

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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: K.Jones

Date: 23 February 2021

Dear Member,

PLANNING COMMITTEE - TUESDAY, 23RD FEBRUARY, 2021

Please find attached the following Amendment Sheet and Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 23rd February, 2021.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 62)

Yours sincerely

Tammie Davies

p.p Chief Executive

This page is intentionally left blank

PLANNING COMMITTEE

23rd FEBRUARY 2021

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2020/0992	<u>DATE:</u> 23/02/2021
PROPOSAL:	Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works
LOCATION:	Land North of Bevin Avenue
APPLICANT:	Tai Tarian
TYPE:	Full Plans
WARD:	Sandfields East

Question

Cllr Sean Pursey has advised that he has received a query in relation to clothes drying facilities on the site for the flats, noting that the existing buildings have some communal shared clothes lines in the car park areas, but none are shown on the plans for the redeveloped site.

Response:

It is noted that the scheme proposed removes the existing external drying areas (located in and around the existing parking areas between blocks, and an alternative has not been provided. As such, it is considered reasonable in this instance that this is looked at further by Tai Tarian as a responsible social landlord, with some form of drying facility provided on site, either in the form of suitably placed external drying areas, internal drying facilities, or a combination of both.

An additional 'action' condition (to be inserted as condition 24) is thus recommended as follows (with all subsequent conditions re-numbered):

24. *Prior to the first beneficial use of the development a scheme shall have been submitted to and approved in writing detailing the provision of clothes drying areas to serve the existing and proposed units (which should consider the provision of both external drying areas as well as internal drying facilities). External drying areas shall be screened and suitably positioned as not to detract from the character of the proposed development. The scheme as agreed shall be fully implemented prior to the first beneficial use of the development and shall be retained for such use thereafter.*

Reason

In the interest of residential and visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan

Question

Cllr. Arwyn Woolcock has asked the following question in advance: -

I note that in the section Parking and Access Requirement and Impact on Highway Safety, the applicant does not propose to cater for the provision of electric vehicle charging points. In a development designed for the future, I believe this to be an omission that requires further consideration. Would this be a matter that the Planning Authority could further pursue with the applicant?

Response

In response it is noted that this matter is considered at page 34 in the report (under renewable energy) with condition 15 requiring the applicant to submit a scheme detailing the feasibility and provision of a minimum of 5 no. Electric Vehicle Charging Points to serve the development. The applicant has also verbally confirmed their agreement to such provision.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

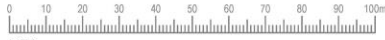
Planning Committee

(Remote) 23rd February 2021

Page 5



<u>APPLICATION NO: P2020/1041</u>	
PROPOSAL:	Change of use from Convenience Store (Use Class A1) and associated 4-Bed Flat (Use Class C3) into 8-Bed HMO (Sui Generis Use Class), including installation of new windows
LOCATION:	45 Victoria Road, Sandfields, SA12 6QG
APPLICANT:	Mr James Stevens
TYPE:	Full
WARD:	Sandfields East



