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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 17 August 2020

Dear Member,

PLANNING COMMITTEE - TUESDAY, 18TH AUGUST, 2020

Please find attached the following addendum reports/urgent items for consideration at the next meeting of the **Planning Committee - Tuesday, 18th August, 2020.**

Item

a) Presentation (Pages 3 - 20)

Yours sincerely

Tammie Davies

p.p Chief Executive

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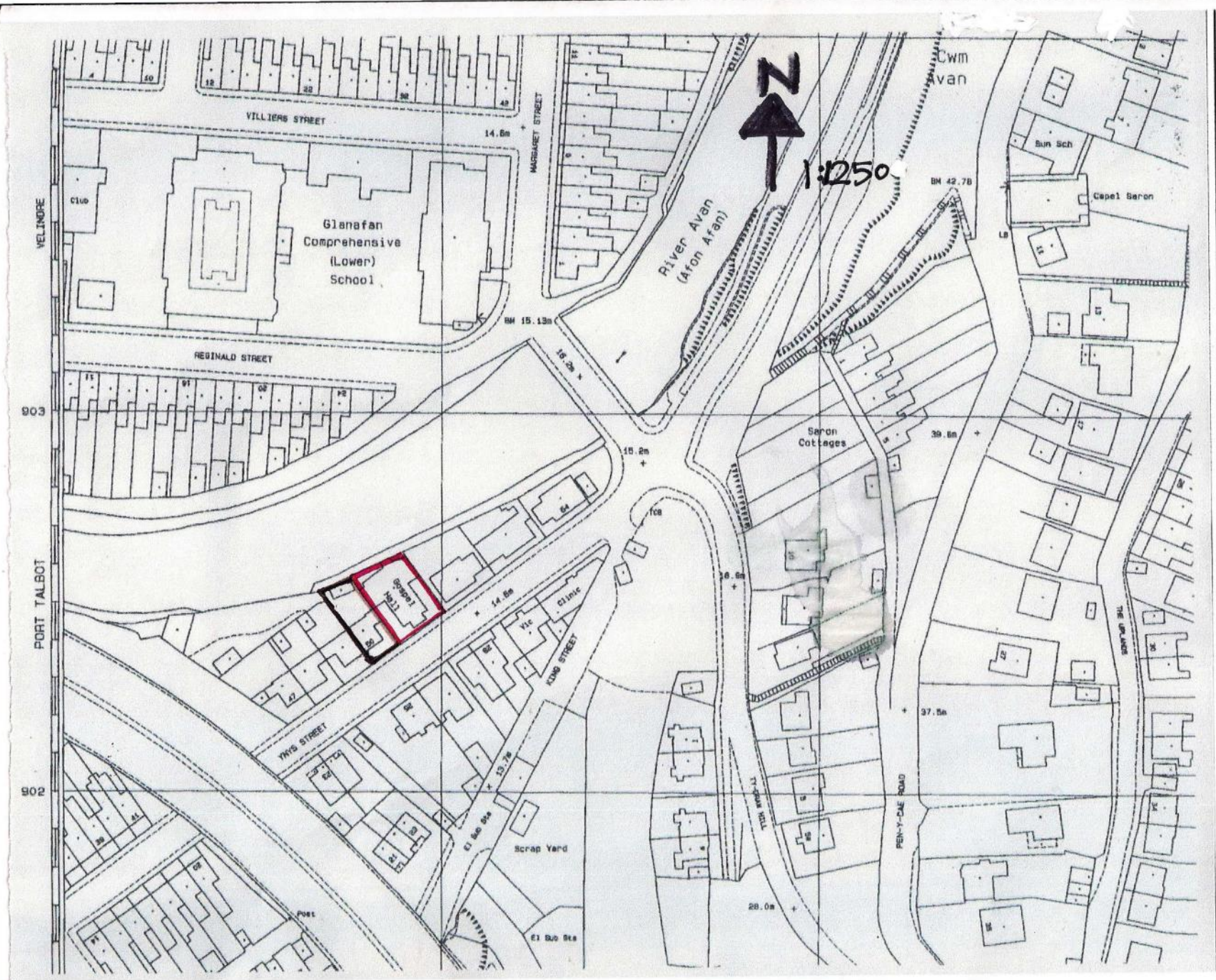
Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

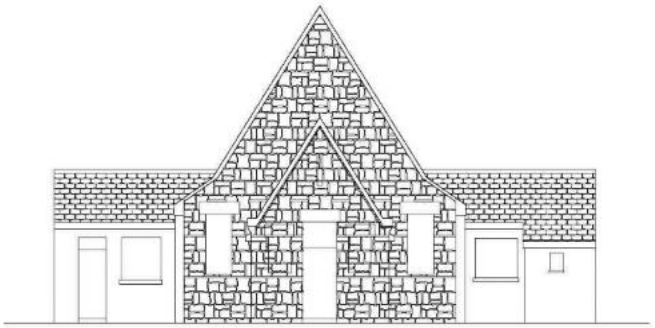
(Remote) 18th August 2020

Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

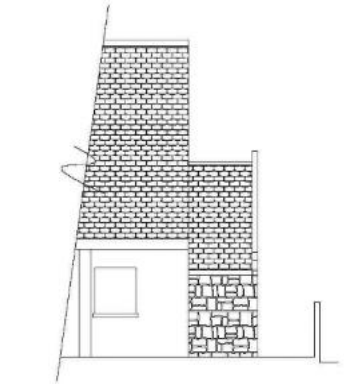
APPLICATION NO: P2020/0470		DATE: 18/06/2020
PROPOSAL:	Change of use from Gospel Hall (Use Class D1) to garage/store/workshop for non-commercial use (Sui Generis Use), plus installation of timber door to front elevation and formation of new vehicular footpath crossing	
LOCATION:	Gospel Hall, Ynys Street, Port Talbot	
APPLICANT:	Mr Greg O'Neill	
TYPE:	Full Plans	
WARD:	Port Talbot	



