT TALBOTSA12 6YY	
Decision	Approval with Conditions	
Ward	Aberavon	

57	App No. P/2013/1013	Type Full Plans
Proposal	Change of use from disused detached building (single storey) to Garage/Store for domestic use with car parking and a security perimeter fence	
Location	LAND ADJACENT TO, 9 PENRHYN STREET, TAIBACH, PORT TALBOT NEATH PORT TALBOTSA13 1LU	
Decision	Approval with Conditions	
Ward	Taibach	

58	App No. P/2013/1020	Type App under TPO
Proposal	Works to comprise of the pruning of 6 trees covered by Tree Preservation Order T314/W6.	
Location	LAND TO THE REAR OF, 11 CLOS ONNEN, COED HIRWAUN, PORT TALBOT NEATH PORT TALBOTSA13 2TZ	
Decision	Approval with Conditions	
Ward	Margam	

59	App No. P/2013/1023	Type Full Plans
Proposal	Demolition of existing changing rooms/kitchen block and construction of single storey rear kitchen extension	
Location	YSGOL GYNRADD GYMRAEG GWAUN CAE GURWEN, NEW ROAD, GWAUN CAE GURWEN, RHYDAMAN CASTELL NEDD PORT TALBOTS A18 1UN	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwe	

60	App No. P/2013/1026	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 29 (phasing plan) of P2012/0806 granted on 11-7-13	
Location	Land at, Graig Newydd, GODRE'R GRAIG, SWANSEA NEATH PORT TALBOT	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

61	App No. P/2013/1031	Type Lawful Dev. Cert-Prop.
Proposal	Certificate of lawful development (proposed use) for change of use from hospital (Class C2) to recovery centre for mental health patients (Class C2), ancillary training and administration facilities	
Location	YSBYTY GELLINUDD, LON CATWG, GELLINUDD PONTARDAWE, ABERTAWE CASTELL NEDD PORT TALBOTS A8 3DX	
Decision	Issue Lawful Dev. Cert.	
Ward	Rhos	

62	App No. P/2013/1039	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 31 (Travel Plan) of Planning Permission P2012/0658 granted on 03/05/2013.	
Location	NEATH CAR SALES, NEATH ROAD, BRITON FERRY, NEATH NEATH PORT TALBOTS A11 2AX	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

63	App No. P/2013/1041	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 19 (Speed	

reduction Scheme) of Planning Permission P2012/0171 (Approved on the 4/10/2013.)	
Location	Land rear of, 102 CRYMLYN ROAD, SKEWEN, NEATH NEATH PORT TALBOTS A10 6DT
Decision	Approval with no Conditions
Ward	Coedffranc West

64	App No. P/2013/1050	Type Full Plans
Proposal	Single storey extension to rear of property.	
Location	51 LONGFORD ROAD, LONGFORD, NEATH ABBEY NEATH PORT TALBOTS A10 7HE	
Decision	Approval with Conditions	
Ward	Dyffryn	

65	App No. P/2013/1051	Type Lawful Dev. Cert-Prop.
Proposal	Single storey side and rear extensions - Certificate of Lawful Development Proposed	
Location	104 ALBION ROAD, BAGLAN, PORT TALBOT NEATH PORT TALBOTS A12 8DB	
Decision	Not to Issue Lawful Dev. Cert.	
Ward	Baglan	

66	App No. P/2013/1055	Type Householder
Proposal	Single storey rear extension	
Location	67 VARTEG ROAD, YSTALYFERA, SWANSEA NEATH PORT TALBOTS A9 2EL	
Decision	Approval with Conditions	
Ward	Ystalyfera	

67	App No. P/2013/1063	Type Lawful Dev. Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development Proposed	
Location	128 VICTORIA ROAD, SANDFIELDS, PORT TALBOT NEATH PORT TALBOTS A12 6AR	
Decision	Issue Lawful Dev. Cert.	
Ward	Sandfields East	

68	App No. P/2013/1064	Type Lawful Dev. Cert-Prop.
Proposal	Certificate of Proposed Lawful Development for the	

demolition of an existing detached garage and erection of a single-storey rear extension.	
Location	47 CIMLA CRESCENT, CIMLA, NEATH NEATH PORT TALBOTSA11 3NN
Decision	Issue Lawful Dev.Cert.
Ward	Neath South

69	App No. P/2013/1067	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (materials) of planning permission ref: P2012/0753 granted on 29/08/13	
Location	39 SWANSEA ROAD, PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 4AL	
Decision	Approval with no Conditions	
Ward	Pontardawe	

70	App No. P/2013/1068	Type Full Plans
Proposal	Demolition of single storey toilet extension and erection of single storey rear extension	
Location	GWYN ARMS, GWYNS PLACE, ALLTWEN PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 3AJ	
Decision	Approval with Conditions	
Ward	Alltwen	

71	App No. P/2013/1069	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 33 (traffic signage) of P2012/0806 granted on 11-7-13	
Location	Land at, Graig Newydd, GODRE'R GRAIG, SWANSEA NEATH PORT TALBOT	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

72	App No. P/2013/1072	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 4 (External joinery) of planning permission ref: P2012/0753 granted on 29/08/13	
Location	39 SWANSEA ROAD, PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 4AL	
Decision	Approval with no Conditions	
Ward	Pontardawe	

73	App No. P/2013/1078	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 12 (Code for sustainable homes) of planning permission ref: P2013/0857 granted on 27/11/13	
Location	Land adjacent to, 2 Tudor Grove, Taibach, Port Talbot NEATH PORT TALBOTSA13 2ST	
Decision	Approval with no Conditions	
Ward	Margam	

74	App No. P/2013/1096	Type PriorNotif.Agric.Bld
Proposal	Prior notification under Part 6 of the General Permitted Development Order 1995 for a detached agricultural building	
Location	LAND NORTH OF, BARAN ROAD, RHYD Y FRO,	
Decision	Prior Approval Not Required	
Ward	Pontardawe	

75	App No. P/2013/1097	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for the extension of an outbuilding	
Location	226 SWANSEA ROAD, TREBANOS PONTARDAWE, SWANSEA NEATH PORT TALBOTSA8 4BX	
Decision	Issue Lawful Dev.Cert.	
Ward	Trebanos	

76	App No. P/2013/1110	Type Discharge of Cond.
Proposal	Details in association with Condition 3 (design stage code certification) of planning permission P2013/104 (approved on the 20/06/13)	
Location	Land at, 58 CARDONNEL ROAD, SKEWEN, NEATH NEATH PORT TALBOTSA10 6BS	
Decision	Approval with no Conditions	
Ward	Coedffranc Cent	

77	App No. P/2013/1122	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 NEATH PORT TALBOTSA18 1YD	
Decision	Approval with no Conditions
Ward	Gwaun-Cae-Gurwe