1:1250
LINEAR SCALE

Site Plan 1:1250



1:500
LINEAR SCALE

Site Plan 1:500

CAD it Tel: +381641577699
E-mail: mim161@gmail.com

Project: **45 VICTORIA ROAD**

Client: **MR JAMES STEVENS**

Title: **Site & Block Plan**

Dwg.No: **U.2 / 0** Rev:00

Scale: **1:1250/1:500 @ A3**

Date: **JANUARY 2021.**



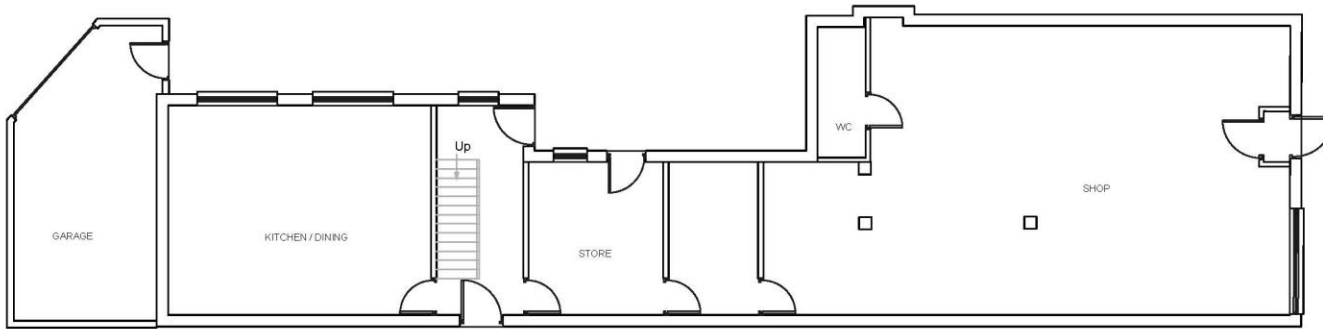
HOSPITAL Rd

VICTORIA Rd

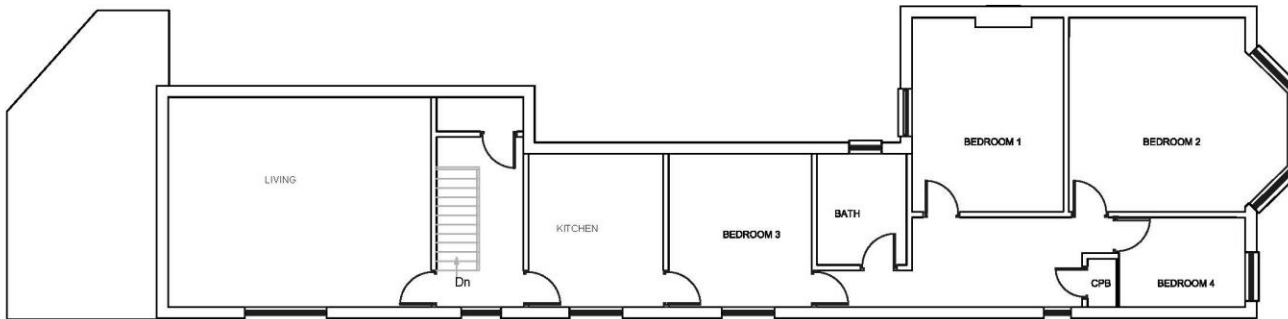
45



CADit	Tel: +381641577699
	E-mail: mim161@gmail.com
Project: 45 VICTORIA ROAD	
Client: Mr JAMES STEVENS	
Title: Proposed Block Plan	
Dwg.No: U.2 /01	Rev:00
Scale: 1:200 @ A3	
Date: JANUARY 2021.	



