

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

19TH AUGUST 2014

ENVIRONMENT SERVICES

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 4 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/2012/354	<u>DATE:</u> 20/05/2014
PROPOSAL: Construction of 32 Holiday homes, new access road, stables and children's play area (Outline) and retention of existing holiday lodge as resort Information Centre/Managers Office.	
LOCATION: PARC PELENN, FAIRYLAND ROAD, TONNA, NEATH NEATH PORT TALBOTS A11 3QE	
APPLICANT: Mr John Harris	
TYPE: Outline	
WARD: Tonna	

Committee

The application is reported to Members as an application of strategic importance.

Planning History:

84/0252	Siting of Temporary Residence	Approved	26/07/84
85/0454	Building Farm Chalet Bungalow	Approved	23/10/85
86/0623	Holiday Chalet	Approved	13/12/86
87/0078	11 Holiday Chalets	Approved	08/04/87
94/0664	Stone Extraction	Refused	13/02/95
97/0226	7 Chalets, Storage & Treatment of Minerals	Refused	14/07/97
03/0261	Limited Removal of Stone & Restoration	Approved	09/09/03
03/0946	Occupancy Condition Removal	Withdrawn	-
03/1327	Certificate of Lawful Development	Approved by Appeal	-
05/0036	7 Holiday Chalets	Approved	22/02/05
05/0440	Certificate of Lawfulness for an Existing Use for 11 Chalets	Refused	30/06/05

05/0962	7 Holiday Chalets (Amendment to 05/0036)	Approved	11/08/05
05/1283	Extension of Time of Application 03/0261	Approved	02/11/05
06/0480	Variation of Condition re. 12 Week Occupancy	Approved	30/07/07
06/0938	Agree Cond. 2 of 05/0962 re materials	Approved	13/07/06
06/0942	Agree Cond. 4 of 05/0962 re landscaping	Approved	13/07/06
06/1084	Agree Cond. 5 of 05/0962 re materials for parking are	Approved	14/09/06
07/0660	Engineering works to re-grade hillside	Withdrawn	-
08/0755	Retention of Detached Building for Water Tanks	Approved	25/07/08
08/0854	Construction of 4 Holiday Lodges	Approved	18/08/08

Publicity and Responses if applicable:

Statutory Consultees:

Resolven Ward: No reply received therefore no comments to make

Tonna Ward: No reply received therefore no comments to make

Tonna Community Ward: No reply received therefore no comments to make

Clyne Community Council: No reply received therefore no comments to make

National Grid Plant Protection: No objections

Glamorgan Gwent Archaeological Trust: No objections

Wales and West Utilities: No objections

Contaminated Land: No objections

Biodiversity Unit: No objections, however raised concerns that the development may have ecological impacts in certain parcels of land

within the application site and as such offer a number of mitigation measures to rectify this.

Footpaths: No objections

Head of Engineering and Transport (Highways): No objections

Head of Engineering and Transport (Drainage): No objections

National Resources Wales: No objections

Two individual properties were consulted, and the application has been advertised on site and in the local press as a major development.

In response, 5 letters of representation have been received, including two in support of the proposed development.

The letters of objection, in summary, raise the following issues: -

- One letter objecting to the proposal when it was believed the applicant was applying for 72 holiday chalets.
- a small village in the open countryside will alter the character of the area.
- Noise and light pollution.
- The use of an existing road to gain access to the site is not suitable and safe using heavy equipment and machinery.
- The felling of trees on site.
- The release of mine water which has affected the Neath Canal during the construction of the road.
- There is no pavement and speed restriction where the proposed access road meets the main road.
- Letter received with accompanying photographs showing work undertaken on the access road.

Description of Site and its Surroundings:

The application site is located on the Parc Pelenna Estate, Fairyland Road, Tonna, Neath. The Parc Pelenna Estate for the purposes of Adopted Unitary Development is designated as land in the open Countryside. A trunk gas main pipe runs from east to west along the southern edge of the applicants land ownership/site area.

The development site comprises of five parcels of land within the same land ownership. For ease of reference the applicant has labelled these parcels on the submitted location plan as A, B, C, D and E.

Parcel A is an area of cleared ground immediately to the west of the Estate land. Planning Permission already exists on this parcel for the erection of 2 holiday dwellings. The land slopes gradually down to the north and it is bounded by a track on its eastern edge.

Parcel B is an elongated area of open ground. The land is generally flat and is currently laid to grass. Planning permission exists for 2 holiday homes within this area.

Parcel C encompasses an area of land that is occupied by a fully constructed Holiday home. The land is open and slopes gradually down from south to north.

Parcel D is located closest to the site entrance from Fairyland Road. The land is open and slopes down from south to north. The ground is generally disturbed having been used to house heavy equipment in recent times. Planning already exists for the erection of 1 holiday home on this land.

Parcel E is a mainly overgrown area that adjoins the eastern edge of the paddock. The land slopes down from south to north and consists mainly of pasture land that has become overgrown in recent years. The land already has planning permission for the construction of 4 holiday homes.

Access to the site is via Fairyland Road. This is a winding and generally steep inclined country road of varying widths and poor quality, leading from the B4434 road linking Neath with village of Clyne and beyond on the southern flank of the Neath Valley.

Brief description of proposal:

The application seeks Outline permission for 32 Holiday Homes accessed by a new private road from the B4434. The holiday home complex also proposes stable block facilities and a children's play area. The application has also been amended to incorporate the retention of the existing holiday lodge (identified and within the red line) as an Information Centre/ Managers Office. The holiday accommodation is put forward as being "equine-themed".

With regard to access, the submitted plans indicate a new junction on to the B4434 to replace the existing private access serving the adjoining property. The first 20m of the new access will have a carriageway width of 5.5m with the gradient within the vicinity of the junction limited to a maximum of 1:20. Beyond the first 20m the road will have a carriageway width of 4.75m and the gradient will not exceed 1:12. The construction of the access road requires significant engineering works cutting into the landscape. The applicant has provided Transport Statements accompanying the road detail.

The application is in outline, the applicant does however propose two lodge types, with the following minimum and maximum parameters : -

- Height: Max 7.3m;Min 6.7m
- Width: Max 10m;Min 9m
- Length: Max 10m;Min 9m

The stable block would have a maximum width of 12metres, length of 12 metres and height of 3.5m.

The dimensions of these units will be conditioned in accordance with the submitted parameters in the interest of clarity should the application be successful.

This proposed allocation of units within the 5 parcels of land which make up the application site is as follows: -

Parcel A. Extant planning permission exists for 2 holiday dwellings within this area of land. The applicant now proposes to develop this land to accommodate 4 holiday lodges.

Parcel B. This area of land currently benefits from planning permission for 2 homes. It is proposed to erect 10 units within this area of the site.

Parcel C. This land is currently occupied by the only constructed Holiday Chalet from the existing permissions. The plan is to build a further four in this area, with the existing lodge used as an Information Centre/Managers Office.

Parcel D. The total number of units with this parcel will not exceed 2.