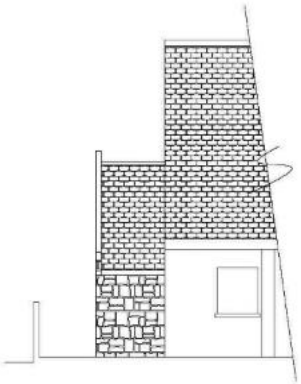
N
1:1250
Cwm Avan
VILLIERS STREET
MARGARET STREET
14.6m
Club
Glanafan Comprehensive (Lower) School
River Avan (Afon Afan)
BM 15.13m
BM 42.78
Sun Sch
Capel Saron
VELINDRE
REGINALD STREET
903
15.2m
Saron Cottages
39.6m
Gospel Hall
14.6m
Vic
Clinic
KING STREET
PORT TALBOT
YNYS STREET
13.7m
El Sub Sta
Scrap Yard
902
Post
El Sub Sta
TY-DRAW HILL
PEN-Y-CAE ROAD
37.5m
28.0m
THE UPLANDS



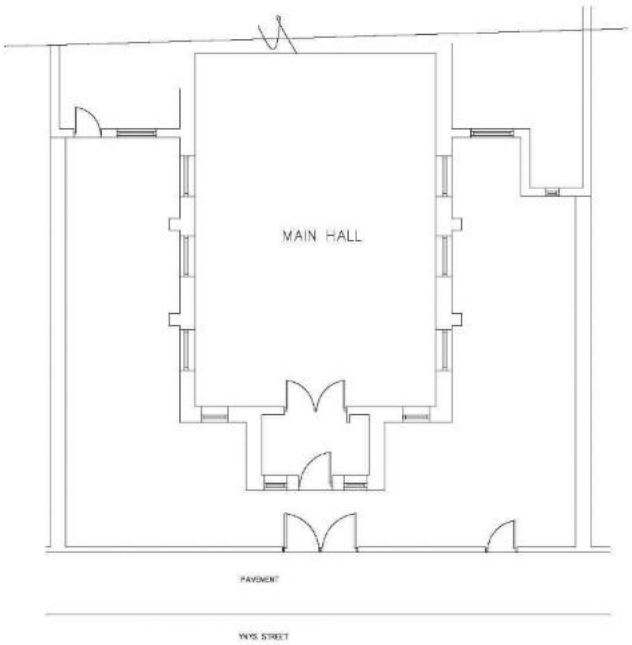
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



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INVICTA
Building
Advisory
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Tel 07971 458724
E Mail : INVICTA7777@YAHOO.CO.UK

Clients
G O'NEILL

Job Title
Conversion of former Gospel Hall
51 Ynys Street
Port Talbot
to domestic garage

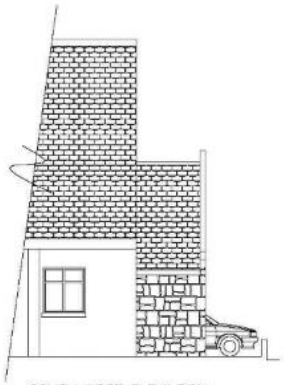
Drawing Title
Plans as existing

Drawing No.	Date	Scale
GH/1/20	April 2020	1:100

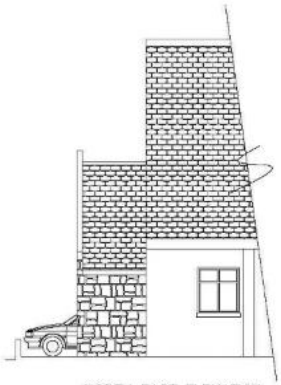
Whosoever
shall call on
the name of
the Lord
shall be saved