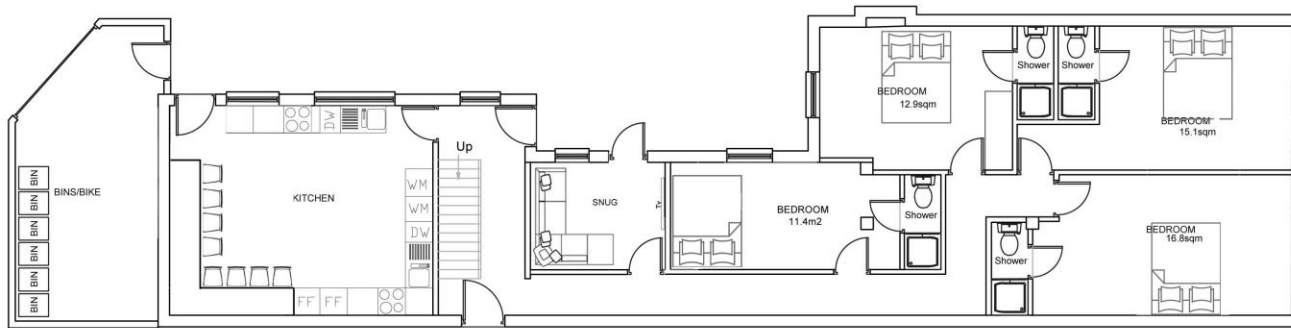
EXISTING GROUND FLOOR PLAN



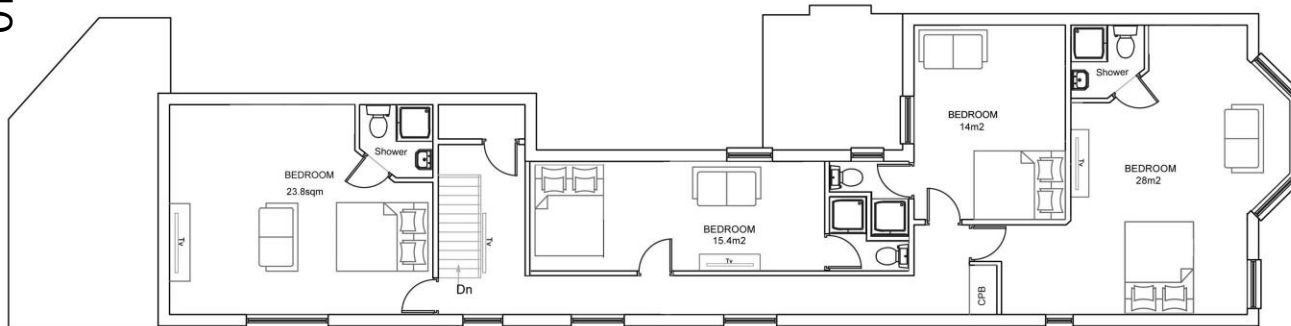
EXISTING FIRST FLOOR PLAN



CAD it	Tel: +381641577699 E-mail: mim161@gmail.com
Project: 45 VICTORIA ROAD	
Client: Mr JAMES STEVENS	
Title: Existing plans	
Dwg.No: U.2/02	Rev:
Scale: 1:100 @ A3	
Date: NOVEMBER 2020.	



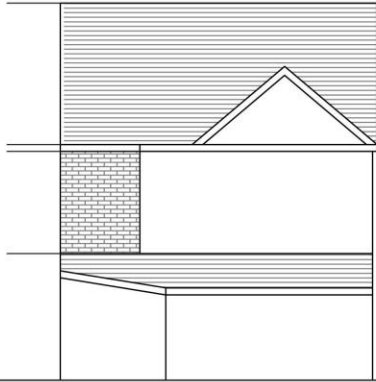
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



CAD it	Tel: +381641577699 E-mail: mim161@gmail.com
Project: 45 VICTORIA ROAD	
Client: Mr JAMES STEVENS	
Title: Proposed Plans	
Dwg.No: U.2/06	Rev:00
Scale: 1:100 @ A3	
Date: NOVEMBER 2020.	



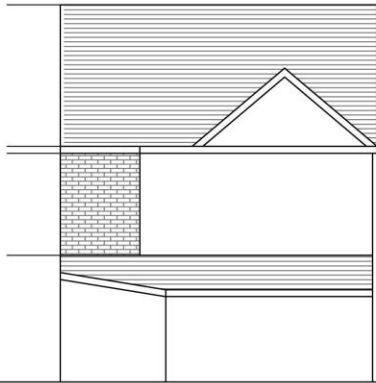
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



