

## **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**Members Present:**

**22<sup>nd</sup> December, 2003**

**Chairman:** Councillor A.H.Thomas

**Vice Chairman:** Councillor W.J.Harris

**Councillors:** S.Atherton, H.M.Bebell, D.K.Davies, D.W.Davies, C.R.Day, J.Dinham, P.E.Evans, D.V.Funning, M.B.Gunter, M.D.Harris, T.D.M.John, E.Jones, S.J.Mason, C.Morgan, G.Morgan, Mrs.S.M.Penry, Mrs.P.M.Phillips, G.I.Richards, R.V.Teale, Mrs.P.J.Thomas, P.M.Thomas, S.R.Thomas, J.Warman and A.N.Woolcock

**Invited Members:** Councillors T.P.N.Crowley and D.Lewis (Application No. P/2003/825 only)

**Officers in Attendance:** G.White, C.Patten, B.S.Thorne, D.Adlam and R.F.Morris

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1. **MEMBERS' DECLARATION OF INTEREST**

The following Member made a declaration of interest at the commencement of the meeting in relation to the following matter:-

Councillor A.N.Woolcock - ENPT 2705 - Unauthorised Commercial Activities at Lletty'r Gof, Cwmnantllwyd Road, Gellinedd, Pontardawe (non pecuniary).

## **Report of the Head of Planning Services**

### **2. PLANNING APPLICATIONS APPROVED**

**RESOLVED:** that the undermentioned applications be approved, subject to the conditions set out in the circulated report:-

#### **Application No. P/2002/82**

Modify Condition 12 of consent P/97/0761 (access to be from Gelligron Road and not Cefnllan Road) - amended plan at land off Gelligron Road, Gelligron, Pontardawe, Swansea.

(An amendment sheet was circulated at the meeting which stated that in Condition No. 1 add after 'authority' on line 5 'such scheme shall include details of the length of existing stone wall to be removed and the replacement building of that section of wall to tie into existing together with the replacement of any existing features within the wall').

#### **Application No. P/2003/742**

Outline permission for residential development (amended plans received 14.8.03) at Cwrt Y Bettws Farm, Llandarcy, Skewen, Neath.

#### **Application No. P/2003/825**

Class A1 foodstore, petrol filling station and Class A3 restaurant/drive-thru, together with associated car parking, servicing, landscaping, new access arrangements and new pedestrian river footbridge at land adjacent to A4067, Alltwen, Pontardawe, Swansea.

(An amendment sheet was circulated at the meeting stating that in the appraisal on page 43, third paragraph, second line substitute 'but can' with and 'cannot'. Also in Condition No. 6, after 'sub divided' delete 'and a minimum of 2560 sq.m of retail floor space shall be retained at all times,' and after that change to read 'a minimum of 64% of the retail floor space'. Furthermore, in Condition No. 21, change '20metres' to '25metres').

Application No. P/2003/917

Residential development 25 houses - amended scheme (amendment to plot levels received 25.8.03) at land at Cae Glas, Cwmavon, Port Talbot.

Application No. P/2003/979

Construction of one bungalow at land at Old Wern Road, Ystalyfera, Swansea.

Application No. P/2003/1045

Advertisement at J & J Motors, Main Road, Skewen, Neath.

Application No. P/2003/1257

Outline planning application - residential development and A1 retail development and/or D1 for Doctors Surgery and Health Centre at land opposite Waunceirch Primary School, Dwr Y Felin Road, Neath.

Application No. P/2003/1258

Replacement dwellinghouse at Coed Y Glyn, Tyllwyd Road, Bryncoch, Neath.

Application No. P/2003/1267

Kitchen extension - amended plans at 153 Delffordd, Rhos, Pontardawe, Swansea.

Application No. P/2003/1285

Construction of two flats and double garage at land adjacent to 24 Angel Street, Port Talbot.

Application No. P/2003/1286

Outline application for the construction of two storey flats (2 No. two bedroom flats) at land off Green Street, land rear of 15-23 Bevan Street, land rear of Sandfields Road, Sandfields, Port Talbot.

(An amendment sheet was circulated at the meeting which stated that the Environment Agency had offered the following additional comments:-

“This site is in the defended flood plan. However, as the proposed building is for residential use it could put additional people at risk of flooding and is classified by the Agency as a high risk use.

In order to ensure that there is emergency access, the Agency would have to ask for flow levels to be set 600mm above ground, for the accommodation to provide an upper floor to each unit in order that residents can escape flood water and for flood proofing of the building.”

The Head of Planning Services reported that notwithstanding the above, it still considered that to raise the floor level would be unacceptable on visual amenity grounds).

Application No. P/2003/1307

Submission of details under Condition No. 5 of planning approval No. P/2003/0961 regarding enclosures at land at Ascot Drive, Baglan, Port Talbot.