NEW ROAD
LAYOUT AHEAD
TREFN FFORDD
NEWYDD O'CH
BLAEN

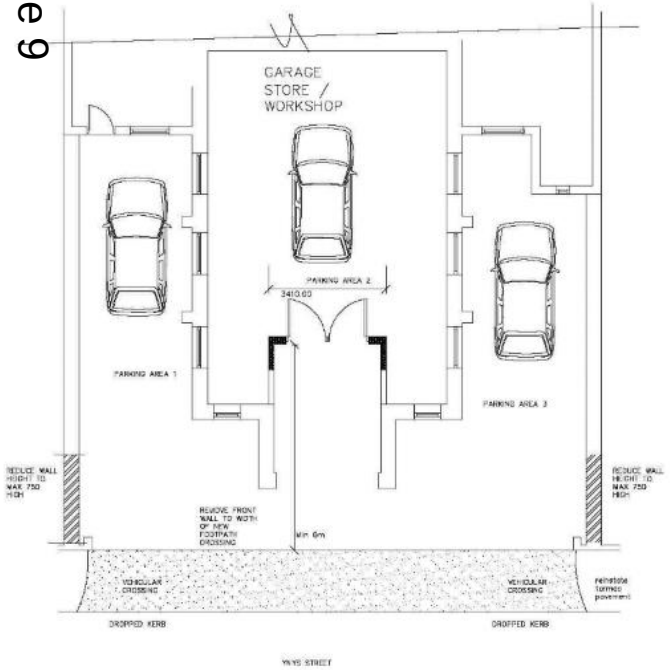
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NOTES

1/ Carefully demolish front porch wall & set aside dressed stones for reuse.
2/ Rebuild & make good front elevation wall of entrance porch using existing dressed stonework to form new opening, inc for CATNIC CXL290 steel beam & cast in concrete head to match existing stone lintols.
3/ Carefully take down internal wall to form new opening, (check suitability of existing cast concrete beam internally to span opening) . Form new 225/100 concrete block walls internally on suitable concrete foundations. Opening to be secured with timber framed, ledged and braced side hinged pair of doors. Lintol over new opening to 178x102x19 steel beam built into new walls.
4/ Remove existing front boundary walls to length of new opening to allow for adequate vision of highway traffic. Existing side boundary walls to be reduced to height of max 650mm , returning back min 1200mm.
5/ Form new vehicular crossings over footpath to highway to min Highways specification by Local Authority accredited/approved contractor inc for all dropped kerbs etc. Existing tarmacadam pavement to be reinstated and made good.
6/ New externally parking areas to be laid with a permeable tarmacadam finish (TARMAC ULTIFLOW or similar approved)

REV C: JULY 2020 : amended annotation

REV B: JULY 2020 : amended access to front boundary

REV A: JULY 2020 : amended garage door style

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Clients
G O'NEILL

Job Title
Conversion of former Gospel Hall
51 Ynys Street
Port Talbot
to domestic garage

Drawing Title
Plans as proposed

Drawing No.	Date	Scale
GH/2/20c	July 2020	1:100

Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

APPLICATION NO: P2020/0627		DATE: 15/07/2020
PROPOSAL:	Demolition of existing utility room and replacement with a single-storey side/rear extension, plus retention and completion of timber gazebo to side elevation	
LOCATION:	4 Woodlands Terrace, Resolven, Neath SA11 4NG	
APPLICANT:	Mr Dean Lewis	
TYPE:	Full Plans	
WARD:	Resolven	