Parcel E. This is proposed to be the most densely populated part of the application site. The submitted plans indicate 12 units will be constructed within this parcel to be sited either side of a new centrally placed access track, which will link the existing tracks both to its north and south.

With regard to the children's playground, the indicative layout shows this positioned between parcels 'B' and 'E'. This area measures roughly 540 square metres.

The stable block facility is located to the south of Parcel E. The scale parameters provided for this building are the following: maximum width 12m, maximum length 12m. This stable block is planned to provide accommodation of up to 8 horses to serve visitors utilising the holiday chalets.

The existing holiday lodge already constructed within Parcel C is planned to be used in the Estate's infancy as accommodation for the site manager as well as serving as office and reception/media/information centre for visitors.

Policy Context:

Planning Policy Wales Edition 7 (2014)

Technical Advice Note 13 : Tourism

Relevant Policies within the adopted Neath Port Talbot Unitary Development Plan include: -

- Policy GC1 New buildings/structures and changes of use
- Policy ENV1 Development in the countryside
- Policy EC7 Criteria for construction of proposals for tourism facilities and attractions
- Policy T1 Location, layout and accessibility of new proposals

Material Considerations:

The main considerations in the determination of this application are the principle of the proposed development; the impact upon the character and appearance of the surrounding countryside area; the impact upon residential amenity of the occupiers of the adjacent dwellings, the impact upon highway and pedestrian safety and ecology.

Principle of Proposed Development

The application site has had two successful previous planning applications for 4 and 7 holiday units respectively. These permissions are extant as one permission has already completed construction of one unit and the other has carried out site clearance and engineering operations on site which constitute development and therefore commencement of work on site.

The approved permissions on both submissions had vehicular access to the site off the existing single track lane known as Fairyland Road. The new application will utilise the same site location but plans to create a new private access road off the B4434.

The principle of holiday units on site has therefore already been established at this location and this application proposes the intensification of the established use where it proposes to increase the total number of units to 32, plus Information Centre/Managers Office. Including the existing 'plot 11' on adjoining land, there would be a total of 33 lodges plus Information Centre/Managers Office.

Therefore when assessing the suitability of the proposal, the determining factors are the implication of the intensification, both in terms of visual impact and highway and pedestrian safety as well as assessing the impact on the existing residential farm located nearby. The appropriateness questions must now be directed towards the scale of the development at this site. In other words has the applicant justified that the increased scale of this established land use at this site - to increase the holiday accommodation capacity at this site from 11 units to 33 - would be acceptable?

The applicant in support of the submission has undertaken a business plan and submitted a supporting statement which seeks to justify the development's location in this area. Within this, the need for tourist accommodation of this particular nature has been carefully researched, together with how this will link to existing facilities and attractions both locally and elsewhere, and how the development will make a positive contribution to the local economy. It clarifies that a need exists for this particular form of accommodation in the locality generally and confirms that there are linkage opportunities within the area to existing tourism related business and facilities. Again, this has been accepted previously.

The applicant also proposes scope further down the line to add facilities to the development to build on the stable block and children's play area proposed provided the business venture itself is successful and shows ability for expansion, although such matters would be the subject of separate applications and require careful consideration at that time.

With regard to Policy, it is important to note that the previous planning permissions were determined originally in 2006 against Local Plan Policies of the time, albeit with regard to the emerging Unitary Development Plan at that time which has since been adopted (2008). Accordingly it is important to clarify if there has been any material change in policy circumstances which affect the assessment of the application. In this respect, it is noted that the now adopted Unitary Development Plan has not materially differed from the emerging policy position in 2006, while TAN 13 (1997) remains in force, and these and current Planning Policy Wales guidance all continue to promote tourism.

Policy ENV1 is relevant with regard to development being located in the countryside and seeks to protect the countryside, but which also acknowledges that certain development, by its very nature, can be accommodated there.

With regard to tourism facilities and attractions, it should be noted that Policy EC7 is particularly relevant. It states that new or extended tourism facilities including hotels and other visitor accommodation will be permitted provided that certain provisions are met. The justification to the Policy further states that: -

“Provision of tourist facilities provides a means of strengthening and adding variety to the economy, creating employment opportunities, and enhancing conditions for both the local community and visitors. Where proposals for tourist accommodation are approved in the countryside, conditions will be imposed to ensure that they are used only for tourism purposes and not residential use”.

Policy EC7 has a number of criterion which have to be met to ascertain whether the principle of this development in this location is acceptable. For example it is vital that the applicant has provided sufficient justification that this type of development can not be accommodated within a local settlement and that it is shown the development is directly related to an appropriate countryside, leisure and recreational activity. It is clear from viewing the supporting information that by the very nature of the planning application that this is not the kind of development

associated or indeed encouraged within the settlement limits of Tonna. For example, 32 log cabin style chalets are not very in keeping with the suburban nature of the village and could be argued to be an introduction of a visually out of keeping development that would detract and adversely affect the visual amenity and character of the Tonna residential settlement. The log cabin structure however would not visually look out of place in a countryside setting.

These policies are supported by Planning Policy Wales which acknowledges that, “In rural areas, tourist development is an essential element in providing for a healthy, diverse, local and national economy”.

It further states that: -

“The Assembly Governments objectives for tourism are: - to encourage sustainable tourism in Wales, maximising its economic and employment benefits, promoting tourism in all seasons, and encouraging its development in non-traditional destinations, while safeguarding the environment, and the interests of local communities”.

Technical Advice Note (Wales) 13 (TAN 13) relates specifically to tourism and, in particular, where it relates to seasonal and holiday occupancy states:-

“The planning system can respond to changes in tourism without compromising policies to safeguard the countryside and, in exceptional cases, holiday occupancy conditions can reconcile these two objectives”.

It goes on to state: -

“Such permissions may be granted with a condition specifying use as holiday accommodation only. A holiday occupancy condition would seem more appropriate than a seasonal occupancy condition where there is a need to reduce pressure on local services. Authorities should continue to use seasonal occupancy conditions to prevent the permanent residential use of accommodation which, by the character of its construction or design, is unsuitable for continuous occupation especially in the winter months. Seasonal occupancy conditions may also be appropriate to protect the local environment, for example where the site is near a habitat which requires protection at particular times of the year”.

Accordingly, there are considered to be no material change in Policy circumstances since the original consents which would justify a different conclusion being reached on these applications in terms of principle.

Notwithstanding the above, should this application be successful the occupation of such units would need to be strictly controlled by means of condition to enforce the use of each unit to ensure they do not become a permanent source of residential accommodation. In view of the advice given in TAN 13, it is not considered that seasonal restrictions need to be implemented at this site as there are no existing habitats which are particularly at risk at certain times of year and need extended time periods to regenerate. Similarly the recreational activities proposed by this application to justify the erection of the holiday units are very much year round. The extant Planning Permission for 7 units on the application site offers a limitation of 26 weeks per individual in a calendar year, and this limitation is considered an acceptable restriction on a development of this kind, alongside conditions which require the lodges to be used only as holiday accommodation and for a register of visitors to be kept and made available for inspection on demand.