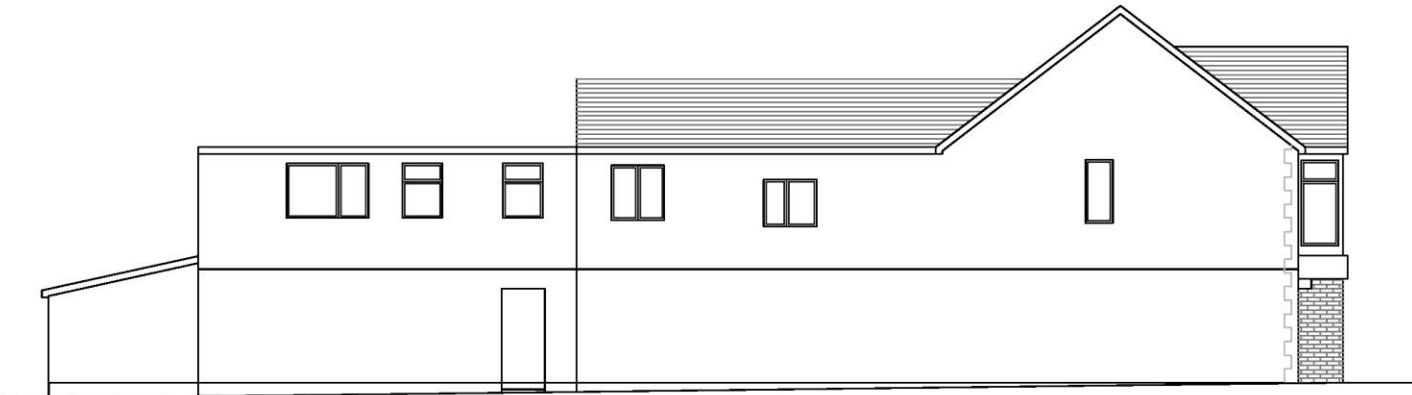
PROPOSED REAR ELEVATION



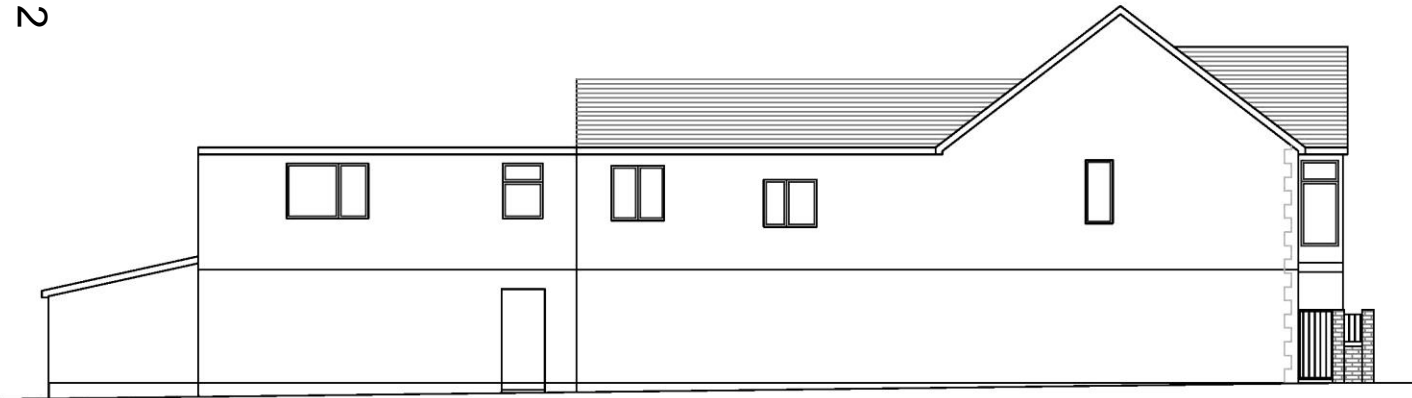
PROPOSED FRONT ELEVATION

CAD it	Tel: +381641577699
	E-mail: mim161@gmail.com
Project: 45 VICTORIA ROAD	
Client: Mr JAMES STEVENS	
Title: Existing and Proposed Elevations	
Dwg.No: U.2 /03	Rev:00
Scale: 1:100@A3	
Date: JANUARY 2021.	





EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CAD it	Tel: +381641577699 E-mail: mim161@gmail.com
Project: 45 VICTORIA ROAD	
Client: Mr JAMES STEVENS	
Title: Existing and Proposed Elevations	
Dwg.No: U.2 /04	Rev:00
Scale: 1:100@A3	
Date: JANUARY 2021.	





EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

Page 13

CADit Tel: +381641577699
E-mail: mim161@gmail.com

Project: **45 VICTORIA ROAD**

Client: **Mr JAMES STEVENS**

Title: **Existing and Proposed Elevations**

Dwg.No: **U.2 /05** Rev:00

Scale: **1:100@A3**

Date: **JANUARY 2021.**





N

Norma Rees Newsagents

Page 14

© 2021 Google

Google Earth

35 m

1985

51°35'32.81" N 3°48'01.72" W elev 5 m eye alt 172 m



N

Norma Rees Newsagents

Page 15

© 2021 Google

19 m

Google Earth



1985

51°35'32.38" N 3°48'02.80" W elev 5 m eye alt 76 m

Video 1



Video 2



Video 3



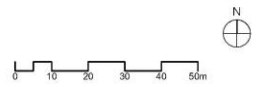




<u>APPLICATION NO:</u> P2020/0992	<u>DATE:</u> 25/11/2020
PROPOSAL:	Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works
LOCATION:	Land North of Bevin Avenue
APPLICANT:	Tai Tarian
TYPE:	Full Plans
WARD:	Sandfields East



Page 21



Rev	Description	Date	By
01	Pre Application Issue	04/05/2020	JRM
02	PLANNING APPLICATION	21/10/2020	MC



dennis hellyar Architects

t: +44 (0)1446 500720
 e: info@dennishellyar-architects.com
 w: www.dennishellyar-architects.com

This document and its design content is © Dennis Hellyar Architects. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Project	Sandfields
Address	Bevin Avenue, Port Talbot SA12 6JN
Client	Tai Tarian
Drawn	MLC
File	175 Sandfields - Masterplan 24.pln
Date	21/10/2020
Status	PLANNING
Scale @ A3	1:1250
Revision	02
Title	Location Plan
No	175 - DHA - XX - RF - DR - A - 0001





S-02 Block 1 Courtyard Section



S-07 Block 6 Courtyard Section



E-04 Dalton Road Elevation



E-02 Block 6 Car Park Elevation

Page 23



E-01 Bevin Avenue Elevation

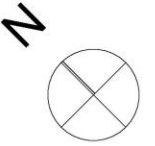


E-03 Moorland Road Elevation



Page 25

Rev	Description	Date	By
01	Issued for Comment	30/03/2020	MLC



dennis hellyar Architects

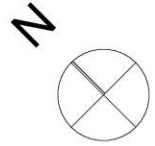
t: +44 (0)1446 500720
 e: info@dennishellyar-architects.com
 w: www.dennishellyar-architects.com

This document and its design content is © Dennis Hellyar Architects. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Project	Sandfields
Address	Bevin Avenue, Port Talbot SA12 6JN
Client	Tai Tarian
Drawn	MLC
File	175 Sandfields - Masterplan.pln
Date	30/03/2020
Status	SO
Scale @ A3	
Revision	01
Title	Sketch - General View 01
No	175 - DHA - - - A - 9006



Rev	Description	Date	By
01	Issued for Comment	30/03/2020	MC



dennis hellyar Architects

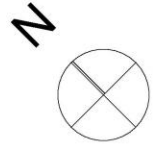
t: +44 (0)1446 500720
 e: info@dennishellyar-architects.com
 w: www.dennishellyar-architects.com

This document and its design content is © Dennis Hellyar Architects. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Project	Sandfields
Address	Bevin Avenue, Port Talbot SA12 6JN
Client	Tai Tarian
Drawn	MLC
File	175 Sandfields - Masterplan.pln
Date	30/03/2020
Status	SO
Scale	@ A3
Revision	01
Title	Sketch - General View 02
No	175 - DHA - - - A - 9007