Application No. P/2003/1311

Extension to rear of dwelling for garage and swimming pool and storage shed to replace existing shed - amended plans at Llettyr Gof, Cwmnantllwyd Road, Gellinudd, Pontardawe, Swansea.

Application No. P/2003/1353

Extension to dwelling at 3B Old Road, Skewen, Neath.

Application No. P/2003/1358

Change of use to bed and breakfast premises at Ty Cwmafan, Cunard Row, Cwmavon, Port Talbot.

(An amendment sheet was circulated at the meeting which indicated that Conditions 1 - 3 be deleted and substituted with "the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission").

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990).

Application No. P/2003/1369

Residential development of six dwellings - amendment to approved application 01/1127 at site off Charles Street, Skewen, Neath.

Application No. P/2003/1373

Variation of Condition 2 of planning approval No. P/03/646 regarding partial removal of sea front and sand dunes at Riverside land, between promenade and Newbridge Road, Aberavon, Port Talbot.

Application No. P/2003/1387

Outline residential (one dwelling) at Old Peter Crook Depot, Howard Park Road, Cwmgors, Gwaun Cae Gurwen.

Application No. P/2003/1399

Extension at 7 Bridge Street, Glyncorrwg, Port Talbot.

Application No. P/2003/1406

Two storey office accommodation (3 years temp) at 19 London Road, Neath.

(An amendment sheet was circulated at the meeting stating that condition No.1 should be deleted.)

Application No. P/2003/1415

Extension to dwelling at 1 Moses Row, Melincourt, Resolven, Neath.

Application No. P/2003/1429

Outline application - residential development at site of former Gelligron Garage, Gelligron Road, Pontardawe, Swansea.

(An amendment sheet was circulated at the meeting which recommended that the following condition be added:-

“20. No work on site shall take place on land containing Fallopia Japonica (Japanese Knotweed), giant knotweed or any knotweed hybrid until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the eradication and/or control and shall include details of the method of eradication/control and the timescale involved. The scheme shall be implemented in accordance with the approved details”).

Reason:

In the interest of ecology and visual amenity.

Application No. P/2003/1472

Outline planning application - construction of dormer bungalow at plot adjacent to 1C New Road, Cilfrew, Neath.

Application No. P/2003/1474

Construction of a single storey extension at 40 Castle Street, Port Talbot.

Application No. P/2003/1478

Construction of a two storey side extension (garage, utility room and bedrooms) at 4 Bryn Siriol, Cimla, Neath.

3. **PLANNING APPLICATION DEFERRED**

**RESOLVED:** that the undermentioned application be deferred for a site visit by the Planning (Site Visits) Sub Committee and relevant Local Members for the following reason:-

Reason:

To assess the final development and the amenities of the adjoining residence.

Application No. 2003/1371

New dwelling - resubmission (amended plans received 4.12.03) at land adjacent to 10 Swan Road, Baglan, Port Talbot.

(An amendment sheet was circulated at the meeting which stated that a letter had been received from an adjoining neighbour which stated:-

1. The proposed house would be very wide, (all most whole width of the plot). It would be 10.5 metres wide compared to 8.5 metres as previously proposed, and would be 2.5 metres from the neighbours south east facing living room window, rather than 4.5 metres as previously proposed. The previous application was refused mainly because of the light reduction to the neighbouring property. This problem would therefore still exist. The neighbouring property had a “right to light”;
2. Other properties in the area had a space around them and the proposal was therefore unreasonable because of its effects on both neighbouring properties;
3. The site was of archaeological interest, with narrow gauge track ways and the remains of buildings in the vicinity. Archaeological records were incomplete;
4. There were rear extensions in the street which were about 2.5 metres high, but the outlook from number 10 would be a roof 6 metres high which would block out the sun in winter;



5. The proposal would contravene planning guidelines used by the Council;
6. The proposal was out of keeping with the area, heading the existing line of houses abruptly, which would have a negative impact on the adjoining cottage. This would result in the down turn in the appeal of the area;
7. It was requested that a site visit be made to see the potential problems of the light reduction.

The Head of Planning Services reported that the points were addressed below in relation to their paragraph numbers :-

1. The front part of the proposed house was wider than previously submitted (the plans indicate that it would be some 3 metres from the side of number 10, while it was some 4.5 metres previously). However, the rear part of the proposed house was narrower and would be some 4.8 metres from the side of number 10. The proposed house also had a lower design and roof line. Although it would effect the side windows of number 10, the amended design would result in a more open aspect of the rear of the property. The question of a “right to light” was a separate legal matter and was not a planning matter in itself;
2. The amended design was considered to be more in keeping with the existing development in the area and to be acceptable in the visual terms;
3. In relation to archaeological matters, no comments had been received from the Glamorgan Gwent Archaeological Trust;
4. It was considered that the outlook for the rear of number 10 would remain reasonably open and this aspect of the proposal was considered to be acceptable;

5. The proposal did not contravene this Authority's guidelines;
6. The proposed house continued the existing line and form of the adjacent row of houses, and this dormer style design with lower roof line also reflected the older cottage on the other side (number 9). It was considered to be acceptable in visual terms and to be in keeping with the surrounding development.

