

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**11<sup>TH</sup> MARCH 2014**

**ENVIRONMENT**

**REPORT OF THE HEAD OF PLANNING – N.PEARCE**

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**PART 1 – Doc.Code: PLANDEV-110314-REP-EN-NP**

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RECOMMENDED FOR APPROVAL**

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### **Human Rights Act**

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

### **Background Papers**

The relevant background papers for each of the planning applications listed in sections 1 to 3 above are contained in the specific planning applications files and documents listed in Background Information in each individual report. The contact officer for the above applications is Nicola Pearce.

## SECTION A – MATTERS FOR DECISION

### 1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

<b><u>ITEM 1.1</u></b>	
<b><u>APPLICATION NO:</u> P/2013/889</b>	<b><u>DATE:</u> 28/01/2014</b>
<b>PROPOSAL:</b> Change of use from nursing Home to 8 self contained residential apartments.	
<b>LOCATION:</b> Brombil House Nursing Home, 22 London Road, Neath, SA11 1LE	
<b>APPLICANT:</b>	<b>Mr Grant Carlson</b>
<b>TYPE:</b>	<b>Change of Use</b>
<b>WARD:</b>	<b>Neath North</b>

#### **Committee:**

The application could be considered to represent a Departure from Policy EC4 of the Unitary Development Plan and is therefore reported to Committee.

#### **Planning History:**

**1988/0291** – Change of use from family home to residential home: Approved – 26/08/1988

**1989/0798** – Construction of an office: Approved – 26/01/1990

**1992/0423** – Rear extension: Refused – 17/12/1992

**1994/0565** – Extension to office: Approved 19/01/1995

#### **Publicity and Responses if applicable:**

The application has been advertised in the Press as a Departure from the Development Plan, with two site Notices displayed at the site. Two individual properties have been notified. To date no representations have been received.

Head of Engineering and Transport (Highways): No objections  
Neath North Ward: No reply received

Community Care and Housing Services: No objections  
Head of Engineering and Transport (Drainage): No objections

**Description of Site and its Surroundings:**

The application premises is the Brombil Nursing Home, located at 22 London Road, Neath. The site consists of a two-storey building set at the end of a long terrace of commercial properties fronting the Western flank of London Road, within Neath town centre. The properties along this frontage of London Road are all set back from the highway by a wide forecourt which allows surface and level car parking.

The property lies adjacent to The Rectory (no. 23) , which is set within its own garden grounds to the immediate south of the property, whilst adjoining to the north lie a range of offices (no. 21). The properties extend back across the full depth of the curtilage to a rear flank overlooking Rectory Road. The rear of the property accommodates a short rear yard, along with rear emergency fire escapes and service doorways.

The side perimeter of the site with The Rectory is marked by a high boundary wall with scrub vegetation, which acts to partially screen the side of the former Nursing Home from the neighbouring property.

**Brief description of proposal:**

The application seeks full planning permission to change the use of the building from a 17 bedroomed Nursing Home into 8 self contained residential apartments, comprising 2 number studio flats, 3 one bedroomed flats and 3 two bedroomed flats spread over the two floors.

No external works are proposed to the existing structure. Parking will be provided within the site boundary for up to 7 cars as well as bin and cycle stores.

**Material Considerations:**

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

## **Policy Context:**

### **Neath Port Talbot Unitary Development Plan**

Policy GC1 New buildings/structures and changes of use

Policy EC4 Financial and Professional Uses

Policy H4 Affordable Housing

Policy ENV17 Design

Policy H6 Conversions to and subdivision of dwellings and other premises

Policy T1 Location, layout and accessibility of new proposals

The existing building lies within an area identified by Policy EC4 of the Unitary Development Plan whereat Financial and Professional Uses will be “favourably considered”. The authorised use of the premises as a Nursing Home falls outside of such uses, and it is understood that the premises has been vacant for a considerable amount of time and has not attracted any financial and professional uses. In respect of the latter, it is clear that the large size of the building would require it to be subdivided to accommodate such favoured uses.

Given that the proposed use is not materially different to a nursing home insofar as it retains an element of the current residential character of the building, it is considered that the proposal would not undermine the objectives of the Policy nor represent an unacceptable use in principle. Nevertheless, Members should note that the application was advertised as a departure from the Development Plan.

Policy H6 favourably considers proposals to convert premises to provide flats subject to certain criteria.

The proposal is considered to improve the character of the area as well as increasing the vitality of the Town Centre as it will provide a use to a building that has been vacant for some time and is falling into a state of disrepair as well as being subject to recent anti-social activities and crime. The design of the proposal has also been mindful to ensure the amenities of adjacent dwellings are not adversely affected, an issue that is expanded upon below under ‘residential amenity’. The effects on parking and programmed infrastructure are also considered acceptable as discussed below.

Policy H4 of the Neath Port Talbot Unitary Development Plan specifies a requirement, where a need can be demonstrated, for an element of

affordable housing. In this area there is an identified need, and as such a requirement for a minimum of 20% of the properties on site to be affordable, whether low cost for sale or social housing, will be a requirement for any development proposal on this site as it is in excess of the 2 unit cut off point this Authority is enforcing at this time.

In respect of securing affordable housing provision, Planning Policy Wales is relevant, and Technical Advice Note 2, Planning and Affordable Housing, 2006, states;

*“both planning conditions and obligations may be used, where justified, to achieve the development and use of land in a way that contributes to meeting the identified need for affordable housing and to achieving mixed and sustainable communities.”*

In this case the applicant has provided an extensive package of information which has been assessed by the Estates section, and the District Valuer. The applicant has proven that the provision of any affordable housing on the site would affect viability of the site significantly. The Local Authority Estates Department concurred with the applicant that as the premises has an existing use as a Nursing Home, the value paid for the building is considered appropriate. The Estates Department readjusted the market values of the flats and the build costs, and whilst this did substantially reduce the negative residual value of the development, there is still a loss. Subsequently they were of the opinion that this development could not support Affordable Housing.

Following any grant of planning permission, if after one year, only a proportion of the approved units have been converted/constructed on site, the developer will be required to submit a new viability assessment for the undeveloped remainder of the site. If the new viability assessment shows that the remainder of the site is still considered to be economically non-viable, then the developer will be required to submit a new viability assessment every 12 months until construction has been completed on the whole of the site. Moreover, if the developer starts construction 12 months after the receipt of planning permission, they will be required to submit a new viability assessment for the whole site. If a new viability assessment is required for either the whole or part of the site, the assessment must be approved in writing by the Local Planning Authority before occupation can take place of any development not completed before the viability assessment requirement date. If an assessment demonstrates that the site is economically viable and provides a profit level that the Local Planning Authority considers to be in excess of what

is a reasonable profit (as referred to in the Affordable Housing Viability Assessment Procedures document), then 20% (or a percentage agreed between the Local Planning Authority and the developer) of the assessed dwellings will be provided as affordable housing on site or an equivalent financial contribution will be paid to the Local Planning Authority for the provision of off-site affordable housing in accordance with the requirements of the Supplementary Planning Guidance document entitled Affordable Housing and in accordance with an agreed programme of works.