Rev	Description	Date	By
01	Issued for Comment	30/03/2020	MC

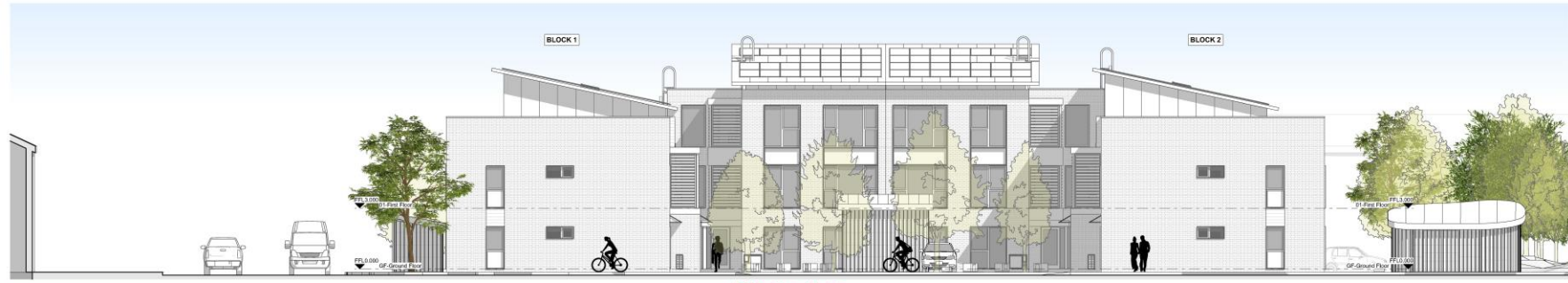


dennis hellyar Architects

t: +44 (0)1446 500720
 e: info@dennishellyar-architects.com
 w: www.dennishellyar-architects.com

This document and its design content is © Dennis Hellyar Architects. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Project	Sandfields
Address	Bevin Avenue, Port Talbot SA12 6JN
Client	Tai Tarian
Drawn	MLC
File	175 Sandfields - Masterplan.pln
Date	30/03/2020
Status	SO
Scale	@ A3
Revision	01
Title	Sketch - General View 04
No	175 - DHA - - - A - 9009



E-01 Bevin Avenue Elevation



E-05 Block 2 Open Public Space Elevation

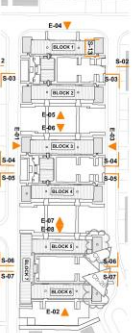


E-03 Moorland Road Elevation



E-04 Dalton Road Elevation

Page 28



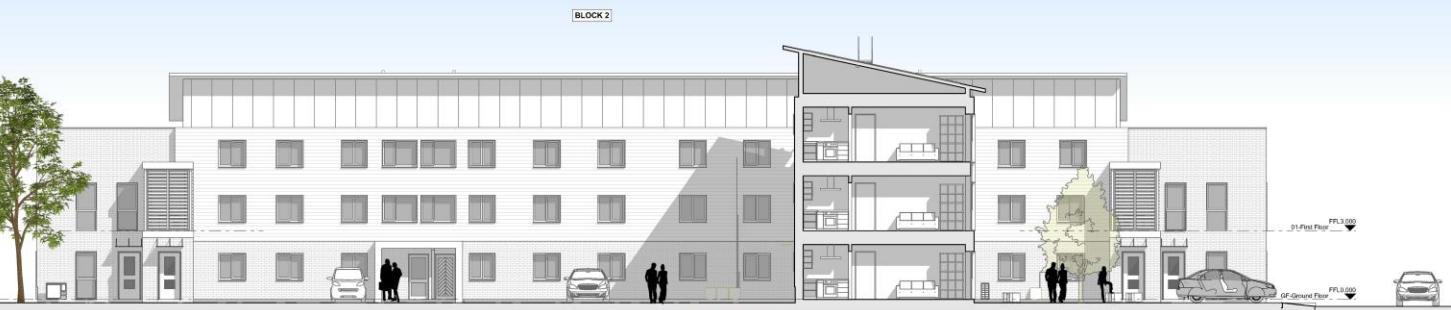
Tai Tarian Architects
 dennis hollay Architects
 14/01/2024
 175 Sunfield, Mooroolbark, VIC 3401
 039321 1140
 08