Therefore in conclusion, the principle of the development at this location has previously been accepted, and is considered to accord with current Unitary Development Plan and National Policy, subject to appropriate conditions being attached to restrict occupancy to holiday accommodation and an assessment of the impacts of the additional level of accommodation proposed.

Visual Amenity:

The existing wider area is rural in character and for the most part is dominated by stretches of woodlands and paddocks. It falls between two substantial areas of mature woodland at Pelenna to the south and the valley side to the north. The large open paddock (the majority of which would remain outside of the application site) is almost completely surrounded by trees and itself is an expanse of open grazing land. A parcel of land in the centre of wider ownership is retained by the previous owner and is occupied by the Estate Farmhouse and a number of associated agricultural buildings.

With regard to the context of the immediate area it is acknowledged that the introduction of 32 new units will alter the character and appearance of the landscape. The siting of 11 holiday lodges on the site has, however, already been approved, which themselves will have an effect on the

character of the rural setting, albeit one which was considered acceptable within the above context.

In terms of design, one chalet has already been constructed and, whilst this application is in Outline with design reserved, the applicant has indicated within the Design and Access Statement that they plan to utilise the same design and materials. This can be controlled at the reserved matters stage, but it is considered that stained natural logs with hardwood timber windows and slate coverings would complement the rural setting.

The submitted business plan also indicates that the quality of lodges will be high, built to Code for Sustainable Homes level 4 and incorporating the latest insulation and heating technologies, as well as solar/PV heating and electricity generating capabilities. This will facilitate all year round tourism, which is to be encouraged, and it is considered that provided all units are constructed to this standard that the development would not detract from the character and appearance of the countryside setting.

The additional lodges proposed under this application would be sited within the same site boundary of the previous approvals and, to this end, the increase in visual impact would only relate to the additional built development. Given the above context, however, and the parameters and design of the proposed lodges, it is considered that the site can accommodate the additional development without causing any unacceptable harm to the local or wider landscape, especially given its general limited visibility in wider views due to the vegetation which bounds the site which restricts views from public vantage points within the settlement of Tonna, with local views predominantly restricted to the nearby footpath network.

With regard the proposed stable block, this will also be somewhat enclosed by virtue of the existing vegetation but by virtue of the agricultural form of such buildings it is likely that this structure will embrace rather than detract from its countryside setting.

The main difference from previous consents relates to the need for a new access road due to highway safety issues arising from any intensified use of Fairyland Road. Due to the topography of the site, the new access road may be visible to a small extent from some public vantage points at certain times of the year. This, however, is to be expected when viewed from elevated points in the neighbouring settlement of Aberdulais and it is not considered that seasonal obscure views of a 5.5m wide access track will have enough of a negative impact to warrant a refusal

recommendation, having regard to the forested context through which it will run.

Accordingly, it is concluded that the proposed development, while intensifying the level of built development on the site, would have no unacceptable visual impact on the wider countryside having regard to the principle and benefits attributed to such tourism development.

Residential Amenity:

The nearest residential dwelling is Pen Rhi Angharad Uchaf Farm. This dwelling is located 7m from the already approved 'Plot 11' which was granted under the previous planning application, with both the house and plot 11 excluded from the application site. This plot for the purposes of the overall scheme will remain in situ, although it has already been established that this unit will not adversely affect any existing resident's residential amenity.

Whilst the application is in outline it is considered that subject to the suitable siting and the careful positioning of habitable room windows there is not considered to be any adverse affect in terms of the overlooking of private space or distances allowable between habitable room windows. The parameters indicate that there is unlikely to be any issues with regard the holiday units overshadowing or overbearing proposed neighbouring units or the existing residential dwelling on site.

Therefore there is no unacceptable effect on residential amenity.

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

Previous reliance on Fairyland Road as the sole means of access to this site has placed significant restraints on its potential in the past. The Head of Engineering and Transport (Highways) advised that the existing Planning Permission for 11 units was the threshold for capacity to which Fairyland Road could serve as access to this estate. Subsequently the applicant devised an alternative road access direct from the B4434 Tonna to Clyne Road.

The Head of Engineering and Transport (Highways) has assessed the proposal and is satisfied that subject to the imposition of suitable conditions that this development would not have an adverse affect on highway and pedestrian safety.

These conditions are primarily concerned with the applicant producing a Construction Method Statement, technical details concerning the new access road and off street parking provision within the site.

Therefore, there is not considered to be any unacceptable impact upon highway and pedestrian safety.

Ecology (including trees & protected species):

The Councils Ecological units have raised no objection to the parts of the development located within parcels of land defined as B, C and D. They do however raise a number of issues concerning the ecology located with parcels A and E and in and around the access track.

These issues concern the debate as to the correct status of some of the woodland and therefore it is not clear at this stage whether some of the woodland is ancient or not. According to National Resources Wales (NRW) Ancient Woodland Inventory 2011 the access track area goes through woodland designated as “Ancient” as interpreted by the Councils Biodiversity Unit. The NRW are less committal and recommend that it is up to the Authority to be satisfied with data provided to reach a decision on the status of the woodlands in question. There appears to be no clear defined answer to this Woodland designation and therefore the Planning department has decided should this application be successful that conditions will be imposed based on the recommendations of the Bio-Diversity Unit and the NRW which fill the information gaps and address and mitigate the likely impacts

These conditions will ensure pre-commencement checks for protected species are undertaken, the monitoring of the Honey Buzzard, submission of a Habitat Management Plan, restriction unless otherwise agreed in writing on tree felling along and in the access route, mitigation and conservation of reptiles, detailed lighting scheme, animal passage routes, landscaping and eradication of invasive plant species. The applicant will also have to provide (permission permitted) details of compensatory habitat creation for marshy grassland/purple moor grass and heathland habitat.

National Resources Wales

NRW have not offered any objections as discussed above. They did however identify that a small number of rivulets cross the route of the proposed access road and that these are believed to originate from mine

adits and flow directly down the steep valley side, rather than in a recognisable watercourse. Subsequently, they did recommend further consideration is given to these features; in terms of construction and design of the access road, water quality and pollution prevention, along with an assessment of the hydrological implications. Following this feedback an appropriately worded condition is recommended to address such matters.

Gas Pipeline

A major constraint to development on site is the gas main that runs straight across the southern part of the site. This has had a significant knock on effect to the siting of the proposed units and their number. The application was initially for up to 72 units, but this was reduced substantially following observations from the Health and Safety Executive (HSE).

Health and Safety Executive standards require a minimum separation distance from the gas main of 50m for developments of up to 100 bedrooms, with any additional units being a minimum of 150m away. The application has adhered to these parameters in both the proposed number and their positioning on the indicative layout plan, and accordingly there are no objections to the development on safety grounds.

Archaeological constraints:

Glamorgan Gwent Archaeological Trust assessed the proposal and offered no adverse comments.

Others (including objections):

There have been three number objections to this proposal, one of which was primarily concerned with the proposal when it was for up to 72 units.