### **Visual Amenity:**

There are no external alterations proposed, with the appearance of the property remaining unchanged. There is provision for a cycle store and bin storage to the rear and the formalisation of parking on the existing hardstanding located to the front of the site. The submitted plans also provide for bin storage to the front of building facing onto London Road. The position of bin stores at this location is considered to have an adverse impact on the character and appearance of the streetscene as well as the building itself, while also having an adverse impact upon the ability to safely manoeuvre within the site. Accordingly, a condition is recommended which requires all bin stores to be located at the rear of the application site. Therefore provided this condition is adhered to there is not considered to be any adverse affect on visual amenity as the character and appearance of both the applicant property and streetscene remain largely as in situ.

### **Residential Amenity:**

The ridge levels and massing of the premises are not subject to any alterations, therefore the impact of the property on adjacent premises remains unaltered. The windows in the side elevation which face The Rectory, do not serve any habitable room windows. With regard to the neighbouring property on the opposite side, this is not a residential premises and the windows which look out onto the area of hardstanding (used for parking of vehicles for the commercial buildings) have historically served the bedrooms of the nursing homes residents. Therefore it is considered that the proposal does not offer an increase in the overlooking of private space over and above what currently exists on site. Therefore, for these reasons there is not considered to be an impact on the residential amenity of existing residents to warrant a refusal recommendation.

With regard to the residential amenity of the future occupiers, whilst the level of outdoor amenity space to serve the occupants of the proposed flats is virtually non-existent, sufficient space is provided for bin and cycle storage while, having particular regard to the authorised use of the premises as a nursing home, the intensity of residential use of the building would not intensify to the extent that refusal would be warranted in this instance on grounds relating to the absence of acceptable private amenity space.

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

The Head of Engineering and Transport (Highways) is satisfied given the site's sustainable location in close proximity to the town centre and a number of public transport facilities, that the amount of off-street parking spaces provided by the applicant is sufficient for a development of this size. Furthermore, having regard to the intensity of the existing use, the proposal is not considered to exacerbate any effects on highway and pedestrian safety to the extent that permission should be withheld. Therefore, there is no adverse effect on highway safety.

**Ecology (including trees & protected species):**

N/A

**Others (including objections):**

None

**Conclusion:**

Having regard to the authorised use of the premises, it is considered that the proposed change of use would be acceptable in principle, and would not have an adverse effect on residential and visual amenity, nor will it have a negative impact on highway and pedestrian safety. Accordingly the proposed development would represent an acceptable minor departure and comply with Policies GC1, ENV17, T1, H6 and H4 of the Neath Port Talbot Unitary Development Plan.

**Recommendation:** Approval subject to the signing of a 106 Legal Agreement (to require a yearly review of the viability of the development, including provision of affordable housing where the development becomes economically viable, as identified in the report).



## **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) Prior to the first occupation of any residential unit, the parking layout shall be implemented in accordance with approved plan Drawing Number 13-108/07a. The parking layout shall be retained as such thereafter.

Reason

In the interest of highway safety.

(3) Notwithstanding the submitted plans, prior to first beneficial use of any residential unit hereby approved, all bin storage shall be positioned at the rear of the premises for storage and collection, in accordance with a scheme (to include details of the site and enclosure of such storage) which shall first have been submitted to and approved in writing by the local planning authority.

Reason

In the interest of visual amenity

## **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 change of use would not have and adverse affect on residential and visual amenity, nor will it have a negative impact on highway and pedestrian safety. Accordingly the proposed development would represent an acceptable minor departure and comply with Policies GC1, ENV17, T1, H6 and H4 of the Neath Port Talbot Unitary Development Plan.

<b><u>ITEM 1.2</u></b>	
<b><u>APPLICATION NO:</u> P/2014/99</b>	<b><u>DATE:</u> 04/02/2014</b>
<b>PROPOSAL: Proposed 15m high lattice mast with 4 antennas and two microwave dishes, equipment cabinets within a fenced compound (Prior Notification)</b>	
<b>LOCATION: Land off, Wenallt Road, Tonna, Neath, SA11 3QH</b>	
<b>APPLICANT: Clarke Telecom &amp; Vodafone</b>	
<b>TYPE: Prior Notif.Telecoms</b>	
<b>WARD: Tonna</b>	

## **BACKGROUND INFORMATION**

### **Background:**

The application has been called to Committee by Cllr Cari Morgans, as the Cllr has concerns over the visual impact for those properties near to the proposed site.

This application is submitted in accordance with the requirements of the Town and Country Planning (General Permitted Development) Order 1995, which allows the Local Planning Authority to consider the siting and design of the telecommunications apparatus within 56 days of receipt of the application. In this case the application must be determined before the 1<sup>st</sup> April 2014. If the authority fails to determine the application within that time period the proposal will automatically obtain deemed consent.

### **Planning History:**

There is no planning history directly related to this site.

The following history relates to the adjoining mast.

P96/1575	Proposed 15m high lattice mast- Invalid.
P96/1622	Proposed 15m high lattice mast- Refused- 29/11/96
ENPT 221	Enforcement Notice.
NPT/A65	Appeal Allowed, and enforcement notice quashed.

**Publicity and Responses if applicable:**

The application was advertised on site.

One letter of objection has been received on behalf of residents in four properties. The objection can be summarised as follows;

1. A précis of the planning history related to the previous development adjoining the application site, for a similar development.
2. Concerns over the use of the access road for construction, potential damage to road surface, bridge and adjacent banks.
3. Raising the potential need to screen or landscape the development.

Tonna Community Council - Objection in relation to the use of the construction and site access route by large vehicles, and the siting of the development in the open countryside and a special landscape area, which is contrary to local and structure plan policies. The mast will also be visible above the skyline and will be detrimental to visual amenity.

**Description of Site and its Surroundings:**

The application site lies within the open countryside, on the edge of an existing field, accessed off an existing track off Wenallt Road, Tonna.

The site is elevated above the main settlement of Tonna, and lies just to the south of the existing ridge, behind an existing woodland area that drops down sharply to the valley below. The site is afforded significant and wide views over the valley, and lies adjacent to an existing telecommunications mast installation of a similar type and scale.

The nearest residential property lies to the south east at a lower level, and the existing telecommunication mast lies between that property, and the proposed application site.

**Brief description of proposal:**

The application seeks prior approval of the siting and appearance of the development of a new 15m high lattice type mast and associated antenna and microwave dishes, together with the ancillary equipment cabins within a fenced compound.

The proposed development is very similar to the mast located 18m to the East. It is however, slimmer in profile and the base cabinets are smaller in size. It is located at a slightly lower level than the existing mast, and therefore will project to a similar elevation when view from a distance.

The mast measures 15m high, and measures 1.1m wide (comparing with 1.7m width of the existing mast) It is located within a compound measuring 10m by 5m, and the equipment cabin will measure 1.3m by 0.7m to a height of 1.6m.

The applicant has undertaken pre-application consultations with the Authority, and others prior to submitting the application, and has provided details of the site requirements, together with details of alternative sites which have been considered.

The main alternative was to replace the existing mast with a larger mast which would have incorporated an increased height of 5 metres in addition to an increase in the width of the mast. This proposal would have resulted in the creation of a more elevated mast which would have projected a further 5 metres above the existing tree line. The other sites considered did not achieve the required network coverage.