It was reported that an additional letter of objection had been received raising the following comments:-

1. The dwelling was still set forward from a neighbouring dwelling and will block light;
2. There was a large side window which would take away privacy;
3. Conservatory on the front of the house would project in front of the building line.

The Head of Planning Services commented that with regard to these points it is considered that the proposed dwelling will not have a significantly adverse affect on the amenities of neighbouring property or on the street scene.

4. **PLANNING APPLICATION WITHDRAWN**

**RESOLVED:** that it be noted that the undermentioned application had been withdrawn prior to the meeting:-

Application No. P/2003/781

Construction of a dwelling at Plot 1 The Beeches, off Bwlch Road, Cimla, Neath.

(An amendment sheet was circulated at the meeting informing Members that the application had now been withdrawn).

5. **LISTED BUILDING AND CONSERVATION AREA APPLICATION - APPROVED**

**RESOLVED:** that CADW be informed that this Authority is minded to grant planning permission for the undermentioned proposals, subject to the conditions set out in the circulated report, and subject to CADW having no objections:-

Application No. P/2003/1452

Listed Building application for the removal of small memorial plaques internally placed on each internal sidewall and on the facing walls either side of the pulpit at Bethany Chapel, Station Road, Port Talbot.

6. **PLANNING APPLICATIONS REFUSED**

**RESOLVED:** that the undermentioned applications be refused for the reasons stated in the circulated report:-

Application No. P/2003/916

Residential development - extension to site - three houses and garages (amended plans received 25.9.03 with regard to plot levels) at former Copperminers Site, Cae Glas, Cwmavon, Port Talbot.

Application No. P/2003/1139

New dwelling at The Old Quarry, Maesteg Road, Cymmer, Port Talbot.

Application No. P/2003/1349

Outline planning application - house and integral garage at land adjacent to Beili Glas House, Mount Pleasant, Ynysmeudwy, Pontardawe, Swansea.

Application No. P/2003/1391

Extension to opening hours to 3.00am at Best Kebab, 28 Station Road, Port Talbot.

7. **ENPT 2705 - UNAUTHORISED COMMERCIAL ACTIVITIES AT LLETTY'R GOF, CWMNANTLLWYD ROAD, GELLINEDD, PONTARDAWE**

(Councillor A.N. Woolcock disclosed an interest and withdrew during the discussion of the item and voting thereon).

Members were reminded that the above matter had been considered at the 2<sup>nd</sup> December, 2003 meeting of the Committee. However, following receipt of a letter from the owner of the property, the matter had been deferred to allow further investigation and discussion.

**RESOLVED:** that no enforcement action be proceeded with at this moment in time, but the situation be monitored and kept under review.

(An amendment sheet was circulated at the meeting which stated that further correspondence had been received from the complainant regarding activities at Llettyr Gof on 6 separate occasions. The Head of Planning Services indicated that five of the complaints predated the site inspection by Officers. The sixth related to a lorry on 17<sup>th</sup> December, 2003 that on investigation appeared to have been a lorry delivering Christmas presents. The Head of Planning Services reported that on this basis, there did not seem to have been any breach of planning control since the site inspection.)

8. **ENPT 2864 - UNAUTHORISED CONSTRUCTIONS AT  
HAZELDENE HOUSE, PHEASANT ROAD, TREBANOS**

The Committee was informed of the unauthorised construction of a gabion stone wall and deposit of earth. It was also informed of the placement of a demountable steel cabin at land fronting Hazeldene House, Pheasant Road, Trebanos, Swansea.

**RESOLVED:** that authorisation be granted for the service of an Enforcement Notice in respect of the unauthorised construction of a gabion stone wall and deposit of earth and placement of demountable steel cabin on land fronting Hazeldene House, Pheasant Road, Trebanos, Swanea. The steps required by the Enforcement Notice be as follows:-

1. To cease further tipping on the land;
2. To remove the gabion stone walling and deposit earth and restoration of the land in accordance with the cross sections and specifications contained in Plan A appended to the Enforcement Notice;
3. To remove the demountable steel cabin from the land;
4. That such action be in the interest of safety and residential and visual amenity;
5. That the periods of compliance be as follows:-
  - (a) one day after the date on which the Notice takes effect to cease further tipping on the land;
  - (b) three months after the date on which the Notice takes effect to remove the gabion stone walling and deposit earth and restoration of the land in accordance with the scheme appended to the Enforcement Notice;

- (c) 28 days after the date on which the Notice takes effect to remove the demountable steel cabin from the land.