While the report has addressed many of the issues associated with the impact of the development, the following additional comments (*in italic*) are provided in response to some of the main issues raised: -

- Noise and light pollution. *Should the application be successful suitable conditions will be imposed request submission of details for a lighting scheme that will take into account its affect on both existing residents and ecological wildlife. With regard to noise, a construction method statement will be required prior to*

commencement of work on site which will seek to control the impacts during the development of the site.

- *The felling of trees on site. The statement is acknowledged, and in response to this claim the applicant has informed the Planning Department that he is in possession of a felling license from NRW (Formerly the Forestry Commission)*
- *The release of mine water which has affected the Neath Canal during the construction of the road. There has been no evidence provided by the objector to substantiate this claim. Construction will not however be allowed to commence until further investigative works has been undertaken on the rivulets crossing the proposed access track.*
- *There is no pavement and speed restriction where the proposed access road meets the main road. The issues with the access track safety and suitability have already been addressed in the Highway section of this Appraisal.*

A letter was received with accompanying photographs which stated that works had all ready been carried out in the areas where the proposed access track is to be located. Since receipt of this letter, a site visit was undertaken and the applicant informed that any work constituting development had to cease immediately.

Finally the Planning Department received two separate letters offering their support to the Planning Application.

Conclusion:

The proposed development is considered to represent an appropriate land use at this countryside location which, subject to conditions, will not have an unacceptable impact on the character and appearance of the area, on residential amenity, highway and pedestrian safety or ecology, and therefore is considered to comply with Policies ENV1, EC7, GC1 and T1 of the Neath Port Talbot Unitary Development Plan and Technical Advice Note 13 and Planning Policy Wales

RECOMMENDATION: **Approval with Conditions**

CONDITIONS

(1)Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

The application was made for outline planning permission.

(2)Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

The application was made for outline planning permission.

(3)Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4)The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(5) Notwithstanding the Town and Country Planning Use Classes Order 1987 (or any Order revoking or reenacting that order) the development hereby permitted shall be used for tourist / holiday accommodation only and shall not be occupied as a person's sole or main place of residence. Occupation of any unit of holiday accommodation hereby approved shall be restricted to a maximum of twenty six weeks within a twelve month period for any individual.

Reason

To ensure that the accommodation is utilised for holiday accommodation only.

(6) The existing holiday lodge within Parcel C as defined on approved Plan B472/21, and identified in green on the attached plan NPT1, shall only be used as an Information Centre/Managers Office.

Reason

To ensure that the resort is served by an appropriate administrative building from the commencement of development.

(7) From the date of first occupation of any unit, an up-to-date register shall be kept for each unit of holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason

In order to ensure that the accommodation is utilised for tourist holiday accommodation only.

(8) The scale parameters for the holiday home units are as follows:

Height:	Max 7.3m;Min 6.7m
Width:	Max 10m;Min 9m
Length:	Max 10m;Min 9m

Reason

In the interest of clarity

(9) The scale parameters for the stable block are as possible:

Maximum width of 12metres

Maximum length of 12 metres.

Maximum height 3.5m

Reason

In the interest of clarity

(10)As part of the first reserved matters application details of the proposed external materials shall be submitted to and agreed in writing with the Local Planning Authority The development shall be built in accordance with the agreed materials.

Reason

In the interests of the visual amenity of the countryside setting

(11)As part of the first reserved matters application details of the existing and proposed ground levels and finished floor level of each lodge shall be submitted to, and approved in writing by, the local planning authority. The development shall be completed in accordance with the approved levels.

Reason

In the interest of the amenities of the area and visual amenity

(12) As part of the first reserved matters application, details of the means of enclosure to all Holiday lodge boundaries (if any) and the site perimeter shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation of any holiday unit.

Reason

In the interest of the amenities of the area and visual amenity.

(13) As part of the first reserved matters application, details of a scheme (including a timetable for its provision) for a children's play area shall be submitted to, and approved in writing by, the Local Planning Authority for the parcel of land identified as “children’s play area” on the approved Plan B472/21. The scheme shall be completed in accordance with the approved scheme and timetable.

Reason: In the interest of the amenities of the area.

(14) No building or construction of any access hereby permitted shall be occupied or accessed until a full surface water strategy has been submitted to and approved in writing by the Local Planning Authority, and such strategy has been implemented in accordance with the agreed details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water:-

i. Drainage incorporating any suds proposals to ensure that the existing green-field levels of surface water run-off are not increased and an indication of emergency overland flow routes. Such scheme shall ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected.

ii. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving groundwater and surface waters;

iii. Include a timetable for its implementation; and

iv. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for any adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The drainage scheme shall be managed and maintained thereafter in accordance with agreed management and maintenance plan.

Reason

In the interest of good land drainage.

(15) There must be no interference, alteration or diversion of any ditch, watercourse, alterations to ditches stream or culvert crossing or bordering the site unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of good land drainage

(16) Prior to beneficial use of the holiday homes water 'butt' or 'butts' to collect run off water from the roof areas shall be installed. Water collected from the butt(s) shall be used for non potable uses such as landscape irrigation.

Reason

In the interest of good land drainage

(17) Foul water and surface water discharges must be drained separately from the site.

Reason

In the interest of good land drainage

(18) No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-

- i. The parking of vehicles of site operatives and visitors.
- ii. Loading and unloading of plant and materials.
- iii .Storage of plant and materials used in constructing the development.
- iv. The erection and maintenance of security hoarding/s including decorative displays and facilities for public viewing, where appropriate.
- v. Wheel washing facilities for all construction traffic.
- vi. Measures to control the emission of dust and dirt during construction.
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- Vii. A strategy of how the surface water within the development is controlled and discharged safely during the course of construction period

Reason

In the interest of highway safety and good land drainage

(19) Prior to occupation, each holiday home shall be provided with two off-street parking spaces which shall be retained open and free for such use thereafter.

Reason

In the interest of highway safety

(20) Prior to works commencing on site a scheme showing the parking, access and egress for loading and/or unloading of all relevant operational (deliveries and maintenance) vehicles for the stable block. These details shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

Reason

In the interest of highway safety

(21) As part of the first reserved matters application, full details of the access road from the B4434 shall be submitted for approval. Such details shall include as a minimum :

- (i) A width of 5.5 metres for the first 15 metres at a gradient of 1 in 20; thereafter the proposed access will then be reduced to a width of 4.8 metres on into the site and within the development of the holiday homes with a gradient of 1 in 12;
- (ii) a swept path analysis to include 2 no vehicles (car users) passing each other in opposite directions at the bends within the proposed access road.
- (iii) details of all embankments and/or any retaining structures that support the access road (access road retaining walls over 1.5 metres in height shall require structural calculations) ;
- (iv) Details of surface materials
- (v) an assessment of the rivulets that cross the route of the proposed access track to include a report on whether the rivulets originate from mine adits and flow directly down the steep valley side or a recognisable watercourse; Water quality and pollution prevention; and Hydrological implications; and any implications and recommendations for the construction of the access track
- (vi) scheme for the inclusion of appropriate ecological measures to allow safe animal passage across the new access road.