### **Material Considerations:**

The material considerations in this case relate to the visual amenity of the proposed development in terms of its impact upon the character and appearance of the area as a whole, and the potential impacts of the development upon the residential amenity and visual amenity of the immediate locality. It should be noted that only issues of siting and design can be considered in the determination of applications for prior approval.

### **Policy Context:**

**Planning Policy Wales, Edition 6, February 2014**, states in relation to telecommunications development that;

“12.13.2 Where approval of details of planning permission is required the following should, in particular, be taken into account for telecommunications related planning applications:

- the extent to which radio and telecommunications masts can be shared; and
- the need for dishes and other installations to blend with their

backgrounds.

12.13.3 The Welsh Government attaches considerable importance to keeping the number of masts, and the number of sites for such installations, to the minimum consistent with the efficient operation of the network. The sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case. Use should also be made of existing buildings and other structures to site new antennas. Siting should, so far as is practicable, minimise the impact on amenity and the external appearance of the building.

12.13.4 With the closure of the analogue mobile phone network, the re-use of existing sites is encouraged so as to minimise the need for new second and third generation base station sites.

12.13.5 Planning permission or approval of details should not be refused on the basis of policies that take insufficient account of the growth and characteristics of modern telecommunications.

12.13.6 Authorities should not question the need for the telecommunications system that the proposed development is to support, nor seek to prevent competition between different operators. The aim should be for the authorities and operators to work together to find optimum solutions to development requirements. The Welsh Government strongly encourages telecommunications operators and local planning authorities to carry out annual discussions about rollout plans for each authority's area.

12.13.9 With regard to the health implications of proposed development, it is the Welsh Government's view that, if the development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines as expressed in the EU Council Recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (as recommended by the report of the Independent Expert Group on Mobile Phones (the Stewart Report) on a precautionary basis), it should not be necessary for a local planning authority in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. All new base stations are expected to meet the ICNIRP guidelines.

12.13.10 The Stewart Report suggested a number of specific precautionary actions that have been accepted by the Welsh Government. The report does not provide any basis for precautionary actions beyond

those already proposed. In the Welsh Government's view, local planning authorities should not implement their own precautionary policies, such as imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development."

**Technical Advice Note 19: Telecommunications.**

This provides the following guidance;

"65. Siting and design concerns may centre particularly on the type of mast and its impact, particularly if located in a designated area. Its height, ancillary development and the scope for landscaping and screening will also be important considerations. But many antennas have special siting needs because they have a limited range or require line-of-sight. Authorities should take full account of these needs. Arbitrary restrictions in one area, such as limits on mast height, may encourage problems of interference and also create corresponding problems in a neighbouring area, such as the need to install a taller mast, or more than one mast, than would otherwise have been necessary to maintain line of-sight. Authorities will need to ensure that they have before them all the relevant planning information, including details of any related mast proposals and of how the proposal is linked to the network, to enable applications to be properly considered.

66. Local planning authorities should ensure that they understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service. Operators should be prepared to explain technology and legal limitations, and to discuss the feasibility of alternative sites."

Annex 1- Guidance on prior approval procedures for telecommunications permitted development further clarifies that;

"12. Factors to be considered concerning the appearance of the mast and ancillary apparatus include materials, colour and design. The use of appropriate materials and coloration may allow a mast to blend more easily into its surroundings. Features of design which an authority may wish to consider include dimensions; overall shape; and whether construction is solid or forms an open framework. They should also consider with the developer the availability of alternative designs which might be more suited to the local environment.

13. Factors concerning siting may involve:

- the height of the site in relation to surrounding land;
- the existence of topographical features and natural vegetation;
- the effect on the skyline or horizon;
- the site when observed from any side, including from outside the authority's own area;
- the site in relation to areas designated for their scenic or conservation value;
- the site in relation to existing masts, structures or buildings, including buildings of a historical or traditional character;
- the site in relation to residential property; and any other relevant considerations.

14. In considering the siting and appearance of a mast together with its associated development, the scope of landscaping and screening to reduce the impact of the development on its surroundings will be an important consideration.”

**Neath Port Talbot Unitary Development Plan.**

In terms of specific Policies relevant to this type of development, Policy IE5- Telecommunications development states that;

“Proposals for television, telephone, satellite antenna, radio and other masts and apparatus ancillary structures, equipment and access will not be permitted unless they have satisfactorily addressed: -

- a) the visual impact and effect on surrounding buildings, landscapes and occupiers of nearby land, including the cumulative impact of existing antenna/masts and other equipment; and
- b) whether an alternative such as mast sharing or the use of existing structures would be feasible, consistent with operators' requirements, and have less damaging impacts.
- c) appropriate measures to reinstate the site (and if applicable the surrounding land) when the installation is no longer required for operational purposes and, in addition the applicant has submitted a declaration that emissions from telecommunication masts sites fall within the limits set by international exposure guidelines [International Commission on Non- Ionising Radiation Protection (ICNIRP) guidelines, (as expressed in the EU recommendation of 12 July 1999)].”

The explanation of this Policy goes on to state;

“Equipment including television and mobile phones are essential parts of our way of life although the technology is changing rapidly. TV satellite antennas and dishes benefit from permitted development rights, subject to the condition that the antenna/dish should be sited so as to minimise the effect on the external appearance of the building. Proposals should demonstrate that the opportunity to share masts and infrastructure and use existing buildings has been adequately investigated and that the proposed siting would minimise the visual and other impacts. As a result of market or technical changes masts and apparatus may become redundant and the need to remove them and reinstate the land should be considered.”

The site lies within the open countryside, and as such the overarching Policy ENV1 of the Neath Port Talbot Unitary Development Plan is relevant. The Policy precludes unjustified forms of development, but refers specifically to this form of development, stating that;

“A proposal for development in the countryside will not be permitted unless: -

“h) it is development necessary for communications, telecommunications and other forms of infrastructure provision, renewable energy generation, waste treatment or disposal, derelict or contaminated land reclamation, or minerals extraction; and

in all cases the development would not create unacceptable impacts upon the character or appearance of the countryside, biodiversity, the amenities of neighbouring residents or other land users, traffic generation or highway safety.”

In this case the application is made under Part 24 of the Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended by the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2002, and in accordance with the electronic communications code under the Telecommunications Act 1994 Schedule 2 and amended by the Communications Act 2003.

By virtue of the prior notification procedures set out in the above legislation the Authority can only consider the siting and appearance of the proposed development.



In National Planning Policy terms it is considered that the proposed development would comply with the overarching requirements set out within Planning Policy Wales, and TAN 19 - Telecommunications. Where the need to provide a level of service and coverage has been balanced against reducing the potential visual and amenity impacts upon the wider area, in discussion with the Local Authority, and in considering all other options available.

Turning to local planning policy, again the applicant has provided all of the necessary information in order for the Authority to consider the need and acceptability of the proposals, and the options available to them, as alternatives to this scheme. It is again considered that in principle the development complies with these requirements, and would therefore not be contrary to Policies IE5, nor ENV1 of the Neath Port Talbot Unitary Development Plan.