9. **PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

Members received a list of planning applications which had been determined under delegated authority between the 22<sup>nd</sup> November, 2003 and the 12<sup>th</sup> December, 2003 a copy of which is enclosed at Appendix A.

**RESOLVED:** that the report be noted.

10. **PLANNING APPLICATION FOR DETERMINATION FOLLOWING SITE VISIT**

The Head of Planning Services submitted a report on the undermentioned application which had been considered in conjunction with the Minutes of the Planning (Site Visits) Sub Committee held on the 11<sup>th</sup> December, 2003.

Application No. P/2003/1148

Six Detached Dwellings at Land at Dyffryn Road, Taibach, Port Talbot

**RESOLVED:** that in accordance with the recommendation of the Planning (Site Visits) Sub Committee on the 11<sup>th</sup> December, 2003 and the Officers recommendation, the above mentioned application be approved subject to the conditions set out in the circulated report.

**Report of the Chief Executive**

11. **URGENCY ACTION**

Details were presented of an urgency decision taken by the Director of Environment and Consumer Services, in consultation with the requisite Members, pursuant to the Council's approved delegation arrangements in relation to the following item:-

Demolition of Buildings at Scotch Street, Abergwynfi

**RESOLVED:** that the report be noted.

**CHAIRMAN**

**APPENDIX A**

**DELEGATED APPLICATIONS DETERMINED between 22/11/03 - 12/12/03**

1 App No. P/2003/450 Type Full Plans  
Proposal TWO WILD LIFE PONDS FOR LANDSCAPE GARDEN  
FOR HOLIDAY LETS AND SEPTIC TANK FOR PRIVATE AND  
GUEST HOUSE  
Location CWMBACH COTTAGES, CADOXTON, NEATH  
SA108AH  
Decision Approval with Conditions

2 App No. P/2003/1089 Type Full Plans  
Proposal CONSTRUCTION OF A DWELLING  
Location PLOT 16 THE BEECHES, CIMLA, NEATH SA113SF  
Decision Approval with Conditions

3 App No. P/2003/1090 Type Full Plans  
Proposal CONSTRUCTION OF A DWELLING  
Location PLOT 15 THE BEECHES, CIMLA, NEATH SA113SF  
Decision Approval with Conditions

4 App No. P/2003/1110 Type Householder  
Proposal RETENTION OF GARAGE  
(amended plans received 4/11/03)  
Location 12 THORNEY ROAD, BAGLAN, PORT TALBOT  
SA128LW  
Decision Approval with Conditions

5 App No. P/2003/1121 Type Full Plans  
Proposal RETAINING WALL  
Location 12 DAVIES ROAD, YNYSMEUDWY, SWANSEA SA8  
4PH  
Decision Approval with Conditions



6 App No. P/2003/1177 Type Discharge of Cond.

Proposal AGREE TO CONDITION 1 OF PLANNING APPROVAL  
NO P/2002/0526 REGARDING MEANS OF ENCLOSURE

Location 22 & 24 St Catherines Road, Baglan, Port Talbot

Decision Approval

7 App No. P/2003/1190 Type Householder

Proposal EXTENSION AND GARAGE CONVERSION

Location 31 TUDOR GARDENS, NEATH SA107RX

Decision Approval with Conditions

8 App No. P/2003/1207 Type Full Plans

Proposal DWELLING HOUSE

Location PLOTS 6 & 7, FFORDD BRYNHEULOG,  
PONTARDAWE, SWANSEA SA8 4JG

Decision Approval with Conditions

9 App No. P/2003/1215 Type Full Plans

Proposal TRACTOR SHED TO HOUSE AND REPAIR VINTAGE  
TRACTORS

Location PANT ISAF, PENYBRYN, PORT TALBOT

Decision Approval with Conditions

10 App No. P/2003/1220 Type Householder

Proposal EXTENSION TO DWELLING

Location 34 HIGHLAND GARDENS, SKEWEN, NEATH SA106PJ

Decision Approval with Conditions

11 App No. P/2003/1246 Type Householder

Proposal EXTENSION TO DWELLING

Location 25 RHEOLA AVENUE, RESOLVEN, NEATH SA114HL

Decision Approval with Conditions

12 App No. P/2003/1262 Type Full Plans

Proposal CONSTRUCTION OF A DWELLING

Location PLOTS 68A HEOL Y NANT, BAGLAN, PORT TALBOT  
SA128ER

Decision Approval with Conditions

13 App No. P/2003/1263 Type Full Plans  
Proposal ERECTION OF A GARAGE  
Location PLOT 68 HEOL Y NANT, BAGLAN, PORT TALBOT  
SA128ER  
Decision Approval with Conditions