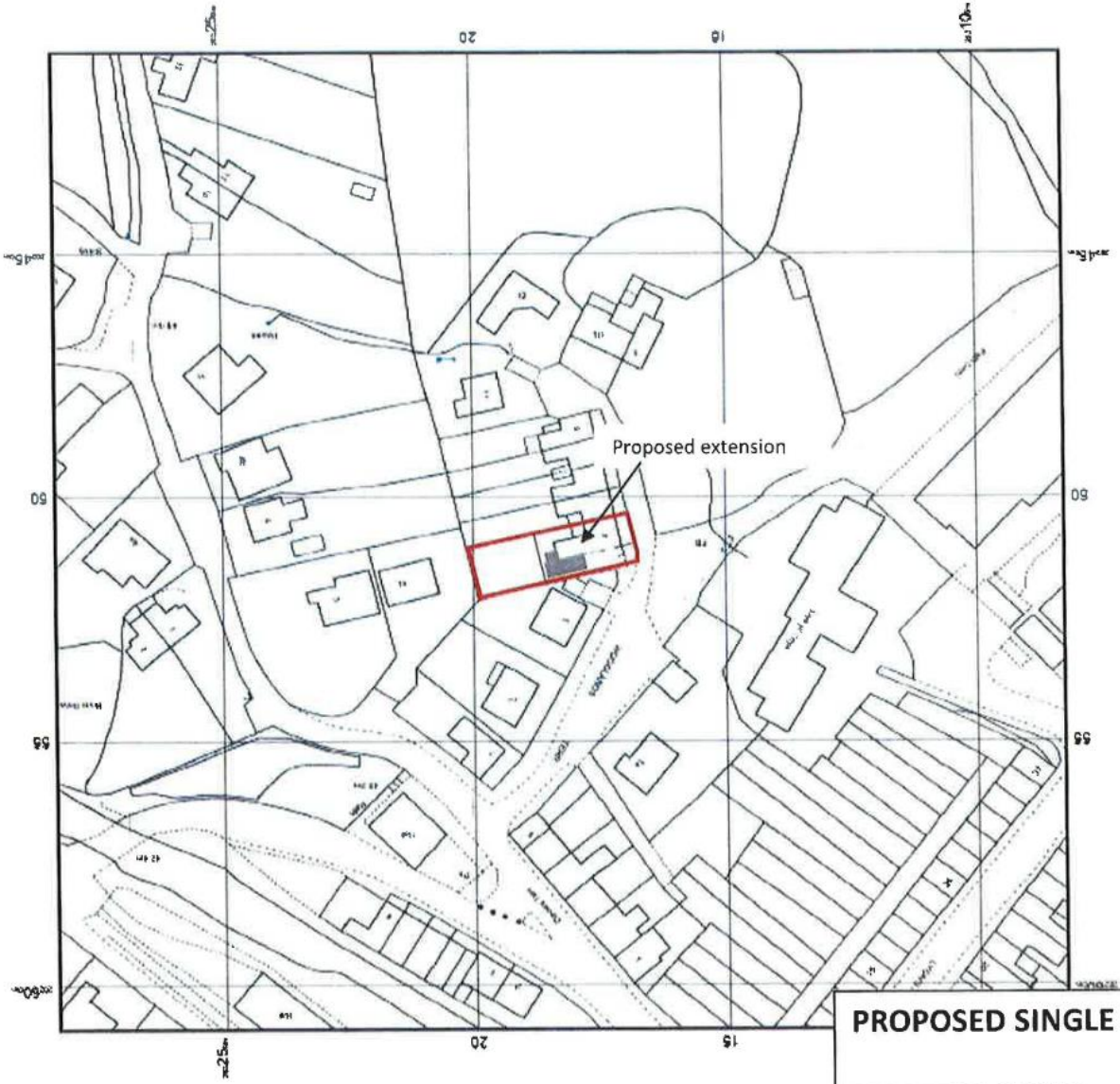
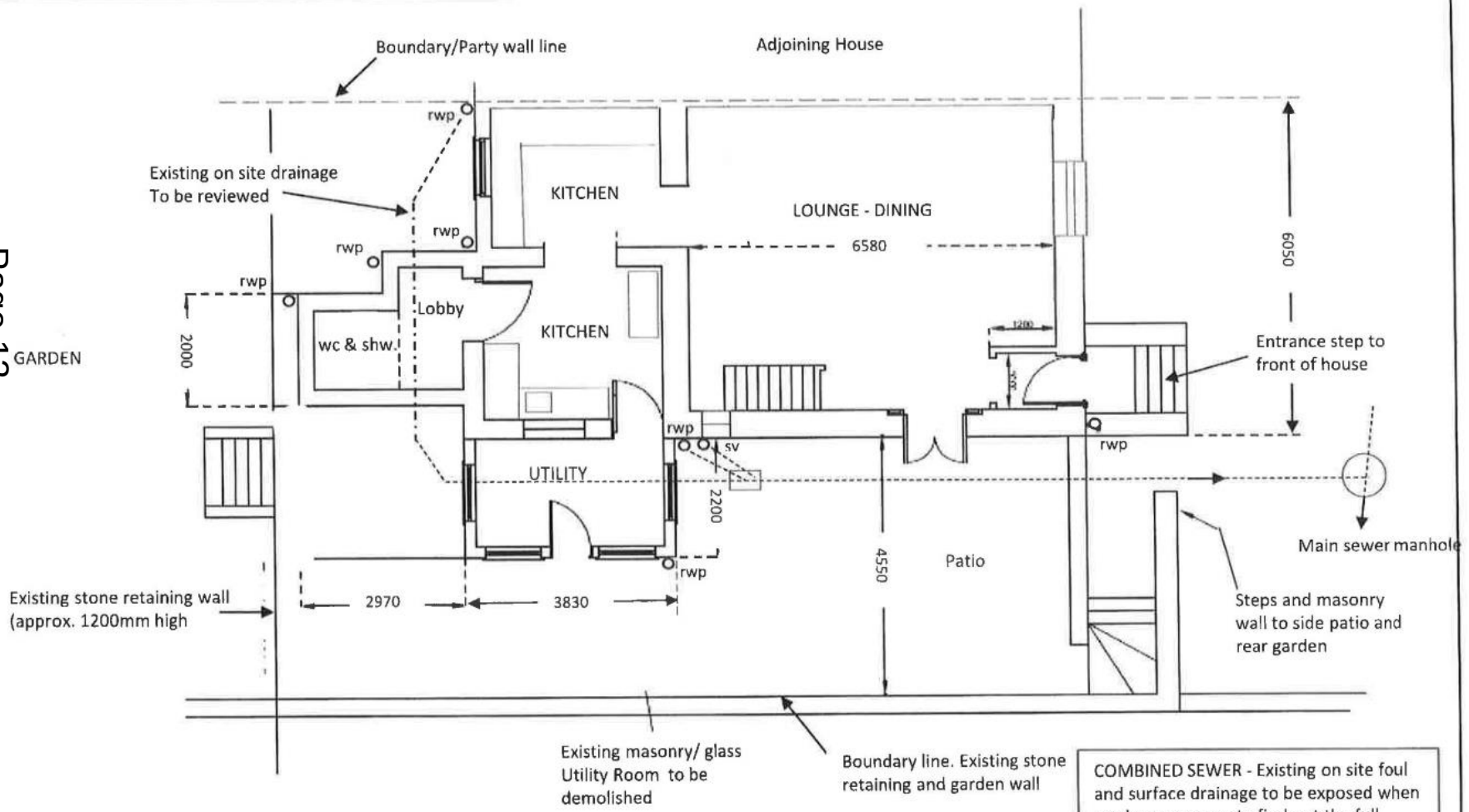


Figure 1 Site Plan (scale 1:1250)

PROPOSED SINGLE STOREY EXTENSION

MR DEAN LEWIS
4 WOOLDLANDS TERRACE
RESOLVEN



COMBINED SEWER - Existing on site foul and surface drainage to be exposed when work commences to find out the full extent of manholes, yard gullies and pipework.