### **Visual Amenity:**

The site will be visible to the wider area, and the impact can easily be seen by considering the impact of the adjoining mast already in place only 18m from the proposed siting. The proposed mast will be slimmer in profile, but will extend over the existing treeline to a similar height, and therefore would in the Authority's view be preferable to a more substantial taller mast, which is likely to have a greater visual impact upon the wider area than the installation of a second mast as proposed under this application.

Due to the topography of the site and its surroundings the development will be more visible the further away from the site you travel, albeit the further away you travel the smaller the mast will be especially when viewed against the backdrop of the valley sides. Intermittent views of the mast will also be available from the valley floor, and on the opposite side of the valley in the Cilfrew and Aberdulais area. However, there is the existence of screening in the form of an existing tree line to the front of the site (north) which will both screen and soften the view of the site from the wider area. This together with the considerable distances involved between the site and the valley floor and opposite valley sides, will ensure that the development will not be visually prominent when viewed from the surrounding area.

The impact to the immediate area is less apparent, as the topography screens the development, and again, only intermittently do you catch site

of the existing mast, as you move around the landscape. There is a residential property to the south west, but again this is at a lower level, and the existing mast lies closer to that dwelling, and associated buildings than will be the case for the proposed mast. Whilst it will therefore be visible, it is not considered that the proposed mast would be dominant in the wider panorama afforded to that dwelling, nor would it dominate the skyline. As discussed previously, the impact of a single larger mast at the site, would in the Authority's view have a much greater impact.

As such it is considered that the proposed impact of the development upon visual amenity is acceptable and therefore the proposal would accord with Policies IE5 and ENV1 of the Neath Port Talbot Unitary Development Plan.

### **Residential Amenity:**

The only issues the Authority can consider as part of this application are siting and appearance, and clearly the impact upon residential amenity can be considered as part of this process.

The nearest properties to the development are located at Wenallt Farm and Wenallt house, which are located to the south east, and at a lower level than the application site. The properties are located a distance in excess of 150 metres away from the proposed mast. The existing mast lies closer to these properties than the application site, and lies at a more prominent and elevated position within the immediate landscape. At the distances involved, it is not considered that there will be a significant impact upon the residential amenities of residents within these properties, and whilst it will be visible, it does not overbear, or dominate the views from the dwellings.

### **Others (including objections):**

In relation to the objection received, the following comments are made;

The planning history relating to the previous development adjoining the application site is noted. However, each application must be considered on its merits. That development would have been considered under the former Borough of Neath Local Plan, and potentially the former West Glamorgan Structure Plan, some 18 years ago. The current application must be considered having regard to up to date national and local policies.

The concerns over the use of the access road to construct the development are noted, however, these are not material planning considerations in this case, as set out previously, the Authority can only consider siting and appearance as part of this application. Nevertheless, the Authority's rights of way officer is in contact with the applicant, and they are dealing with any access issues separately from this application process.

Turning to the final issue of visual amenity, this issue is addressed above. However the objector is requesting confirmation of what steps will be taken to screen the development from neighbouring properties. As stated above the development is set to the south of the existing wooded embankment that falls down steeply to the valley floor and the main settlement of Tonna below. The existing tree line already screens the development, as can be seen by the extent of the existing mast that can be seen over this treeline. The provision of screening to the south of the site, within the field itself would in the Authority's view not provide any substantial benefit. Whilst the development will be seen from properties in the immediate area, this will be at a distance of approximately 150m plus. As a result it is considered that no additional screening is required.

An objection has been received from Tonna Community Council. The objection refers to the site being a "Special Landscape Area", however, as set out previously in this report, the site is in "Open Countryside" and not offered any specific other allocation or designation within the adopted Unitary Development Plan. In addition reference is made to the development being contrary to Local and Structure Plan policies. The Unitary Development Plan was adopted in March 2008, superseding the former Local Plan and Structure Plan which were in force prior to that date. An assessment of the development having regard to up to date policies has been set out in detail within the report.

The concerns over the use of the access road and visual amenity have been clarified above.

#### **Conclusion:**

The proposed development is considered acceptable and complies with Planning Policy Wales, TAN:17: Telecommunications, together with Policies IE5, and ENV1 of the Neath Port Talbot Unitary Development Plan.

#### **Recommendation:**

Approval, subject to 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) Within 3 months of the cessation of the operational requirement of the development hereby approved, the development shall be disassembled and removed from site, including any hardstanding, and the land reinstated to its former use and condition.

Reason

In the interests of visual amenity, and as the site lies within the open countryside.

## 2. PLANNING APPLICATIONS RECOMMENDED FOR REFUSAL

<b><u>ITEM 4.1</u></b>	
<b><u>APPLICATION NO:</u> P/2014/27</b>	<b><u>DATE:</u> 09/01/2014</b>
<b>PROPOSAL:</b> Two storey side extension	
<b>LOCATION:</b> 50 Trevalen Avenue, Cimla, Neath, SA11 3UR	
<b>APPLICANT:</b> MR MARK WAITES	
<b>TYPE:</b> Householder	
<b>WARD:</b> Cimla	

### **Committee item:**

The application is being reported to Committee at the request of Cllr Warman.

### **Planning History:**

**1986/0384** – Dining room extension: Decided – 11/07/1986

**1990/0417** – Conservatory garden room: Decided - 21/06/1990

**1991/0244** – Conservatory extension: Full plans approved – 20/06/1991

### **Publicity and Responses if applicable:**

Statutory Consultees:

Neath Town Council: No objections

Cimla Ward: No formal representation received, although Cllr Warman has requested the application go to committee.

Two neighbouring properties were consulted. To date no representations have been received.

### **Description of Site and its Surroundings:**

The application property is a semi-detached property located at 50 Trevalen Avenue, Cimla, Neath. The property has a a single-storey conservatory at the rear and a flat-roofed garage attached to the side elevation of the premises. The partner semi benefits from a single storey

side extension.

The streetscene is characterised by mainly semi-detached properties, with characteristic spacing between each pair, although there are detached properties on both sides of the road.

**Brief description of proposal:**

The application seeks full planning permission for the construction of a two-storey side extension. The submitted plans also show alterations and extension of the existing single storey rear extension, although the details shown on the plans indicate that this development would constitute Permitted Development. Therefore for the purposes of this application, only the two-storey side extension will be considered for determination.

The plans indicate that the first floor extension would be constructed in line with the front wall of the existing garage with the 700mm set-back of the garage maintained. The structure will have a width of 3m, length of 7.4m and a maximum height of 7m to ridge level. The materials proposed to be used in the external finishes will be in keeping with that of the existing dwelling.

**Material Considerations:**

The material considerations in the determination of this application are concerned with visual and residential amenity having regard to the prevailing Development Plan Policies.

**Policy Context:**

**Neath Port Talbot Unitary Development Plan**

Policy GC1 New buildings/structures and changes of use

Policy ENV17 Design

Policy T1 Location, layout and accessibility of new proposals

A guide to household extension.

