

Public

*Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd*

*Democratic Services
Gwasanaethau Democrataidd*

Chief Executive: Steven Phillips

Date: 21st June 2016

Dear Member

PLANNING COMMITTEE - TUESDAY, 21ST JUNE, 2016

Please find attached the following addendum reports/urgent items for consideration at the next meeting of the **Planning Committee - Tuesday, 21st June, 2016.**

Item

9. **Amendment Sheet Planning Committee 21st June 2016 (Pages 1 - 2)**

Yours sincerely

Chief Executive

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PLANNING COMMITTEE

21 JUNE 2016

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2016/0337	<u>DATE:</u> 20/04/2016
PROPOSAL: Retention of caravan as a domestic dwelling. (Certificate of Existing Lawful Development)	
LOCATION: Aberdrychwallt Farm, Aberdrychwallt Farm Access Road , Pontrhydyfen , Port Talbot SA12 9SN	
APPLICANT: Mr David Price	
TYPE: LawfulDev.Cert-Exist	
WARD: Pelenna	

Following preparation of the report to Committee, the applicant has submitted further evidence in the form of historic aerial photographs which they state confirm “the existence of a residential caravan behind caravan ‘A’ on site of Caravan ‘B’ ”, such images being dated 2000 and 2006.

Comment

In response, it is noted that the 2000 and 2006 images submitted by the applicant match the aerial images available to the council from 2004 and 2007. In this respect, it is not disputed that a caravan has previously been sited in a different location to ‘Caravan B’.

The report, however, notes that the ‘caravan’ shown in this imagery is not within the red line area submitted as part of the Lawful Development Certificate, and that the previous caravan has been removed from the land. It is also noted that no evidence has been submitted to confirm whether or not the previous caravan could have been proven (had it been retained) to have had a continuous lawful *residential* use for in excess of ten years.

Accordingly this new evidence does not affect the conclusions within the committee report.

AMENDED RECOMMENDATION:

In order to provide a greater degree of precision, the following amended recommendation is made: -

- (1) That the Lawful Development Certificate is issued for use of a building comprising the siting of a caravan with additional block-built extension to its western elevation as a single dwelling house as identified on drawing ref. AF-01 (March 2016)
- (2) That enforcement action is authorised to secure the removal of the unauthorised built development, with the exception of the brickwork built immediately abutting the external walls of the existing caravan (as identified on drawing ref. AF-01 (March 2016)) up to the height of the existing 'extension' to the caravan