14 App No. P/2003/1264 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 2 OF  
PLANNING APPROVAL NO P/2003/0853 REGARDING  
MATERIALS  
Location LAND AT PENRHIW, PANT HOWELL DDU ROAD,  
BRITON FERRY, NEATH  
Decision Approval

15 App No. P/2003/1265 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 4 OF  
PLANNING APPROVAL NO P/2003/0853 REGARDING FLOOR  
LEVELS  
Location LAND AT PENRHIW, PANT HOWELL DDU ROAD,  
BRITON FERRY, NEATH  
Decision Approval

16 App No. P/2003/1287 Type Discharge of Cond.

Proposal AGREE CONDITION 8 OF PLANNING APPROVAL  
P/02/1272 WITH REGARD TO THE SUBMISSION A SCHEME FOR  
THE DRAINAGE OF LAND.  
Location LAND TO THE SOUTH EASTERN END OF CAR PARK  
BETWEEN, TIR MORFA ROAD AND PRINCESS MARGARET  
WAY, PORT TALBOT,  
Decision Approval with Conditions

17 App No. P/2003/1292 Type Discharge of Cond.

Proposal AGREE CONDITION 10 OF PLANNING APPLICATION P/02/1272 REGARDING FOUL DRAINAGE WORKS.

Location LAND TO THE SOUTH EASTERN END OF CAR PARK BETWEEN, TIR MORFA ROAD AND PRINCESS MARGARET WAY, SANDFIELDS, PORT TALBOT SA127PF

Decision Approval with Conditions

18 App No. P/2003/1296 Type Full Plans

Proposal CONVERSION OF GARAGE TO BEDROOM AND STORE

Location 51 BRYNDULAIS AVENUE, SEVEN SISTERS, NEATH

Decision Approval with Conditions

19 App No. P/2003/1301 Type Full Plans

Proposal CONVERSION OF GARAGE TO PLAY ROOM

Location 28 HEOL GLYNDERWEN, NEATH

Decision Approval with Conditions

20 App No. P/2003/1306 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 4 OF PLANNING APPROVAL NO P2003/0961 REGARDING TREES

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT SA128YL

Decision Approval

21 App No. P/2003/1309 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 10 OF PLANNING APPROVAL NO P/2003/0961 REGARDING HIGHWAY DETAILS

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT SA128YL

Decision Approval

22 App No. P/2003/1310 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 18 OF  
PLANNING APPROVAL NO P/2003/0961 REGARDING FLOOR  
LEVELS

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT  
SA128YL

Decision Approval

23 App No. P/2003/1312 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 1 OF  
PLANNING APPROVAL NO P/2003/0961 REGARDING FOUL  
DRAINAGE

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT  
SA128YL

Decision Approval with Conditions

24 App No. P/2003/1315 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 2 OF  
PLANNING APPROVAL NO P/2003/0961 REGARDING DRAINAGE

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT  
SA128YL

Decision Approval with Conditions

25 App No. P/2003/1320 Type Householder

Proposal EXTENSION TO DWELLING

Location 206 SWANSEA ROAD, TREBANOS, SWANSEA SA8  
4BX

Decision Permitted Development

26 App No. P/2003/1324 Type Discharge of Cond.

Proposal DETAILS RELATING TO CONDITION 9 (DRIVEWAYS)  
OF PLANNING PERMISSION : P2001/0379

Location LAND AT, BETHESDA ROAD, YNYSMEUDWY,  
PONTARDAWE SWANSEA

Decision Approval

27 App No. P/2003/1331 Type Full Plans  
Proposal NEW SHOP FRONT AND FLAT ROOF REAR  
EXTENSION TO PREMISES.  
Location CENTRAL CAFE, 52 HERBERT STREET,  
PONTARDAWE, SWANSEA SA8 4EB  
Decision Approval with Conditions

28 App No. P/2003/1332 Type Full Plans  
Proposal DETACHED HOUSE AND GARAGE  
Location OLD SCHOOL ABERCREGAN ROAD, ABERCREGAN,  
CYMMER, PORT TALBOT SA133LH  
Decision Approval with Conditions

29 App No. P/2003/1335 Type Householder  
Proposal CONSTRUCTION OF A REAR EXTENSION  
Location 26 EVELYN ROAD, SKEWEN, NEATH SA106LH  
Decision Approval with Conditions

30 App No. P/2003/1336 Type Householder  
Proposal DORMER EXTENSION  
Location 14 PROSPECT PLACE, YSTALYFERA, SWANSEA SA9  
2BN  
Decision Approval with Conditions

31 App No. P/2003/1338 Type Full Plans  
Proposal CONSTRUCTION OF A THREE BEDROOM  
BUNGALOW WITH DOUBLE GARAGE  
Location LAND ADJ TO 112 BRYTWN ROAD, CYMMER, PORT  
TALBOT SA133EW  
Decision Approval with Conditions

32 App No. P/2003/1340 Type Lawful Dev. Cert-  
Prop.  
Proposal CERTIFICATE OF LAWFULNESS - CREATE NEW  
ACCESS TO HIGHWAY  
Location GLANGARNANT HOUSE, NEUADD ROAD,  
GARNANT, AMMANFORD SA181UF  
Decision Issue Lawful Dev. Cert.