**Visual Amenity:**

The applicant property is a semi-detached property located in a row of 13 pairs of similar properties. These are built in a uniform pattern with gaps between the houses corresponding to two driveway widths and the curvature, gradient of the road. The characteristic gaps between the pairs

of houses are largely intact within the area and play an important part in defining the character of the streetscene.

Within this context, the introduction of this two-storey side extension, built up to the shared boundary, has the potential to create an unacceptable “terracing effect”, with the existing visual gap between dwellings reduced, especially if a similar development were to be carried out at the adjacent property.

The Council’s Guidance Document – A Guide to Household Extensions recommends in order to avoid this, two storey residential side extensions shall be set back a distance of 1.5m from the existing front elevation, with a proportionate drop in the ridge of the extension. The proposal, however, not only fails to do this (the set back being a nominal 700mm), but by building right up to the boundary of the neighbouring property (no. 48) and by virtue of the lack of any significant set-back, the proposal will encroach towards this property so much that the sense of visual separation is lost, especially if repeated at no. 48. This is considered to be detrimental to the area’s character and appearance because it would disrupt the relatively uniform pattern and spacing of housing, which is a key element of the area’s character. Accordingly, the proposal would have an adverse impact on visual amenity. It is also notable that the Council’s current guidance is in need of updating to reflect current good practice which usually dictates that the provision of any two-storey extension up to the joint boundary, in an area exhibiting these characteristics, would be unacceptable for the reasons expanded upon above.

Solely in terms of the design of the extension, it is acknowledged that when you view the proposed extension only within the context of the dwelling itself alongside its partner-semi, the extension would represent an acceptable subordinate feature. The reason being; the design is such that the width is less than two-thirds of the width of the front elevation of the property and, although minimal, there is a set back which ensures the ridge line is set down. Nevertheless, as detailed above, when the proposal is viewed in the wider context of the streetscene, there is considered to be a negative impact insofar as the proposed extension would result in a significant infilling of an open gap between the dwelling and the neighbouring property, and the potential creation of a terracing effect, which would be out of keeping with the character of the area, to the detriment of the visual amenities of the street scene.

**Residential Amenity:**

The plans do not show any windows to be inserted in the side elevation facing the neighbouring adjacent property. Therefore there is not considered to be any conflict between distances allowable between habitable room windows or the overlooking of private space. The separation distance of over 3m between the side elevation of Number 48 and the proposal is considered adequate enough to ensure that the proposed extension will not unacceptably overbear or overshadow the immediate neighbouring property. Therefore there is not considered to be any adverse affect on residential amenity.

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

The current parking provision at the site only allows for one useable off street parking space. The existing garage space is substandard and does not meet adopted guidance. The proposed extension will increase the floor area of the premises to a figure exceeding 120 square metres. The adopted parking standards require a property of this size to have three parking spaces. Therefore by virtue of the fact that the property only has one space to begin with, it is considered unreasonable to insist on the applicant providing a further two spaces. As a result, in the event that permission was granted, a condition could be attached requiring a scheme for one additional off-street parking space to be created. Parking provision aside, there are not considered to be any other highway and pedestrian safety issues posed by the development. The proposal therefore, does not negatively impact on highway and pedestrian safety.

**Ecology (including trees & protected species):**

N/A

**Others (including objections):**

None

**Conclusion:** The proposed extension would result in a significant infilling of an open gap between the dwelling and the neighbouring property, and the potential creation of a terracing effect, which would be out of keeping with the character of the area. The proposal will adversely affect visual amenity and therefore is contrary to Unitary Development Plan Policies GC1 and ENV17 as well as being at odds with the guidance stipulated in the Councils Household Design Guide.



<b>Recommendation: Refusal</b>
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(1) The proposed development, by reason of building up to the boundary and the lack of any significant set-back from the existing front elevation, would unacceptably erode the gap between the dwelling and neighbouring property and result in the potential creation of a terracing effect, which would disrupt the relatively uniform pattern and spacing of housing which is a key element of the area's character, to the detriment of the character and appearance of the streetscene. The proposal is therefore considered to be contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Council's Household Design Guide

## **SECTION B – MATTERS FOR INFORMATION**

### **3. APPEALS DETERMINED**

#### **a) Planning Appeals**

**Appeal Ref:** A2013/0024                      **Planning Ref:** P2013/0577

**PINS Ref:** APP/Y6930/A/13/2208895

**Applicant:** Mr J Brinkworth

**Proposal:** Variation of Condition 8 (Opening Hours) of Planning Permission N1986/0313 granted on 07/07/86 and Condition 1 (Opening Hours) of Planning Permission N1988/0477 granted on 17/09/88 to permit revised opening hours of 08.00am-08.00pm Monday to Saturday and 10.00am-06.00pm Sundays

**Site Address:** Old Road Garage, Old Road, Skewen

**Decision Date:** 26/02/2014

**Decision Code:** Allowed (in part) with Conditions

The appeal was made against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.

The application sought planning permission for vehicle maintenance repairs and re-spray, MOT station and limited car sales without complying with a condition attached to planning permission Ref 2/3/86/0313/03, dated 7 July 1986. The condition in dispute was No 8 which stated that:

“The use of the building for vehicle maintenance, repair and respraying, and as an M.O.T. Station shall be restricted to between the hours of 08.00 and 17.00 on weekdays and Saturdays and not at all on Sundays.”

The reason given for the condition is: “in the interests of the amenities of this primarily residential area”.

It was agreed by both parties that planning permission 2/3/88/0477/03 was never implemented and consequently the appeal concerned only condition 8 of planning permission 2/3/86/0313/03 only.

The main issues with regards to the appeal were the effect of the extended hours on the living conditions of residents of neighbouring properties, by reason of noise.

The Inspector noted that no noise assessment had been submitted in support of the appeal, which might provide information about background noise levels during the additional hours proposed in the application and the noise levels generated by the use of the building. As such, it was not possible to determine whether the use of the workshop building during the additional hours proposed would be within the tolerances set out in BS 4142. However, the Inspector noted that if excessive noise is created, the council does have powers under other legislation to take action.

The Inspector also noted that a noise management plan had been submitted in support of the appeal. However, he noted that there are questions whether the noise management plan would be effective in addressing issues of noise, particularly during the additional hours proposed in the application, and it was therefore accorded only limited weight.

In the light of the above considerations, and in the absence of a detailed noise assessment, the Inspector felt it is necessary to take a common sense approach to the additional hours of use that were proposed. In adopting this approach, account was also been taken of the fact that the condition only relates to the use of the building and does not restrict the use of the large open yard around it, although other practical reasons may limit the extent to which repairs, maintenance etc. could be carried out in the open. Account was also taken of the need to balance economic concerns with environmental considerations, having regard to the fact that the appellant is seeking to employ additional staff.

The Inspector felt that the present 'cut-off point' of 1700 hours was quite early given that many commercial businesses continue until later. While nearby residential properties may reasonably expect quiet enjoyment of the evening hours, such expectation only normally extends to the period when those people working conventional daytime hours have returned home and the roads, such as the A road in front of these properties, are quieter. Therefore some extension of working hours in the appeal building until later in the evening was considered acceptable without

diminishing the quiet enjoyment of neighbouring dwellings. However, in the absence of any detailed information about background noise levels during these periods, the Inspector considered that 1900 hours rather than the 2000 hours proposed represented a suitable extension of operating hours. With respect to Sundays, he noted that this is generally a quieter day when local residents may expect a greater degree of peaceful enjoyment. In the absence of any information to demonstrate that the use of the building could be carried out without imperilling such peaceful enjoyment, he felt that the restriction on Sunday use should continue.

