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| <p align="center"><b>PLANNING AND DEVELOPMENT CONTROL COMMITTEE</b><br/> <b>11<sup>TH</sup> MARCH 2014</b></p> |
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**ENVIRONMENT****REPORT OF THE HEAD OF PLANNING – N. PEARCE****AMENDMENT SHEET**

|           |   |                        |                  |                                |
|-----------|---|------------------------|------------------|--------------------------------|
| 1.1       | APP NO:<br>P/2013/889   | TYPE:<br>Change of Use | Page Nos:<br>3-9 | Wards Affected:<br>Neath North |
| PROPOSAL: | Change of use from nursing Home to 8 self contained residential apartments. |                        |                  |                                |
| LOCATION: | Brombil House Nursing Home, 22 London Road, Neath, SA11 1LE                 |                        |                  |                                |

Publicity and Responses:

**Neath Town Council:** No reply therefore no observations to make

|           |   |                                  |                    |                          |
|-----------|---|----------------------------------|--------------------|--------------------------|
| 1.2       | APP NO:<br>P/2014/99  | TYPE:<br>Prior<br>Notif.Telecoms | Page Nos:<br>10-20 | Wards Affected:<br>Tonna |
| PROPOSAL: | Proposed 15m high lattice mast with 4 antennas and two microwave dishes, equipment cabinets within a fenced compound (Prior Notification) |                                  |                    |                          |
| LOCATION: | Land off, Wenallt Road, Tonna, Neath, SA11 3QH  |                                  |                    |                          |

The report states(at page 18, 4<sup>th</sup> paragraph) that:

"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."

A comment has been received from the occupier of Wenallt House stating as follows:

## APPENDIX A

*That paragraph contains a number of errors. The nearest properties are located at 89 Wenallt Road, and The Forge, 87 Wenallt Road. They sit to the west, and at a lower level than the application site. The mast will sit closer to these properties than the existing mast. Wenallt Farm and Wenallt House sit to the east of the existing mast. The existing mast would sit between the application site and these properties.*

In response, it is noted that the nearest properties are Wenallt Farm and Wenallt House, approximately 160m away from the application site, however they do lie to the north east (not the south east as stated in the report). The properties referred to by the objector, 87 and 89 Wenallt Road, lie to the southwest and are approximately 300m away from the application site.

The assessment of the impacts of the development upon the visual amenity of the area, and the amenity of residents in nearby properties are set out within the report. The conclusions of this assessment are unaffected by these comments.

|           |   |                      |                    |                          |
|-----------|---|----------------------|--------------------|--------------------------|
| 2.1       | APP NO:<br>P/2014/27                        | TYPE:<br>Householder | Page Nos:<br>21-25 | Wards Affected:<br>Cimla |
| PROPOSAL: | Two storey side extension                   |                      |                    |                          |
| LOCATION: | 50 Trevallen Avenue, Cimla, Neath, SA11 3UR |                      |                    |                          |

Page 21: item heading should read item 2.1 (not 4.1)

Clarification of reason for application being called into Committee:

The application is being reported to Committee at the request of Cllr Warman who considers that the development is acceptable in its present form and that it does not need to be set back. There are also other similar developments in the area.