Figure 4 Existing Ground Floor Plan – (Scale 1:100)

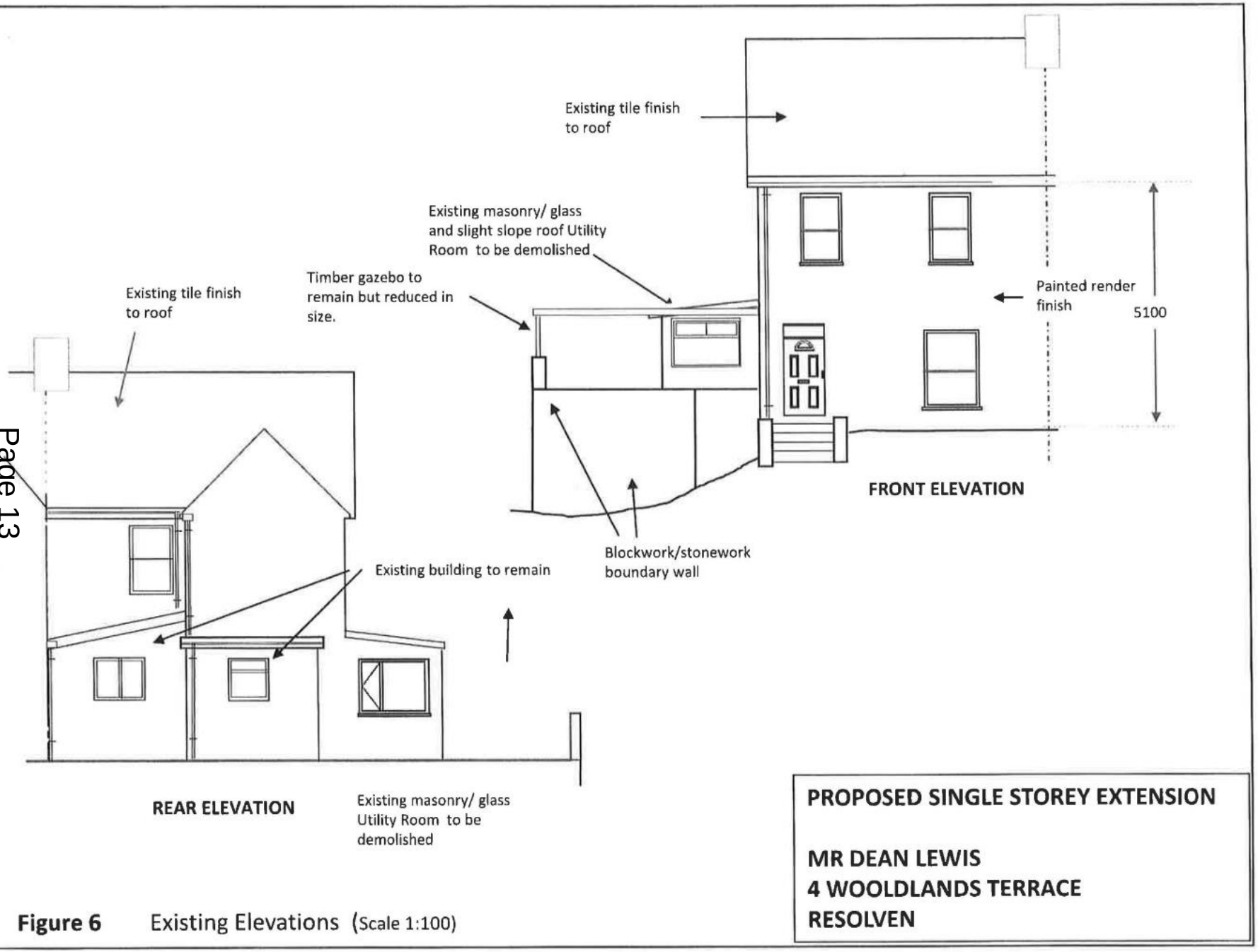
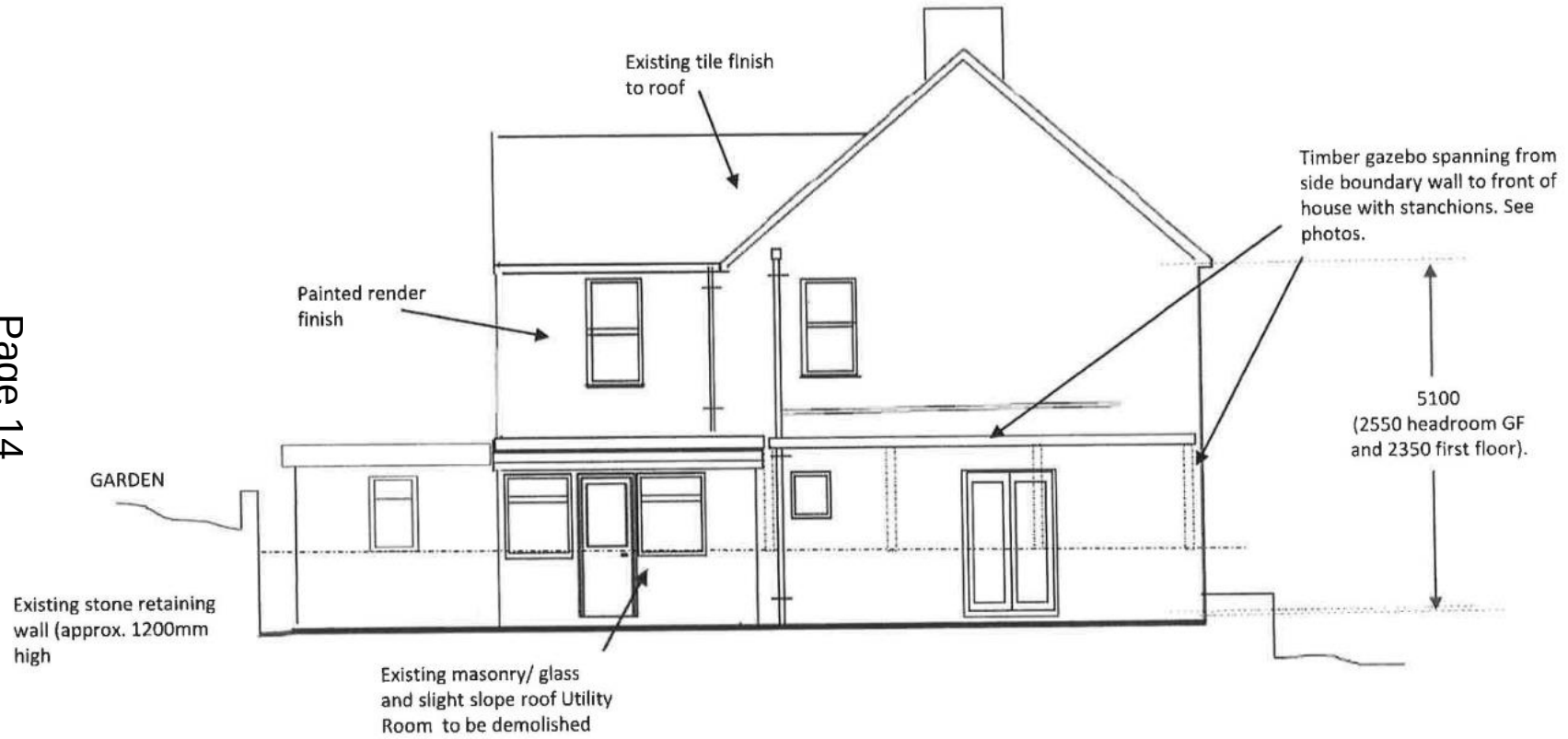