33 App No. P/2003/1342 Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 7 OF  
PLANNING APPROVAL NO P/2003/0961 REGARDING  
MATERIALS

Location LAND AT, ASCOT DRIVE, BAGLAN, PORT TALBOT  
SA128YL

Decision Approval

34 App No. P/2003/1343 Type Householder

Proposal CONSTRUCTION OF A GROUND FLOOR EXTENSION

Location 64 OLD ROAD, SKEWEN, NEATH SA106LS

Decision Permitted Development

35 App No. P/2003/1345 Type Full Plans

Proposal SWIMMING POOL PAVILION

Location 203 WESTERN AVENUE, SANDFIELDS, PORT  
TALBOT SA127NE

Decision Approval with Conditions

36 App No. P/2003/1352 Type Full Plans

Proposal PROPOSED NEW RECTORY

Location FORMER CHURCH HALL, ADJACENT TO 6 SOUTH  
PARADE, PORT TALBOT, SA131UU

Decision Approval with Conditions

37 App No. P/2003/1354 Type LawfulDev.Cert-  
Exist

Proposal CERTIFICATE OF LAWFULNESS - CHINESE TAKE  
AWAY

Location 3 PARK STREET, TONNA, NEATH SA113JQ

Decision Approval with Conditions

38 App No. P/2003/1356 Type Full Plans

Proposal CONVERSION OF GARAGE INTO LIVING AREA

Location 99 CAE GLAS, CWMAVON, PORT TALBOT SA129AX

Decision Approval with Conditions

39 App No. P/2003/1357 Type Householder  
Proposal CONSERVATORY  
Location 26 GRAIG NEWYDD, GODRERGRAIG, SWANSEA SA9  
2DG  
Decision Approval with Conditions

40 App No. P/2003/1360 Type Discharge of Cond.

Proposal AGREE CONDITION 6 OF PLANNING APPLICATION  
P/03/1030 WITH REGARD TO THE SUBMISSION OF A DETAILED  
LOCATION PLAN.  
Location 2 POSITIONS AT, CRYMLYN ROAD, JERSEY  
MARINE, NEATH SA106JL  
Decision Approval

41 App No. P/2003/1362 Type Full Plans  
Proposal PROPOSED SWIMMING POOL EXTENSION  
Location CWM Y DWR HOUSE CWM Y DWR, BRITON  
FERRY, NEATH SA112YT  
Decision Approval with Conditions

42 App No. P/2003/1365 Type Full Plans  
Proposal NEW DORMER ROOF EXTENSION  
Location 3 DYNEVOR CLOSE, SKEWEN, NEATH SA106TN  
Decision Approval with Conditions

43 App No. P/2003/1367 Type Full Plans  
Proposal RECONSTRUCTION OF 2 NO. GARAGES  
Location GARAGES AT REAR OF, 5 TONNA UCHAF, TONNA,  
NEATH SA113JZ  
Decision Approval with Conditions

44 App No. P/2003/1372 Type Full Plans  
Proposal RETENTION OF BALCONY AND PROVISION OF  
SCREENING  
Location 26 LLEWELLYN AVENUE, NEATH SA107AL  
Decision Approval with Conditions

45 App No. P/2003/1374 Type Householder  
Proposal EXTENSION TO DWELLING  
Location 15 RAVENSWOOD CLOSE, LEIROS PARC,  
RHYDDINGS NEATH SA107BB  
Decision Approval with Conditions

46 App No. P/2003/1376 Type Householder  
Proposal CONVERSION OF GARAGE TO BEDROOM  
Location 57 THE PADDOCKS, TONNA, NEATH SA113FD  
Decision Approval with Conditions

47 App No. P/2003/1378 Type Full Plans  
Proposal PROPOSED CONSERVATORY AND CONVERSION OF  
GARAGE TO PLAY ROOM  
Location 59 HEOL GLYNDERWEN, WAUNCEIRCH, NEATH  
SA10 1RR  
Decision Approval with Conditions

48 App No. P/2003/1379 Type Householder  
Proposal CONVERSION OF GARAGE TO LOUNGE  
Location 60 HUNTERS RIDGE, TONNA, NEATH SA113FE  
Decision Approval with Conditions

49 App No. P/2003/1383 Type Householder  
Proposal CONSTRUCTION OF A SINGLE STOREY EXTENSION  
Location 6 SEAWARD AVENUE, SANDFIELDS, PORT TALBOT  
SA127LT  
Decision Approval with Conditions