Reason

In the interest of highway safety and ecology.

(22) Prior to work commencing on development a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the following:-

- i. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150 metres (this includes the new access road and the roads around the development).

ii. Cross sections every 20 metres and where there are any proposed culverts, outfalls, and headwalls are located.

The approved access road and internal access route shall be completed in accordance with the approved details prior to first beneficial use of any holiday lodge hereby approved.

Reason

In the interest of highway safety and visual amenity

(23) Prior to the beneficial use of the new access road off the B4434, 2.4m x 160m visibility splays in both directions shall be provided at the point of access and retained as such thereafter.

Reason

In the interest of highway safety

(24) Any entrance gateways proposed to link onto the new access road shall be set back 5 metres from the edge of the existing access road and the property's boundaries realigned to form 45 degrees vision splays which shall be retained as such thereafter. These splays may be curved to radii of 5 metres. The 5 metre recess area shall not be obstructed and shall remain clear and open for entry at all times, the surface shall be constructed in either bitumen bound material or concrete. Loose material is liable to spill onto the access road which would not be acceptable. The recess area shall be maintained by the occupier in perpetuity.

Reason

In the interest of highway safety

(25) None of the holiday homes or leisure facilities hereby permitted shall be occupied or used until facilities for the storage and collection of waste and recyclable materials from the site have been provided in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority, and such facilities shall be retained for the duration of the occupation or use of the site.

Reason

In the interest of highway safety

(26) The development hereby approved shall only be accessed via the new access road onto the B4434, with no vehicular access or egress at any time from Fairyland Road.

Reason

In the interest of highway safety

(27) Unless otherwise agreed in writing with the Local Planning Authority no further broadleaf native trees along the proposed access route shall be felled. If any such request is made to the Authority, further survey work with regard to biodiversity will need to be undertaken along with submission of detail for replacement planting.

Reason

In the interest of ecology.

(28) The development hereby approved shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect the water environment.

(29) No development approved by this permission shall be commenced until a Site Waste Management Plan has been produced and submitting in writing for approval by the Local Planning Authority.

Reason

To ensure waste at the site is managed in line with the Waste Hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal option.

(30) No development approved by this permission shall be commenced until a construction environmental management plan (CEMP) detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. The details of the CEMP shall be implemented as approved and must be efficiently communicated to all contractors and subcontractors

- identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses.
- How each of those watercourses and pathways will be protected from site run off during construction.
- How the water quality of the watercourses will be monitored and recorded.
- How surface water runoff from the site during construction will be managed/discharged. Please note that it is not acceptable for ANY pollution (e.g. sediment/silt/oils/chemicals/cement etc.) to enter the surrounding watercourses.
- storage facilities for all fuels, oils and chemicals.
- construction compounds, car parks, offices, etc.
- details of the nature, type and quantity of materials to be imported on to the site.
- measures for dealing with any contaminated material (demolition waste or excavated waste).
- identification of any buried services, such as foul sewers, so that they are protected.
- details of emergency contacts, for example Natural Resources Wales hotline 0800 807 060
- ecological no-go areas
- appropriate programming of required ecological mitigation and survey checks

Reason

To prevent pollution of controlled waters and the wider environment, and in the interest of ecology

(31) The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason

Prevent pollution of controlled waters and the wider environment.

(32) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason

To prevent pollution of the water environment.

(33) Prior to any vegetation clearance on site a scheme for the mitigation and conservation of reptiles on site shall be submitted to the Local Planning Authority and carried out as agreed. The scheme shall include detail of an appropriate method of working for all areas of suitable habitat.

Reason

In the interest of ecology

(34) Prior to the first occupation of the development a scheme shall be submitted to and approved in writing with the Local Planning Authority detailing a scheme for ecological interpretation for visitors.

Reason

In the interest of ecology

(35) Prior to the commencement of work on site a detailed lighting scheme for the access road and around the development of the holiday homes and associated facilities should be submitted to the Local Planning Authority for approval. The scheme should minimise impacts upon bats, reduce light spill into adjacent natural habitats and retains dark corridors for wildlife to use. The scheme should be implemented as approved and thereafter the site shall only be lit in accordance with the agreed scheme.

Reason

In the interest of ecology and visual amenity

(36) If an invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is identified on site, a methodology for the control and eradication of this/these species shall be submitted to the Planning Authority for approval. The treatment of this/these species should be conducted prior to the re-commencement of any development works on the site.

Reason

In the interest of ecology

(37) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping containing a majority of native and/or wildlife-friendly species. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

In the interest of ecology

(38) Prior to any vegetation clearance, felling or other works on site a scheme for the undertaking of pre-commencement checks for protected species shall be submitted to the Local Planning Authority for approval. This should include full details of methods and scope of all checks, along with details of appropriate mitigation if any protected species are discovered. The scheme should be implemented as approved.

Reason

In the interest of ecology.

(39) Prior to commencement of work on site a scheme for monitoring of Honey Buzzards should be submitted to the Local Planning Authority for approval and implemented as approved. This should include updating the baseline survey and monitoring for the first 2 years during operation, all survey reports should be submitted to the Authority. If any adverse impacts are reported as part of the monitoring, remedial action should be proposed and agreed with the Local Planning Authority and implemented as agreed.

Reason

In the interest of ecology.

(40) Prior to commencement of work on site a Habitat Management Plan for the site should be submitted to the Local Planning Authority for approval. This should detail the following:

- i. An assessment to calculate the area of woodland, marshy grassland/purple moor grass and heathland habitat losses.
- ii. Details of compensatory habitat creation for woodland loss at minimum twice the area of loss,
- iii Details of compensatory habitat creation for marshy grassland/purple moor grass and heathland habitat losses at minimum twice the area of loss,
- iv. Details of the ponds creation,
- v. Details of a scheme for retaining habitat,
- vi. Details for the creation of log piles and other invertebrate habitat

Details of the above should include but is not limited to: locations and size of compensatory habitat creation and retained habitat, species composition of any planting, methods of creation, programme of works, ongoing management requirements, monitoring programme, and commitment to undertake remedial action in light of monitoring results. The HMP should be implemented as approved over 25 years from the commencement of development.

Reason

In the interest of ecology

REASON FOR GRANTING PLANNING PERMISSION

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

The proposed development is considered to represent an appropriate land use at this countryside location which, subject to conditions, will not have an unacceptable impact on the character and appearance of the area, on residential amenity, highway and pedestrian safety or ecology, and therefore is considered to comply with Policies ENV1, EC7, GC1 and T1 of the Neath Port Talbot Unitary Development Plan and Technical Advice Note 13 and Planning Policy Wales

2. Planning Applications

Recommendation for Full Planning & Development Control Committee Members' Site Visit

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2014/217	<u>DATE:</u> 27/03/2014
PROPOSAL: Temporary permission for the drilling of an exploratory borehole to test the Westphalian and Namurian strata for coal bed methane and shale gases.	
LOCATION: LAND WITHIN, FOEL FYNYYDDAU FOREST, NEAR PONTRHYDYFEN, CWMAFAN PORT TALBOT	
APPLICANT: UK METHANE LIMITED	
TYPE: Full Plans	
WARD: Bryn & Cwmavon	

Planning History:

P2011/0039 To carry out temporary exploratory borehole investigation for coal bed methane into Westphalian coal measures. Approved 25/05/11

Description of Site and its Surroundings:

The application site is located on land within Foel Fynyddau Forest, near Pontrhydyfen.