Figure 6 Existing Elevations (Scale 1:100)



SIDE ELEVATION

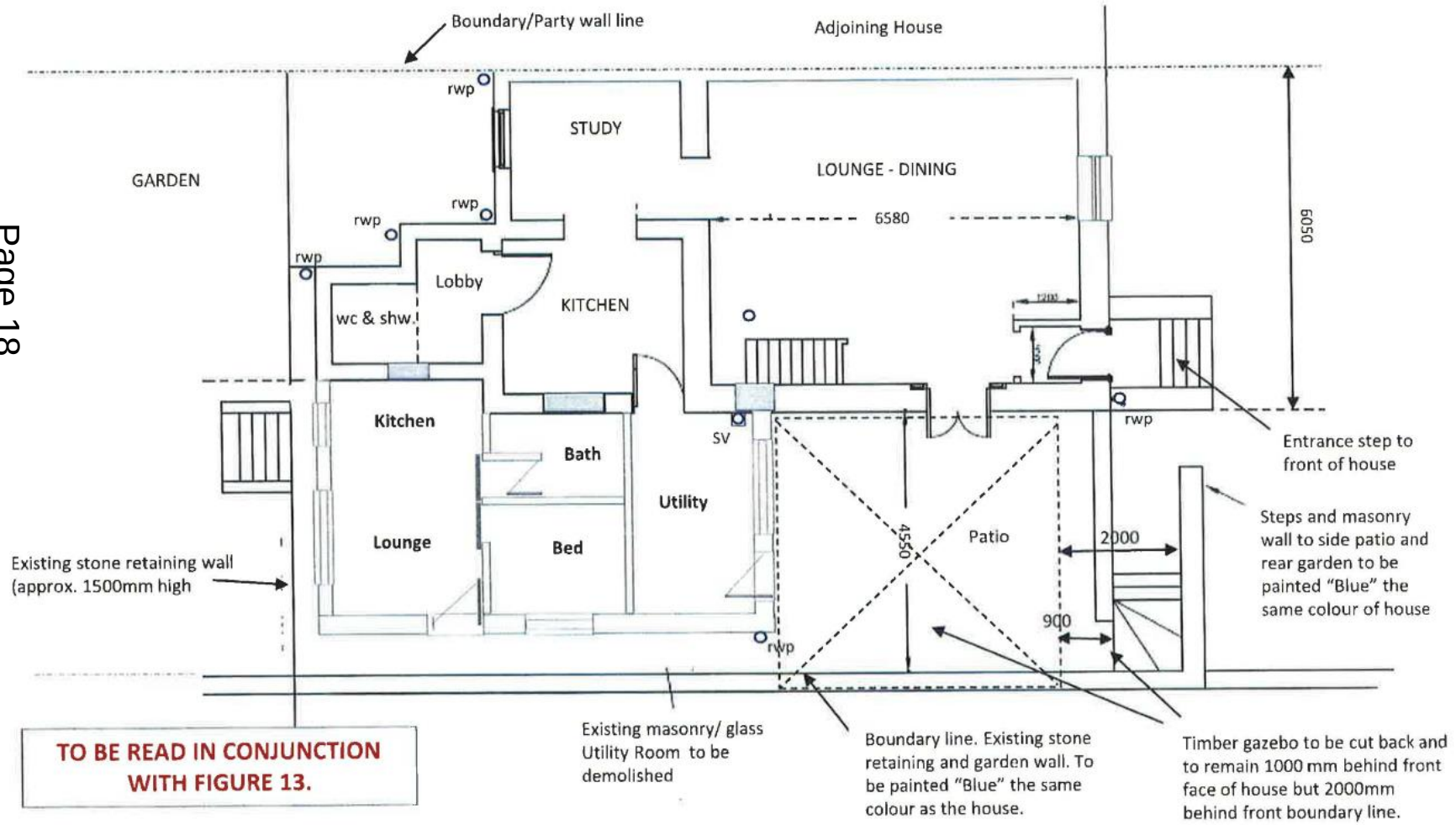
PROPOSED SINGLE STOREY EXTENSION

MR DEAN LEWIS
4 WOOLDLANDS TERRACE
RESOLVEN

Figure 7 Existing Elevations (Scale 1:100)

PROPOSED SINGLE STOREY EXTENSION

MR DEAN LEWIS
4 WOOLDLANDS TERRACE
RESOLVEN



TO BE READ IN CONJUNCTION WITH FIGURE 13.

Figure 12A Proposed Ground Floor Plan – (Scale 1:100)