The appeal was therefore allowed in part and planning permission was granted without compliance with condition number 8 previously imposed on planning permission Ref 2/3/86/0313/03 dated 7 July 1986, but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect, and subject to the following new conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
2. The use of the building for vehicle maintenance, repair and respraying, and as an M.O.T. Station, shall be restricted to between the hours of 08.00 and 19.00 on weekdays and Saturdays and not at all on Sundays.

<b>Appeal Ref:</b>	A2013/0020	<b>Planning Ref:</b>	P2013/0346
<b>PINS Ref:</b>	APP/Y6930/A/13/2208199		
<b>Applicant:</b>	Lidl UK GmbH		
<b>Proposal:</b>	Single storey side extension		
<b>Site Address:</b>	2 Vale of Neath Retail Park, Cadoxton Road, Neath SA10 7AY		
<b>Decision Date:</b>	25/02/14		
<b>Decision Code:</b>	Allowed with conditions		

The Inspector considered that the main issue for consideration concerned the effect of the extension on the appearance of the area.

The application site comprise a Lidl Supermarket located at the Vale of Neath Retail Park, Neath, sited on an irregular shaped parcel of land measuring approximately 00.94 hectares in area. The site is bounded by access roads serving residential properties to the north and east, open land, a railway line, the A465 and the River Neath to the south and the access road serving the Vale of Neath Retail Park to the west. The extension would be on the north-western side of the existing building.

The Inspector acknowledged that in the original application, the extension was shown with a flat roof and at the request of the planning authority, this was amended to be a pitched roof running at right angles to and butting into the main roof of the store. The Inspector also referred to the appellant's statement that to construct such an extension would have meant closure of the store for a period. As such, the final design and that subject of the appeal involved a pitched roof running parallel with the main roof of the store. The councils view was that the use of a separate parallel pitched roof for the extension would make it appear unconnected to the main building.

However, the Inspector noted that in other contexts double pitched roofs are a commonly used architectural device, often to enable buildings to be constructed to a lower height than would otherwise be the case. In addition, the Inspector considered that the extension would have a limited visual impact on the locality, as it would only be seen on the immediate approaches to the store and from the upper floors of the dwellings to the north (where it would for the most part be seen against the backdrop of the main store roof). He also noted that the pitch of the roof would be the same as that of the main roof, and the extension would be constructed of similar materials to the main store.

Therefore, in allowing the appeal the Inspector concluded that the proposal would not have an unacceptable appearance on the host store and the wider locality, and would not be contrary to relevant UDP policies, notably GC1, ENV17 and TRL4.

**4. DELEGATED APPLICATIONS  
DETERMINED BETWEEN 8<sup>TH</sup> FEBRUARY 2014 AND 4<sup>TH</sup>  
MARCH 2014**

1	App No. P/2013/978	Type Householder
Proposal	Single storey rear extension	
Location	55 Albion Road, Baglan, Port Talbot, SA12 8DD	
Decision	Approval with Conditions	
Ward	Baglan	

2	App No. P/2013/994	Type Full Plans
Proposal	New mezzanine floor to create 1st floor and external alterations comprising of three new windows to first floor rear elevation	
Location	UNITS 2 & 3 Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot	
Decision	Approval with Conditions	
Ward	Baglan	

3	App No. P/2011/823	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 8 (Vision splays) of planning permission P2010/0869 granted on 01-Oct-2010 and request to amend requirement of condition 8 in writing to allow for reduced visibility splays (Letter received on 20.02.12) and further letter/email and legal agreement received 31.01.14	
Location	Land At Rear Of, 8 & 9 Dulais Road, Seven Sisters, Neath, SA10 9EL	
Decision	Approval with no Conditions	
Ward	Seven Sisters	

4	App No. P/2011/876	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 13 (Scheme for landscaping of turning head) of planning permission P2009/0918 granted on 25/11/09	
Location	Lloyd Street, Trebanos Pontardawe, Swansea, SA8 4DR	
Decision	Approval with no Conditions	
Ward	Trebanos	

5	App No. P/2011/885	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 10 (Boundary treatment adjacent public footpath) of planning permission P2009/0918 granted on 25/11/09	
Location	Lloyd Street, Trebanos Pontardawe, Swansea, SA8 4DR	
Decision	Approval with no Conditions	
Ward	Trebanos	

6	App No. P/2011/886	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 9 (Specification for footpath) of planning permission P2009/0918 granted on 25/11/09	
Location	Lloyd Street, Trebanos Pontardawe, Swansea, SA8 4DR	
Decision	Approval with no Conditions	
Ward	Trebanos	

7	App No. P/2012/536	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 19 (specification of shared driveways) of planning permission ref P2009/0784 Granted on 01.02.11 (Revised description 22.06.12)	
Location	Land Off, Cwm Tawe, Godrergrraig, Swansea	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

8	App No. P/2012/686	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 24 (remediation scheme) of planning permission ref: P2011/0306 granted on 30.06.11	
Location	Plot 8 Lloyd Street, Trebanos Pontardawe, Swansea, SA8 4DR	
Decision	Approval with no Conditions	
Ward	Trebanos	

9	App No. P/2012/687	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 25 (remediation scheme) of planning permission ref: P2010/0954 granted on 13.01.11	
Location	Plot 7 Lloyd Street, Trebanos Pontardawe, Swansea, SA8 4DR	
Decision	Approval with no Conditions	
Ward	Trebanos	

10	App No. P/2012/971	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 10 (construction method statement) of planning permission P2012/0567 granted on 18/10/12.	
Location	Perthi Gwynion Farm, Perthigwynion Access Road From A474 Pontardawe Road, Pontardawe, Swansea, SA8 4TA	
Decision	Approval with no Conditions	
Ward	Pontardawe	

11	App No. P/2013/193	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 23 (Code requirements) of planning permission P2012/0543 granted on 13-02-13.	
Location	Land At Former Ynysmeudwy House, Ynysmeudwy Road, Ynysmeudwy Pontardawe, Swansea, SA8 4QD	
Decision	Approval with no Conditions	
Ward	Pontardawe	

12	App No. P/2013/836	Type Full Plans
Proposal	Retention and completion of 4 No. 10.9m high floodlighting columns	
Location	Bryncoch Rfc, Tyllwyd Road, Bryncoch, Neath	
Decision	Approval with Conditions	
Ward	Bryncoch North	



13	App No. P/2013/916	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 8 (construction method statement) of planning permission ref: P2007/1413 (APP/Y6930/A/08/2092727) granted on 07/05/2009	
Location	Mynydd Y Gwrhyd,	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwe	

14	App No. P/2013/954	Type Outline
Proposal	Two dwellings (Outline)	
Location	March Hywel, Cilfrew, Neath	
Decision	Approval with Conditions	
Ward	Aberdulais	

