

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

***Democratic Services
Gwasanaethau Democrataidd***

Chief Executive: Steven Phillips

Date: 10 July 2018

Dear Member,

PLANNING COMMITTEE - TUESDAY, 10TH JULY, 2018

Please find attached the following addendum reports for consideration at the next meeting of the **Planning Committee - Tuesday, 10th July, 2018.**

Item

- a) Amendment Sheet (Pages 3 - 6)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

9TH JULY 2018

AMENDMENT SHEET

ITEM 5

<u>APPLICATION NO:</u> P2018/0460	<u>DATE:</u> 30/05/2018
PROPOSAL:	Change of use from residential unit (C3) to House of Multiple Occupation (C4) for 6 people.
LOCATION:	234 Neath Road, Briton Ferry, Neath SA11 2AX
APPLICANT:	Mr Joe Furneaux
TYPE:	Change of Use
WARD:	Briton Ferry East

Members will note that two additional letters of objection have been received after the committee report was finalised raising the following points:

- We have enough undesirables now. Briton Ferry is full of them
- Parking issues
- Council Tax not paid strain on services
- Should remain for families not multiple occupancies for investors who don't live in the area

It should be noted that these issues have been dealt with in the main report.

ITEM 6

<u>APPLICATION NO:</u> P2018/0472	<u>DATE:</u> 12/06/2018
PROPOSAL:	Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4)
LOCATION:	58 Neath Road, Briton Ferry, Neath SA11 2YR
APPLICANT:	Anand Vats
TYPE:	Change of Use
WARD:	Briton Ferry East

Members will note that one letter of objection has been received after the committee report was finalised raising the following points:

- Concerns with parking.
- Concerns with 'undesirables'.

It should be noted that these issues have been dealt with in the main report.

In addition to the above, further consideration has been given to the need for conditions to protect highway safety, having particular regard to the gates that have recently been provided to the access lane which are only approx. 3m from the footway.

The applicant has confirmed that he installed these gates, and in this respect would have control over their re-siting. Accordingly, in order to ensure that a vehicle is able to stand clear of the highway while opening any gates, and thus access the lane and rear parking in a safe manner, the following condition is added: -

- (3) The use of the property hereby approved shall not commence until such time as the existing vehicular access gates have either been removed or re-sited to a distance of no less than 6 metres measured from the near edge of the footway. Thereafter no gates shall be provided to the vehicular access other than any gate that would have been allowed under this condition.

Reason

In the interest of highway and pedestrian safety.

Note: Condition (4) is subsequently re-numbered (5).

ITEM 7

<u>APPLICATION NO:</u> P2018/0490	<u>DATE:</u> 12/06/2018
PROPOSAL:	Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO)(Use Class C4)
LOCATION:	81 Cwrt Sart, Briton Ferry, Neath SA11 2SR
APPLICANT:	Miss Leanne Badder
TYPE:	Change of Use
WARD:	Briton Ferry East

Members will note that 14 additional letters of objection have been received after the committee report was finalised (46 in total) raising the following points:

- Concerns over the proximity of the site to the new Primary School.
- Concerns with the 21 day period for consultation – why is it not a month?

In response to the above, the following comments are made:

With regards to the proximity to the school, this is noted. However, given that the proposed HMO is residential and would replace another residential use of the property, these are not considered to be valid planning grounds on which to refuse this application.

Turning to the 21 day consultation period, it should be noted that this is the statutory period set by Planning Regulations. Furthermore, in accordance with the Council's usual protocol, any representations received after the 21 day period but received no later than 12pm two working days before the committee, will still be taken into account when determining the application (as evidenced by this amendment sheet).

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