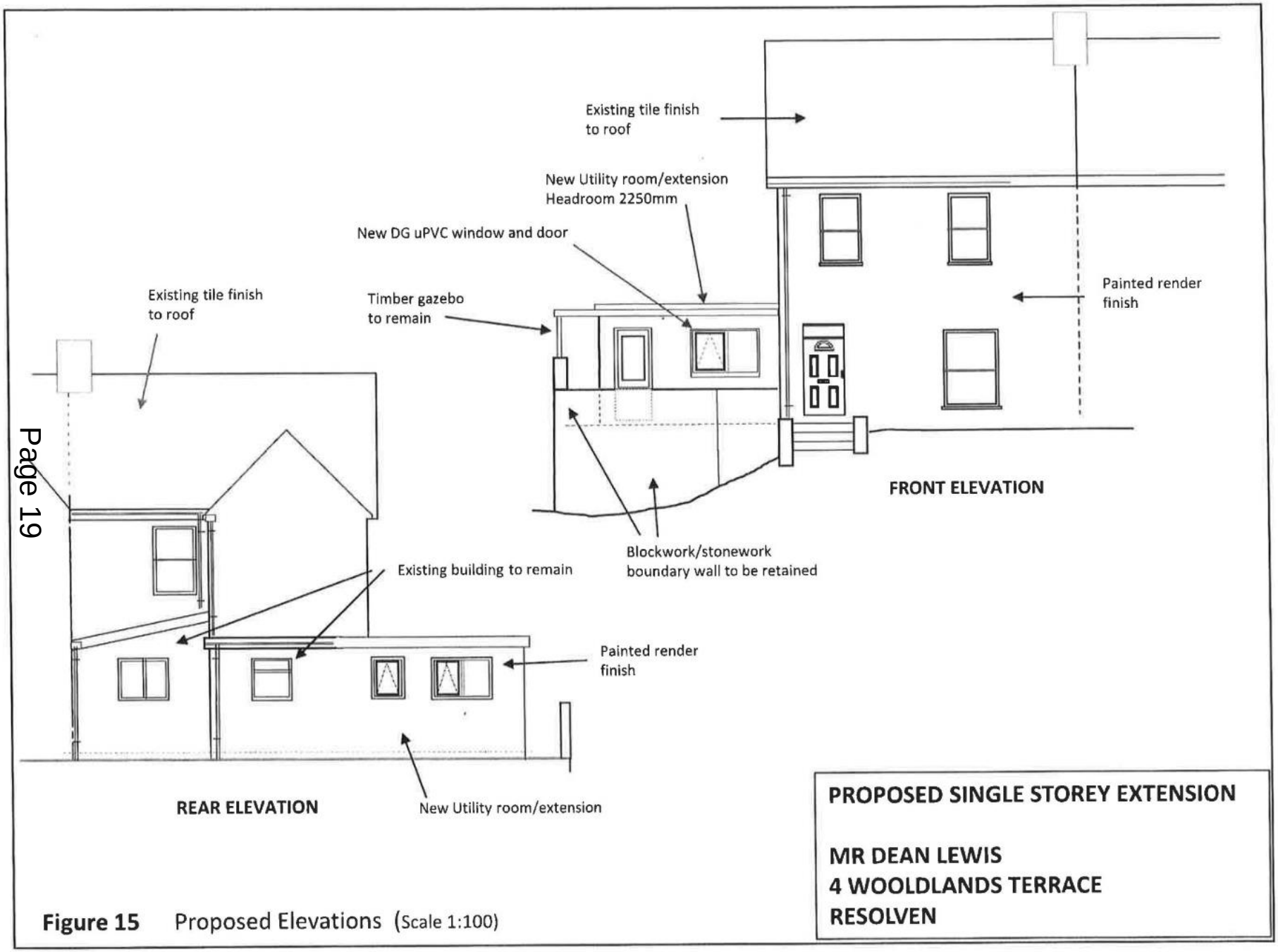
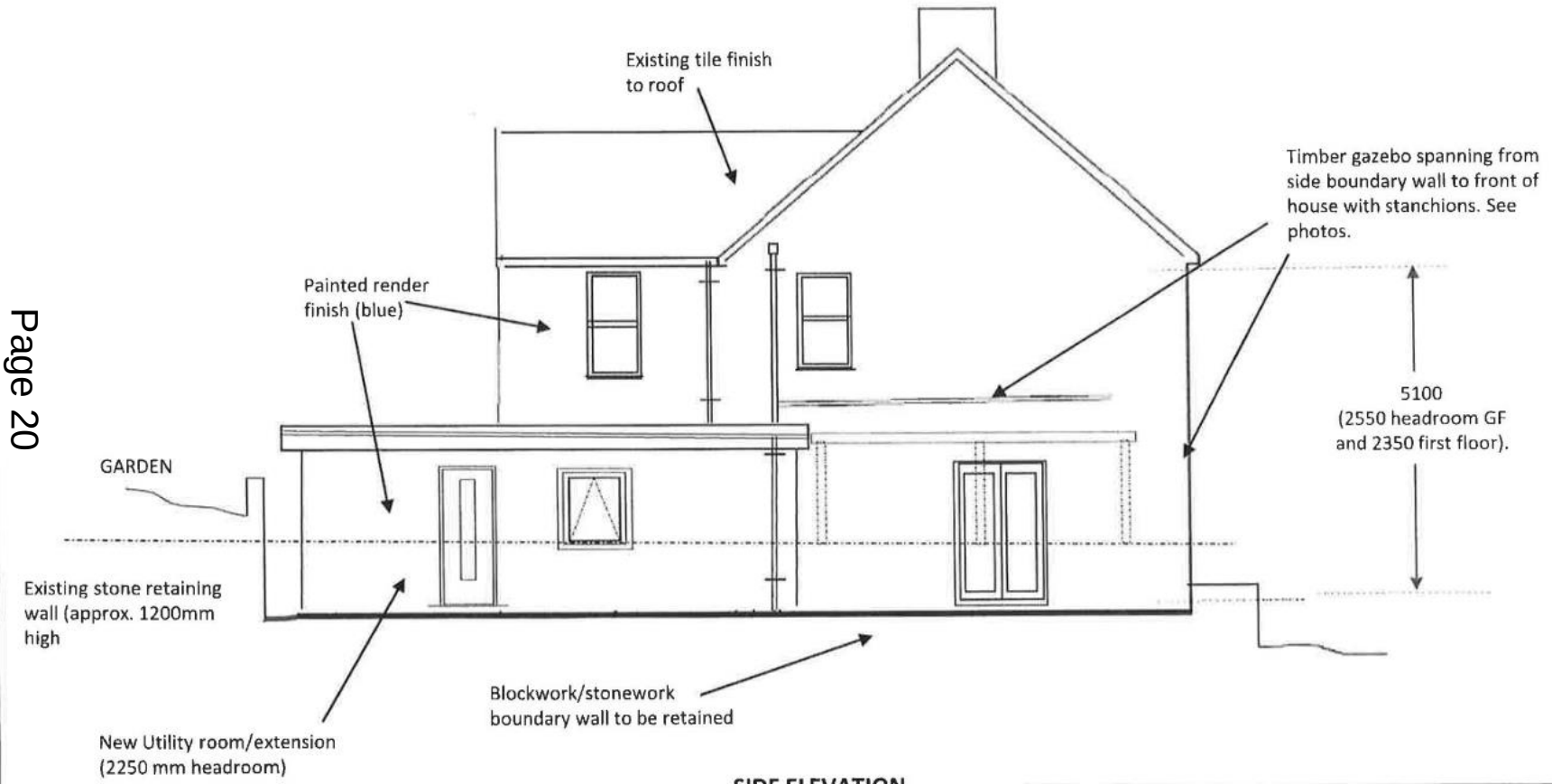


Figure 15 Proposed Elevations (Scale 1:100)



PROPOSED SINGLE STOREY EXTENSION

MR DEAN LEWIS
4 WOOLDLANDS TERRACE
RESOLVEN

Figure 16 Proposed Elevations (Scale 1:100)