50 App No. P/2003/1388 Type Informal Consult  
App  
Proposal OBSERVATIONS ONLY:- AMENDMENT TO  
CONDITION 1 ON PLANNING PERMISSION P/02/0514 RELATING  
TO THE SUBSTITUTION OF APPROVED DRAWINGS NOS  
SP1066(05), 202A, 203 AND 207 FOR UNIT 9  
Location SWANSEA ROAD, CYFARTHFA RETAIL PARK,  
MERTHYR  
Decision No Objections

51 App No. P/2003/1390 Type Full Plans



Proposal	EXTENSION TO DWELLING
Location	1 ARDWYN TERRACE, RESOLVEN, NEATH SA114LY
Decision	Approval with Conditions

52 App No. P/2003/1394 Type Discharge of Cond.

Proposal	AGREE CONDITION 3 OF PLANNING APPLICATION 97/604 WITH REGARD TO BOUNDARY TREATMENT.
Location	59 LUCY ROAD, SKEWEN, NEATH SA106RR
Decision	Approval with Conditions

53	App No. P/2003/1396	Type Prior Notif.Demol.
	Proposal	DEMOLITION OF 13 & 14 SCOTCH STREET.
	Location	13 & 14 SCOTCH STREET, ABERGWYNFI, PORT TALBOT SA133YS
	Decision	Approval

54 App No. P/2003/1401 Type Householder  
 Proposal EXTENSION TO DWELLING  
 Location 36 GRAIG ROAD, GWAUN CAE GURWEN,  
 AMMANFORD CARMSSA181EG  
 Decision Approval with Conditions

55 App No. P/2003/1402 Type Discharge of Cond.

Proposal	DETAILS UNDER CONDITION 3 (PLAYGROUND) OF CONSENT P/1999/0749
Location	LAND AT, BRYN BEDD ESTATE, SEVEN SISTERS, NEATH
Decision	Approval

56	App No. P/2003/1403	Type Full Plans
Proposal	SUN LOUNGE EXTENSION	
Location	70 WILDBROOK ESTATE, TAIBACH, PORT TALBOT	
SA132UN		
Decision	Approval with Conditions	

57 App No. P/2003/1404 Type Householder  
Proposal EXTENSIONS TO DWELLINGS  
Location 9/10 MIN YR AFON, YSTALYFERA, SWANSEA SA9  
2EX  
Decision Permitted Development

58 App No. P/2003/1408 Type Full Plans  
Proposal SINGLE STOREY EXTENSION  
Location 44 TREFELIN CRESCENT, VELINDRE, PORT TALBOT  
SA131DX  
Decision Permitted Development

59 App No. P/2003/1409 Type Full Plans  
Proposal KITCHEN EXTENSION AND CONSERVATORY  
Location 187 OLD ROAD, BRITON FERRY, NEATH SA112ER  
Decision Approval with Conditions

60 App No. P/2003/1413 Type Full Plans  
Proposal SINGLE STOREY SIDE EXTENSION  
Location 260 WESTERN AVENUE, SANDFIELDS, PORT  
TALBOT SA127NF  
Decision Permitted Development

61 App No. P/2003/1417 Type Householder  
Proposal EXTENSION TO DWELLING  
Location 8 HAWTHORN AVENUE, CIMLA, NEATH SA113NW  
Decision Approval with Conditions

62 App No. P/2003/1420 Type Householder  
Proposal CONSERVATORY  
Location 68 WILDBROOK ESTATE, TAIBACH, PORT TALBOT  
SA132UN  
Decision Approval with Conditions

63 App No. P/2003/1421 Type Full Plans  
Proposal NEW ACCESS RAMP, HANDRAILS AND STEPS TO  
STAFF ENTRANCE  
Location 11 ( NEATH MAGISTRATES COURT ), FAIRFIELD  
WAY, NEATH SA111RF  
Decision Approval with Conditions

64 App No. P/2003/1423 Type Full Plans  
Proposal RETENTION OF 1 METRE SATELLITE DISH  
INSTALLED FOR CONNECTION TO ATM  
Location ALLDAYS STORES, 72 HERBERT STREET,  
PONTARDAWE, SWANSEA SA8 4ED  
Decision Approval

65 App No. P/2003/1426 Type Discharge of Cond.  
Proposal DETAILS UNDER CONDITION 1 (MATERIALS) OF  
PREVIOUS PLANNING CONSENT P/03/0991  
Location LAND AT ROMAN ROAD, BANWEN, NEATH  
Decision Approval

66 App No. P/2003/1428 Type Full Plans  
Proposal LOWER EXISTING TIMBER DECKING TO NEW  
LEVEL  
Location 42 HUNTERS RIDGE, TONNA, NEATH SA113FE  
Decision Approval with Conditions

67 App No. P/2003/1431 Type Householder  
Proposal CONSTRUCTION OF A SINGLE STOREY AND  
CONSERVATORY EXTENSION  
Location 7 CWRT Y CLAFDY, SKEWEN, NEATH SA106TR  
Decision Approval with Conditions

68 App No. P/2003/1432 Type Discharge of Cond.  
Proposal AGREE TO CONDITION 7 OF PLANNING APPROVAL  
NO P/01/0187 REGARDING MATERIALS  
Location Land at Vivian Bus Station, R/O Commercial Road,  
Taibach, Port Talbot SA131LN  
Decision Approval with Conditions

69 App No. P/2003/1434

Type Discharge of Cond.