The application site is an irregular shaped parcel of land measuring approximately 0.157 hectares in area. It has an overall width of 55.6m and a depth of 35m. The site lies adjacent to a gravel forestry track some 350m to the west of the village of Pontrhydyfen, and at a level of around 170-180m AOD. The nearest residential dwellings are located at Danybont, which is at a lower level than the application site, at a distance of approximately 300m "as the crow flies". The area of land is sparsely vegetated, and has previously been utilised as a lay down area by the Forestry Commission (now part of Natural Resources Wales). The site is surrounded by dense conifer woodland on all sides, except the adjacent forestry track. Cwm Pelenna forms the valley feature between the hillside and the village of Pontrhydyfen.

There is an existing forestry access road leading to the site, off the B4286 Pontrhydyfen to Cwmafan Road. There is a Grade II Listed Building (Pontrhydyfen Viaduct) adjacent to the existing access point.

The site is located outside the settlement limits as defined by Policy H3 of the adopted Neath Port Talbot Unitary Development Plan (UDP) and within the open countryside.

Brief Description of Proposal:

This proposal seeks temporary planning permission for the drilling of an exploratory borehole to test the Westphalian and Namurian strata for coal bed methane and shale gases. This would be under a Petroleum Licence issued by the Department of Energy and Climate Change (DECC). The activity would also be the subject of a Coal Bed Methane Access Agreement from the Coal Authority.

The development will consist of site preparation and set up by importing 7 buildings comprising tool shed, toilet, fuel store, site laboratory, site office, crew office and generator. A drilling rig would also be erected on the site with associated settling tanks and ancillary pipe work rack. The site would be surrounded by temporary heras fencing fitted with Echo-barrier noise control system.

The proposed portacabins would measure 6.2m in length by 2.7m in depth and reach a height of 2.5m. The drilling rig would have a maximum height of 11 metres.

The borehole will be constructed to comply with current legislation and will include an initial 30 cm diameter hole to cement the structure in place. After pressure testing, drilling would be undertaken at approximately 16 cm diameter into the coal bearing strata, utilising suitable well head protection and diversion systems to a suitable venting system. The borehole would be terminated at the Namurian strata at a depth of approximately 1300m.

General set up and activities associated with movements into and out of the site would occur during day time 08.00 to 18.00 hours. However, drilling would be undertaken on a 24 hour basis for a period of up to 10 weeks (which is approximately 4 week longer than the previous permission ref. P2011/0039). The applicant has indicated the following time-scales for the proposal:

Site establishment (and site clearance):	4 weeks.
Drilling and associated operations:	10 weeks.
Laboratory testing:	4 weeks.
Gas Testing:	36 weeks.

All buildings, drilling rig and associated tanks would be removed at the end of the operation. The borehole would be plugged with concrete and sealed, and the surface restored by grass seeding any areas damaged during the activity (where appropriate).

EIA Screening/Scoping Opinion & Habitat Regulations:

The proposal does not fall within any of the descriptions given in Schedule 1 of *The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999*, as amended. Whilst Schedule 2 of the same regulations includes deep drillings, the site is not in a sensitive area and the applicable thresholds and criteria refer to the area of the works exceeding 1 hectare, which would not be the case with this application. As such, a screening opinion is not required for this application.

Report:

Members will be aware that there has been widespread publicity and local concern in respect of the potential for hydraulic fracturing (or ‘fracking’) largely, it appears, as a result of this planning application. This has led to the submission of in excess of 1000 letters of objection to this application.

It is emphasised, however, that this application is for exploratory drilling only, and **does not include fracking**. Nevertheless, there will be impacts which will need careful consideration.

Material Considerations:

Having regard to the above, and while detailed assessment of the application by Officers is continuing, the main issues for consideration for this application are as follows:

- The planning policy and principle of development at this site.
- The potential impact of the proposal upon visual amenity.
- The potential impacts on residential amenity, including noise, dust and vibration.

- Any potential highway and pedestrian safety issues, including access.
- Potential impacts upon ecology and biodiversity, including protected species.
- The potential impact upon the water environment, hydrology and drainage.
- The potential impact upon Cultural Heritage and Archaeology.
- Any potential requirements for Restoration and Aftercare.

In light of the sensitive nature of the development and the significant level of representations received as a result of public consultation with local residents and other statutory bodies, it is recommended that a site visit is undertaken by the full Planning Committee. This will allow Members the opportunity to fully assess the application site and surrounding environs, including the access to the site, so that they are able to make a fully informed decision when the application is reported to Committee for determination at a future date.

Recommendation to Members:

That arrangements are made for Members of the full Planning and Development Control Committee to undertake a visit to the site.

SECTION B – MATTERS FOR INFORMATION

3. APPEALS DETERMINED

Enforcement Appeal

Appeal Ref: A2014/0003 **Enforcement Ref:** E2013/0352

PINS Ref: APP/Y6930/C/14/2212599

Applicant: Mr David Whitmore

Breach: Without planning permission, erection of a platform to facilitate the construction of an outbuilding and veranda (*breach as amended by Inspector*)

Site Address: 33 Drumau Park, Skewen, Neath, SA10 6PL.

Decision Date: 7th August 2014

Decision Code: Subject to the corrections to the breach and requirements, the appeal is **DISMISSED** and the enforcement notice is upheld.

Since the prescribed fees were not paid, the deemed planning application for planning permission did not fall to be considered. The appeal therefore proceeded solely on ground (c) - That there was no breach of planning control.

Before considering the ground (c) appeal, the inspector had raised concerns with the drafting of the Notice and whether the requirements exceeded the terms of the allegation. Following discussion at the hearing, it was agreed the Notice could stand but be corrected and varied along the lines set out in the decision without injustice to either party.

In terms of ground (c), the Inspector noted that at the hearing it was clarified that works had commenced on the platform and outbuilding in April 2013, before the General Permitted Development Order (Amendment) (Wales) Order (GPDO) 2013 came into force. The operational development was therefore to be assessed under GPDO 1995 Article 3, Schedule 2, Part 1, Class E.

The Appellant claimed that there was no breach of planning control, because the outbuilding benefited from permitted development rights under Class E, Part 1 of the GPDO 1995. However, at the hearing, the Appellant conceded that the outbuilding was some 2m from the highway and was not permitted development in relation to E.1(b) of Class E, where any part of the building to be constructed would be nearer to any highway which bounds the curtilage than the part of the original dwellinghouse nearest to that highway, or any point 20 metres from that highway, whichever is nearer to the highway.