15	App No. P/2013/1006	Type Full Plans
Proposal	1 no. Vertical Access Wind Turbine and Associated Control Cabin and Anemometry Mast	
Location	ABP Land, Docklands Margam Sands, Margam, Port Talbot	
Decision	Approval with Conditions	
Ward	Margam	

16	App No. P/2013/1008	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 56 (Surface Water Monitoring Plan - Methodology ) of P2009/1053 (DECC Ref 12.04.09.26C) granted on 08/05/12 (amended details rec 17-1-14)	
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	
Decision	Approval with Conditions	
Ward	Glyncoirwg	

17	App No. P/2013/1021	Type Discharge of Cond.
Proposal	Details to be agreed in association with conditions 69 and 70 (ground stability) 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 Glyncoirwg and to the East of Tonmawr, Port Talbot	
Decision	Approval with no Conditions	

Ward	Glyncorrwg	
18	App No. P/2013/1093	Type Full Plans
Proposal	Two detached storage containers and associated hardstanding	
Location	Afan Forest Park, Cynonville, Port Talbot SA13 3HG	
Decision	Approval with Conditions	
Ward	Cymmer	

19	App No. P/2013/1098	Type Full Plans
Proposal	Proposed change of use to Class B2 manufacturing, construction of a new mezzanine floor providing an additional 1645 sq.m. of office floorspace, external alterations including new windows to front and side elevations, 44 no. strip rooflights to roof and the installation of extract ventilation cowls and external flues	
Location	Owens Road Services Ltd, Christchurch Road, Aberavon, Port Talbot, SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

20	App No. P/2013/1111	Type Full Plans
Proposal	NEW SHOP FRONT FOR EXISTING INDIAN RESTAURANT	
Location	94 Talbot Road, Port Talbot, SA13 1LB	
Decision	Approval with Conditions	
Ward	Port Talbot	

21	App No. P/2013/1114	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (Contaminated Land Verification Report) of P2013/0545 granted on 23/07/13	
Location	11 Cae Copor, Cwmavon, Port Talbot, SA12 9BX	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	

22	App No. P/2013/1119	Type Full Plans
Proposal	Change of house types of plots 23, 30 and 31. Amendment to Planning Permission P2012/0171	
Location	Land To The Rear Of 102 Crymlyn Road, Skewen, Neath, SA10 6DT	
Decision	Approval with Conditions	
Ward	Coedffranc West	

23	App No. P/2013/1130	Type Householder
Proposal	Single storey side/rear extension	
Location	Penton, 129 Pen Y Cae Road, Port Talbot, SA13 2EG	
Decision	Approval with Conditions	
Ward	Port Talbot	

24	App No. P/2013/1131	Type Full Plans
Proposal	Formation of additional area of hardstanding to form 3 additional car parking spaces, plus erection of rails and insertion of retracted bollard to both vehicle accesses.	
Location	St Davids Church, St Davids Street, Neath, SA11 3AA	
Decision	Approval with Conditions	
Ward	Neath North	

25	App No. P/2013/1132	Type Householder
Proposal	Single storey rear extension	
Location	41A Cae Canol, Baglan, Port Talbot, SA12 8LX	
Decision	Approval with Conditions	
Ward	Baglan	

26	App No. P/2013/1143	Type Full Plans
Proposal	Single storey side extension and fire escape and entrance pergola to rear elevation	
Location	Club House Pontardawe Golf Club, Ael Y Fro, Rhydyfro Pontardawe, Swansea, SA8 4SH	
Decision	Approval with Conditions	
Ward	Pontardawe	

27	App No. P/2013/1148	Type Neigh.Auth/Nat.Park
Proposal	Consultation from Rhondda Cynon Taff County Borough Council in respect of a single 500kW wind turbine and associated transformer enclosure	
Location	Land at Rhigos Road, Aberdare, Hirwaun	
Decision	No Objections	
Ward	Outside Borough	

28	App No. P/2013/1149	Type Householder
Proposal	Single storey rear extension and detached garage	
Location	14 Heol Y Graig, Tonna, Neath, SA11 3LZ	
Decision	Approval with Conditions	

Ward	Tonna
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29	App No. P/2014/3	Type	Householder
Proposal	Two storey side extension, and single storey rear extension.		
Location	11 Parc Bryn, Skewen, Neath, SA10 6YY		
Decision	Approval with Conditions		
Ward	Coedffranc Cent		

30	App No. P/2014/4	Type	Discharge of Cond.
Proposal	Details to be agreed in association with Condition 7 (New Access and alteration sto taxi rank and bus stop) of P2013/0904 granted on 12-Nov-2013		
Location	Land adjacent to Reel Cinema (including Bowling Alley Shell), The Princess Margaret Way, Aberafan Seafront, Port Talbot, SA12 6QP		
Decision	Approval with no Conditions		
Ward	Sandfields East		

31	App No. P/2014/5	Type	Discharge of Cond.
Proposal	Details to be agreed in association with Condition 8 (Details of Tactile Paved Crossing to proposed Junction) of P2013/0904 granted on 12-Nov-2013		
Location	Land adjacent to Reel Cinema (including Bowling Alley Shell), The Princess Margaret Way, Aberafan Seafront, Port Talbot, SA12 6QP		
Decision	Approval with no Conditions		
Ward	Sandfields East		

32	App No. P/2014/8	Type	Householder
Proposal	First floor side extension		
Location	12 Cae Canol, Baglan, Port Talbot, SA12 8LX		
Decision	Approval with Conditions		
Ward	Baglan		

33	App No. P/2014/9	Type	Discharge of Cond.
Proposal	Details to be agreed in association with Condition 13 (Permeable Paving System) of P2013/0904 granted on 12-Nov-2013		
Location	Land adjacent to Reel Cinema (including Bowling Alley Shell), The Princess Margaret Way, Aberafan Seafront, Port Talbot, SA12 6QP		

Decision	Approval with no Conditions	
Ward	Sandfields East	
34	App No. P/2014/10	Type App under TPO
Proposal	Works to 7 Sycamore Trees covered by TPO T270/T22 to T28 comprising of a crown reduction, thinning and removal of deadwood.	
Location	Waunceirch House, Lane From Wern Fraith To Lon Brynteg, Dwr Y Felin, Neath, SA10 7RT	
Decision	Approval with Conditions	
Ward	Bryncoch South	

35	App No. P/2014/12	Type Full Plans
Proposal	New shop front	
Location	8 Forge Road, Port Talbot, SA13 1NU	
Decision	Approval with Conditions	
Ward	Port Talbot	

36	App No. P/2014/14	Type Householder
Proposal	Rear Conservatory	
Location	23 Alexander Road, Rhyddings, Neath, SA10 8DY	
Decision	Approval with Conditions	
Ward	Bryncoch North	

37	App No. P/2014/20	Type Householder
Proposal	Demolition of outbuilding and part of the existing dwelling and construction of single storey rear extension, outbuilding, alteration to roof and flue.	
Location	Jasmine Cottage, Languicke Road, Pontardawe, Swansea, SA8 4PL	
Decision	Approval with Conditions	
Ward	Pontardawe	