Proposal SUBMISSION OF DETAILS UNDER CONDITION 3 OF  
PLANNING APPLICATION NO P/2003/0601 REGARDING  
LANDSCAPING

Location GLYNCORRWG PONDS CO-OPERATIVE LTD,  
YNYSCORRWG PARK, GLYNCORRWG, PORT TALBOT SA133DH

Decision Approval with Conditions

70 App No. P/2003/1437

Type Householder

Proposal CONSTRUCTION OF A TWO STOREY SIDE  
EXTENSION

Location 20 CHALICE COURT, BAGLAN MOORS, PORT  
TALBOT SA127DA

Decision Approval with Conditions

71 App No. P/2003/1439

Type Householder

Proposal CONVERSION OF EXISTING GARAGE INTO LIVING  
ROOM

Location 85 THE MEADOWS, CIMLA, NEATH SA113XF

Decision Approval with Conditions

72 App No. P/2003/1441

Type Householder

Proposal CONSERVATORY

Location 1 LARCH CLOSE, CIMLA, NEATH SA113XE

Decision Approval with Conditions

73 App No. P/2003/1449

Type Discharge of Cond.

Proposal AGREE TO CONDITION 8 OF PLANNING APPROVAL  
NO P/01/187 REGARDING LANDSCAPING SCHEME

Location Land at Vivian Bus Station, R/O Commercial Road,  
Taibach, Port Talbot SA131LN

Decision Approval with Conditions

74 App No. P/2003/1450 Type Discharge of Cond.

Proposal AGREE TO CONDITION 5 OF PLANNING APPROVAL  
NO P/03/417 REGARDING MEANS OF ENCLOSURE

Location PLOT 14 OCEAN VIEW, JERSEY MARINE, NEATH  
SA106HR

Decision Approval with Conditions

75 App No. P/2003/1462 Type Discharge of Cond.

Proposal APPROVAL OF DETAILS RELATING TO CONDITION  
2 (MATERIALS) OF PREVIOUS PLANNING CONSENT P2003/0347

Location DELFFORDD, RHOS, PONTARDAWE SA8 3EQ

Decision Approval

76 App No. P/2003/1475 Type Advertisement

Proposal ADVERTISEMENT SIGNS

Location TESCO STORE, NEATH ABBEY ROAD, NEATH  
ABBAY, NEATH SA107FE

Decision Approval

77 App No. P/2003/1481 Type Discharge of Cond.

Proposal AGREE CONDITION 3 OF PLANNING APPLICATION  
P/03/1178 WITH REGARD TO EXTERNAL MATERIALS.  
(WEATHERED BUFF BRADSTONE SLATE AND KEINTON SHADE  
ROUGH DRESSED BRADSTONE BLOCK)

Location LAND ADJACENT TO :-, 24 PENTWYN BAGLAN  
ROAD, BAGLAN, PORT TALBOT SA128AH

Decision Approval

78 App No. P/2003/1493 Type Discharge of Cond.

Proposal AGREE CONDITION 8 OF PLANNING APPLICATION  
P/03/417 WITH REGARD TO FRONT BOUNDARY WALL.

Location 14 OCEAN VIEW, JERSEY MARINE, NEATH SA106HR

Decision Approval with Conditions

79 App No. P/2003/1496 Type Discharge of Cond.

Proposal DETAILS UNDER CONDITION 2 (MATERIALS) OF  
CONSENT P/2003/1247

Location CWMGORS FARM, 299 HEOL Y GORS, CWMGORS,

Decision Approval

80 App No. P/2003/1540 Type Discharge of Cond.

Proposal DETAILS RELATING TO CONDITION 2 (EXTERNAL  
MATERIALS) OF PLANNING CONSENT NO: P/2003/0081

Location 7 GILFACH ROAD, THE RHYDDINGS, NEATH

Decision Approval

81 App No. P/2003/1561 Type Discharge of Cond.

Proposal DETAILS RELATING TO CONDITION 3 (CULVERT)  
OF PLANNING CONSENT NO: P2003/0599

Location 24 MORGAN STREET, PONTARDAWE, SWANSEA  
SA8 4DW

Decision Approval