Having accepted that the development was not permitted development, the Appellant put forward at the hearing an alternative proposition that the development was not a 'building'.

The Inspector noted that a building is defined by Section 336 of the Act as amended, as including any structure or erection and any part of a building, but not plant or machinery comprised within a building. Three primary factors are identified as decisive of what is a building, (a) that it is of a size to be constructed on site, as opposed to being brought on to the site, (b) permanence, and (c) physical attachment.

Having considered the nature of development undertaken, the Inspector concluded that he was satisfied that when taking these three primary factors into account, the structure is a building and that there has been a breach of planning control. Given that there is no evidence of a planning permission for the development, the appeal on ground (c) therefore failed.

The Inspector directed that the enforcement notice be corrected by the breach being revised to "Without planning permission, erection of a platform to facilitate the construction of an outbuilding and veranda" and the requirements of the Notice varied to require the owner to "Remove the platform, outbuilding and veranda".

Subject to the corrections to the breach and requirements, the appeal was dismissed and the enforcement notice upheld. The period for compliance with the Notice is 28 days.

4. Delegated Applications
Determined Between 22nd July and 8th August 2014

1	App No. P/2012/808	Type Outline
Proposal	Demolition of existing buildings and construction of 3 dwellings (outline)	
Location	Land at, Cefn Yr Allt, Aberdulais, Neath	
Decision	Approval with Conditions	
Ward	Aberdulais	

2	App No. P/2013/635	Type Full Plans
Proposal	11.6 MW Solar Array including transformer stations internal access tracks, landscaping, fencing and associated works. (Cross boundary application with Rhondda CynonTaff CBC) (Revised drainage scheme and Landscape and Environmental Management Plan submitted 06.03.14) (Aviation report received 01.05.14)	
Location	Land at Hendre Fawr Farm, Mount Road, Rhigos CF44 9RJ	
Decision	Approval with Conditions	
Ward	Glynneath	

3	App No. P/2013/794	Type Full Plans
Proposal	Retention and completion of works comprising the installation of French doors and windows on the ground-floor front and side elevations plus first-floor rear elevation, new external fire escape to rear elevation, canopy to front entrance plus new boundary walls with railings and security lighting.	
Location	The Travellers Well, 8 Dynevor Place, Skewen, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

4	App No. P/2013/1044	Type Change of Use
Proposal	Retention of land as garden curtilage	
Location	78 Windsor Village, Aberavon, Port Talbot	
Decision	Approval with Conditions	
Ward	Aberavon	

5	App No. P/2013/1118	Type Outline
Proposal	One dwelling (outline) (Amended plans received 27/03/14)	
Location	Land Between, 14 & 16 Martyns Avenue, Seven Sisters	
Decision	Approval with Conditions	
Ward	Seven Sisters	

6	App No. P/2014/119	Type Full Plans
Proposal	Insertion of rear dormer window and external alterations to facilitate change of use from 4 bedroom flat to 3 number self-contained flats (amended plans received 26/06/2014)	
Location	Flat, 28A Windsor Road, Neath	
Decision	Approval with Conditions	
Ward	Neath North	

7	App No. P/2014/184	Type Householder
Proposal	Rear Two storey extension	
Location	2 Mill Row, Pontardawe, Swansea	
Decision	Approval with Conditions	
Ward	Alltwen	

8	App No. P/2014/239	Type Householder
Proposal	First floor rear extension.	
Location	13 Tawe Terrace, Pontardawe, SA8 4HA	
Decision	Approval with Conditions	
Ward	Pontardawe	

9	App No. P/2014/306	Type Householder
Proposal	Demolition of existing single storey rear extensions and construction of a part two storey and part single storey rear extension plus Installation of window at first floor to side elevation of existing dwelling.	
Location	37 Barry Road, Lower Brynamman, SA18 1TY	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

10	App No. P/2014/321	Type Full Plans
Proposal	Drainage works / infrastructure in connection with adjoining proposed residential application P2012/1116	
Location	Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, SA8 3DE	
Decision	Approval with Conditions	
Ward	Alltwen	

11	App No. P/2014/427	Type Full Plans
Proposal	Retention and completion of Shopfront	
Location	4 Green Street, Neath SA11 1DR	
Decision	Approval with no Conditions	
Ward	Neath North	

12	App No. P/2014/443	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate for a proposed single storey rear extension	
Location	84 Fernlea Park, Bryncoch, Neath SA10 7SX	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch South	

13	App No. P/2014/448	Type Change of Use
Proposal	Retention of change of use of hairdressers (Class A1) to Café (Class A3) on ground floor and Hairdressers (Class A1) on first floor.	
Location	213 New Road, Skewen, Neath SA10 6EW	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

14	App No. P/2014/450	Type Householder
Proposal	Replacement garage, new vehicle access, realignment of front boundary wall and formation of new front steps, single storey rear extension and first floor walkway/bridge to access raised rear garden area.	
Location	59 Pontneath Vaughan Road, Glynneath, Neath SA11 5NR	
Decision	Approval with Conditions	
Ward	Glynneath	

15	App No. P/2014/453	Type Full Plans
Proposal	Change of use from light industrial (use class B1) to Training Centre (class D1) with associated offices, plus erection of an internal mezzanine floor with associated external alteration to replace roller shutter door with three windows at first floor and pedestrian door at ground floor.	
Location	Greenwise Constructions, Unit 11 Mardon Park, Central Avenue, Baglan SA12 7AX	
Decision	Approval with Conditions	
Ward	Baglan	

16	App No. P/2014/471	Type Discharge of Cond.
Proposal	Details pursuant to conditions 32, 33 & 35 (Plots 1-5 only), (Land contamination desktop study, remediation & long-term monitoring and maintenance) of Planning Permission P2012/1116 (Approved on the 12/05/14) (Remediation Strategy received 21.05.14) (Amended information received 12.06.14, 03.07.14 and 08.07.14)	
Location	Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

17	App No. P/2014/478	Type Householder
Proposal	Single storey side extension	
Location	56 Afandale, Sandfields, Port Talbot SA12 7BQ	
Decision	Approval with Conditions	
Ward	Sandfields West	

18	App No. P/2014/491	Type Discharge of Cond.
Proposal	Replacement car parking to facilitate garage conversion	
Location	91 Crymlyn Parc, Skewen, Neath SA10 6EF	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

19	App No. P/2014/510	Type Full Plans
Proposal	Change of use of land from verge to siting of a mobile catering unit (A3)	
Location	Land adjacent to, Glynneath Village Workshops off B4242, Glynneath	
Decision	Approval with Conditions	
Ward	Glynneath	

20	App No. P/2014/513	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 12 (External Lighting scheme) of application P2014/0243 approved on the 20 May 2014.	
Location	Port Talbot Parkway Railway Station, Cramic Way, Port Talbot SA13 1RU	
Decision	Approval with no Conditions	
Ward	Port Talbot	