38	App No. P/2014/21	Type Householder
Proposal	Rear conservatory	
Location	1 Beechwood Avenue, Neath, SA11 3TD	
Decision	Approval with Conditions	
Ward	Neath North	

39	App No. P/2014/25	Type Householder
Proposal	Proposed two storey extension to rear of dwelling	
Location	38 Wern Road, Skewen, Neath, SA10 6DL	
Decision	Approved with 5yr expiry only	
Ward	Coedffranc West	

40	App No. P/2014/28	Type Full Plans
Proposal	Ground floor rear extension with void basement area beneath.	
Location	Cafe, 81 New Road, Skewen, Neath,SA10 6HE	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

41	App No. P/2014/30	Type Householder
Proposal	Single storey front and rear extensions	
Location	18 Silver Avenue, Sandfields, Port Talbot, SA12 7RT	
Decision	Approval with Conditions	
Ward	Sandfields West	

42	App No. P/2014/37	Type Householder
Proposal	Demolition of single storey extension and construction of part single part two storey rear extension	
Location	19 Maes Mawr Road, Crynant, Neath,SA10 8SY	
Decision	Approval with Conditions	
Ward	Crynant	

43	App No. P/2014/39	Type Prior Notif.Telecoms
Proposal	Prior Notification for a 12.5m high monopole mast and 2 associated equipment cabinets. (To replace the two existing telecommunication Masts and associated cabinets).	
Location	Communication Station, Ash Grove, Cimla, Neath	
Decision	Approval with Conditions	
Ward	Cimla	

44	App No. P/2014/41	Type Full Plans
Proposal	Replacement telecommunication mast	
Location	Telecommunication Mast, Kenfig Industrial Estate, Margam, Port Talbot	
Decision	Prior Approval Not Required	
Ward	Margam	

45	App No. P/2014/49	Type Householder
Proposal	Single storey rear extension	
Location	29 Cronin Avenue, Sandfields, Port Talbot, SA12 6BE	
Decision	Approval with Conditions	

Ward	Sandfields East
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46	App No. P/2014/52	Type Vary Condition
Proposal	Variation of condition 1 of planning application P2012/1033 (Approved on the 22nd Jan 2013) to extend the date for commencement of development by 12 months.	
Location	Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath, SA10 6YR	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

47	App No. P/2014/53	Type Householder
Proposal	Front porch	
Location	28 Darren Road, Briton Ferry, Neath, SA11 2TD	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

48	App No. P/2014/60	Type Full Plans
Proposal	Retention of two demountable changing rooms for a temporary period of 3 years, provision of a ramped access and new roof	
Location	Football Field, A4067 Ynysmeudwy, Godre'r Graig SA8 4QY	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

49	App No. P/2014/63	Type Householder
Proposal	Replacement detached garage	
Location	85 Cimla Crescent, Cimla, Neath, SA11 3PF	
Decision	Approval with Conditions	
Ward	Neath South	

50	App No. P/2014/64	Type Householder
Proposal	Retention of Garage	
Location	1 Brookville Drive, Skewen, Neath, SA10 6SR	
Decision	Approval with no Conditions	
Ward	Coedffranc Nort	

51	App No. P/2014/65	Type Householder
Proposal	Front canopy extension.	
Location	71 Fernlea Park, Bryncoch, Neath, SA10 7SX	
Decision	Approval with Conditions	
Ward	Bryncoch South	

52	App No. P/2014/66	Type Householder
Proposal	Replacement of garage door with window.	
Location	9 Wrenwood, Waunceirch, Neath, SA10 7PU	
Decision	Approval with Conditions	
Ward	Bryncoch South	

53	App No. P/2014/79	Type Discharge of Cond.
Proposal	Details in association with condition 3 (external materials) of planning application no. P2013/0874 approved on 13/11/2013	
Location	4 Tudor Grove, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

54	App No. P/2014/82	Type Discharge of Cond.
Proposal	Details in association with condition 9 (surface water drainage mitigation scheme) of planning application no. P2013/0525 approved on 03-Dec-2013	
Location	Baglan Energy Park, Brunel Way, Baglan, Neath SA11 2GG	
Decision	Approval with no Conditions	
Ward	Briton Ferry We	

55	App No. P/2014/100	Type App under TPO
Proposal	Works to Beech tree covered by Tree Preservation Order No. T169/G1 - 3 metre crown reduction and removal of deadwood	
Location	38 Pine Valley, Cwmavon, Port Talbot, SA12 9NF	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

56	App No. P/2014/106	Type Prior Notif.Demol.
Proposal	Application for prior notification of proposed demolition of dwelling under Part 31 of The Town and Country Planning (General Permitted Development) Order 1995	
Location	33 Parish Road, Blaengwrach, Neath, SA11 5SW	
Decision	Prior Approval Not Required	
Ward	Blaengwrach	



57	App No. P/2014/116	Type Discharge of Cond.
Proposal	Details in association with condition 5 (ecological mitigation management and monitoring plan) and condition 15 of planning application P2013/0525 approved on 3/12/2013	
Location	Baglan Energy Park, Brunel Way, Baglan, Neath SA11 2GG	
Decision	Approval with Conditions	
Ward	Briton Ferry We	

58	App No. P/2014/118	Type Discharge of Cond.
Proposal	Details pursuant to condition 3 of Planning Permission P2009/0113 (Approved on the 23/03/11) footway details	
Location	Land Off King Edward Road, Tairgwaith, Ammanford, SA18 1YD	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwe	

59	App No. P/2014/134	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (Certificate of Lawful Development Proposed)	
Location	12 Oakwood Avenue, Pontrhydyfen, Port Talbot, SA12 9SD	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryn & Cwmavon	

60	App No. P/2014/135	Type Neigh.Auth/Nat.Park
Proposal	In accordance with Section 55 of the Planning Act 2008 (as amended by the Localism Act 2011) Assessment of Adequacy of Consultation undertaken in accordance with Sections 42, 47 and 48 of the Act on the proposed Development Consent Order for the Tidal Lagoon Swansea Bay.	
Location	Swansea Bay,	
Decision	No Objections	
Ward	Coedffranc West	

61	App No. P/2014/139	Type Discharge of Cond.
Proposal	Details in association with condition 2 (external materials)	

of Planning Permission P2013/0602 approved on the 31/10/2013	
Location	118 Old Road, Neath, SA11 2DE
Decision	Approval with no Conditions
Ward	Neath East

62	App No. P/2014/171	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Proposed Lawful Development for a single storey rear extension.	
Location	29 Park Avenue, Lonlas, Neath, SA10 6RU	
Decision	Issue Lawful Dev.Cert.	
Ward	Coedffranc Nort	

63	App No. P/2014/175	Type LawfulDev.Cert-Exist
Proposal	Lawful Development Certificate for an existing single storey rear extension.	
Location	7 Heol Y Gors, Cwmgors, Ammanford, SA18 1PE	
Decision	Issue Lawful Dev.Cert.	
Ward	Gwaun-Cae-Gurwe	

64	App No. P/2014/180	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (Materials) of planning permission P2013/0811 granted on 17/10/13	
Location	Glyn y Mul Farm, Aberdulais, Neath SA10 8HF	
Decision	Approval with no Conditions	
Ward	Aberdulais	