21	App No. P/2014/518	Type Discharge of Cond.
Proposal	Details pursuant to condition 31 (Pollution Prevention Measures) of Planning Permission P2012/1116 (Approved on the 12/05/14) (Additional information received 11.07.14)	
Location	Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, Sa8 3de	
Decision	Approval with no Conditions	
Ward	Alltwen	

22	App No. P/2014/519	Type Householder
Proposal	Conversion of garage to living accomodation.	
Location	34 The Meadows, Skewen, Neath SA10 6SJ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

23	App No. P/2014/525	Type Householder
Proposal	Demolition of existing extension and construction of part single storey part two storey rear extension, single storey side extension plus insertion of windows to first floor side elevation (Amended plans received 21/07/14 - 1.5 metre reduction in depth of first floor extension)	
Location	40 Glyn Road, Lower Brynamman, SA18 1ST	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

24	App No. P/2014/542	Type Discharge of Cond.
Proposal	Details pursuant to condition 50 (Lighting: Species mitigation scheme) of Planning Permission P2012/1116 (Approved on the 12/05/14)	
Location	Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

25	App No. P/2014/551	Type Householder
Proposal	Retention of bi-folding gates with a height of 1.4m.	
Location	15 Godfrey Avenue, Glynneath, Neath SA11 5HF	
Decision	Approval with Conditions	
Ward	Blaengwrach	

26	App No. P/2014/558	Type Full Plans
Proposal	Retention of building for use as office for associated car sales, external lighting, front boundary gates and enclosure.	
Location	ARC Car Wash, Pantyrheol, Neath SA11 2HD	
Decision	Approval with Conditions	
Ward	Neath East	

27	App No. P/2014/559	Type Discharge of Cond.
Proposal	Details pursuant to condition 25 (Site wide drainage strategy including drainage pipe infrastructure submitted under planning application P2014/0321) of Planning Permission P2012/1116 (Approved on the 12/05/14) (Amended information and plans received 11.07.14)	
Location	Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

28	App No. P/2014/561	Type App under TPO
Proposal	Works to Oak Tree (T1) covered by Tree Preservation Order T314/W3 to comprise of partial crown reduction and crown lift	
Location	12 Llys Castell, Coed Hirwaun, Port Talbot SA13 2UX	
Decision	Approval with Conditions	
Ward	Margam	

29	App No. P/2014/580	Type Change of Use
Proposal	Retention of café	
Location	The Disability Action Centre, The Courtyard, D'arcy Business Park, Llandarcy, Neath SA10 6EJ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

30	App No. P/2014/581	Type Outline
Proposal	Outline application for a new dwelling (all matters reserved)	
Location	Land Adjacent To Anchorite, Pen Y Bryn, Tonna, Neath SA11 3JR	
Decision	Approval with Conditions	
Ward	Tonna	

31	App No. P/2014/593	Type Discharge of Cond.
Proposal	Approval of Details in accordance with condition 3 (Sustainable Drainage System) of planning permission 2014/0243 granted on 19th May 2014.	
Location	Port Talbot Parkway Railway Station, Cramic Way, Port Talbot SA13 1RU	
Decision	Approval with no Conditions	
Ward	Margam	

32	App No. P/2014/602	Type Householder
Proposal	Demolition of existing garage, and construction of single storey side extension and two storey rear extension.	
Location	44 Lon Hir, Alltwen Pontardawe, SA8 3DE	
Decision	Approval with Conditions	
Ward	Alltwen	

33	App No. P/2014/603	Type Discharge of Cond.
Proposal	Approval of details under conditions 2 (materials), 5 (Landscaping), and 8 (external storage) planning permission P2013/0918 approved on 10 December 2013.	
Location	Former Orion Building Unit 3a, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PG	
Decision	Approval with Conditions	
Ward	Margam	

34	App No. P/2014/606	Type Householder
Proposal	Proposed Scooter Store	
Location	Gainsborough House, Vivian Park Drive, Sandfields, Port Talbot	
Decision	Approval with Conditions	
Ward	Sandfields East	

35	App No. P/2014/619	Type Change of Use
Proposal	Retention of existing cattery building and proposed cattery building (Maximum of 10 cats in Total)	
Location	2 Back Drive, Lonlas, Neath SA10 6SB	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

36	App No. P/2014/631	Type Nat. Significant Infrastructue Project
Proposal	Scoping consultation for a SCGT gas fired 'peaking' power generating plant capable of providing up to 299 MW comprising: the Generating Equipment, Access Road and temporary Laydown Area submitted under the Planning Act 2008 (as amended) and the Infrastructure Planning (EIA) Regulations 2009 (as amended)	
Location	Abergelli power project,	
Decision	No Objections	
Ward	Outside Borough	

37	App No. P/2014/638	Type Discharge of Cond.
Proposal	Details pursuant to Condition 5 (Site Waste Management Plan) of Planning Permission P2013/863 (Approved on the 13/11/13)	
Location	Land at Neath Town Centre, (Including Tesco, Magistrates Court and Former Civic Centre), Neath SA11 3EP	
Decision	Approval with no Conditions	
Ward	Neath North	

38	App No. P/2014/648	Type LawfulDev.Cert- Prop.
Proposal	Lawful Development Certificate for a proposed single storey side extension	
Location	Woodlands, Caemaen, Bryncoch, Neath SA10 7YN	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Bryncoch North	

39	App No. P/2014/653	Type LawfulDev.Cert- Prop.
Proposal	Lawful development certificate for a proposed front and rear dormer extension.	
Location	10 Maeslan, Rhos Pontardawe, SA8 3HH	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Rhos	

40	App No. P/2014/660	Type LawfulDev.Cert- Prop.
Proposal	Lawful development certificate for a proposed single storey side extension.	
Location	50 Darran Park, Neath Abbey, Neath SA10 6PY	
Decision	Issue Lawful Dev.Cert.	
Ward	Dyffryn	

41	App No. P/2014/674	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a single storey side and rear extension.	
Location	74 Delffordd, Rhos Pontardawe, SA8 3EL	
Decision	Issue Lawful Dev.Cert.	
Ward	Rhos	

42	App No. P/2014/702	Type Discharge of Cond.
Proposal	Amended details to be agreed in association with condition 2 (external materials) of application P2014/0227 granted on 28/04/14.	
Location	3 Brynau Wood, Cimla, Neath SA11 3YJ	
Decision	Approval with no Conditions	
Ward	Cimla	

43	App No. P/2014/720	Type Discharge of Cond.
Proposal	Amended details to be agreed in association with Conditions 21 - hedgerow planting scheme and 22 - Bird Habitat Mitigation of planning application P2013/0300 granted on 10/12/13.	
Location	Newland Farm, Water Street, Margam, Port Talbot SA13 2PB	
Decision	Approval with no Conditions	
Ward	Margam	

44	App No. P/2014/727	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (External Materials) of application P2013/1090 granted on 02/07/14	
Location	Plot 20 Farteg Fawr, Bryn, SA13 2RF	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	