Site: Block 01/02 - Elevations 1/2
 175, DHA, 22, XX, OR, A, 0224

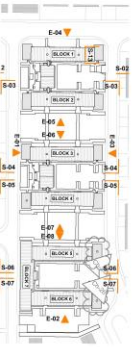


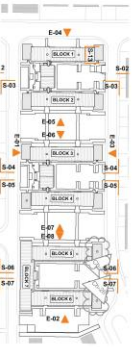
S-02 Block 1 Courtyard Section

Page 30



S-03 Block 2 Courtyard Section





BLOCK 3

FFL 3.000
-01 First Floor

FFL 3.000
-01 First Floor

E-06 Block 3 Open Public Space Elevation

BLOCK 3

EEL 6.000
-02 Second Floor

FFL 3.000
-01 First Floor

FFL 3.000
-01 First Floor

S-04 Block 3 Courtyard Section

BLOCK 4

FFL 3.000
-01 First Floor

FFL 0.000
-03 Third Floor

FFL 0.000
-02 Second Floor

FFL 3.000
-01 First Floor

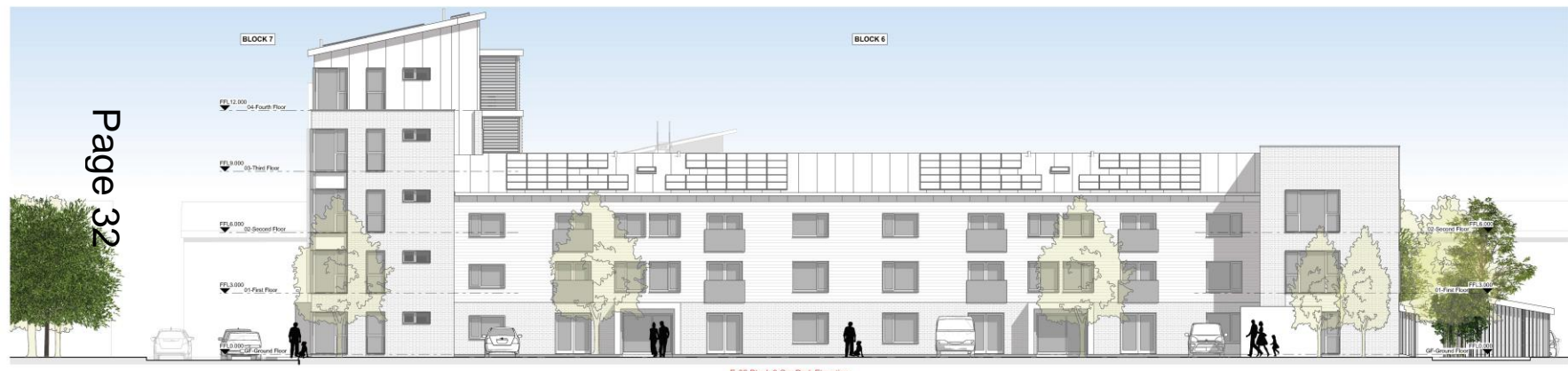
FFL 0.000
-01 Ground Floor

S-05 Block 4 Courtyard Section

Page 31



E-01 Bevin Avenue Elevation

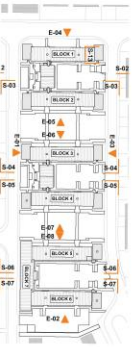


E-02 Block 6 Car Park Elevation



E-03 Moorland Road Elevation

Page 32



Rev	Description	Date	By
01	Pre-Application Stage	14/03/2022	MC
02	Final Pre-Application Stage	14/03/2022	MC
03	Final Application Stage	14/03/2022	MC
04	Final Application Stage	14/03/2022	MC

Work in Progress



SK E-01 Block 1-2 Coloured Elevation

Page 33



SK E-02 Block 6-7 Coloured Elevation

Material Legend

- Dark Grey single ply membrane with standing seam detail (to simulate zinc)
- Coloured Coated Composite Panel
- Central Cladding, Colour TBC
- Brick 1
- Brick 2
- Coloured Resin Panel
- UPVC Windows - Colour Anthracite
- Aluminium Louvers - Colour Anthracite

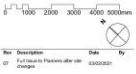


Tai Tarian
dennis hallyar Architects

115 Sunningdale, Marston, Oxford
01865 819100
www.taitarian.com

Client:	Buckingham Palace Trust (SAT) Ltd	Site:	Tai Tarian
Architect:	Tai Tarian	MC	
115 Sunningdale, Marston, Oxford		01865 819100	
01865 819100		PRE-APP	
01865 819100		1:100	
		01 - WP	
		Block 6-7 Coloured Elevations	
		115 - DWA - 22 - 00 - 04 - A - 800007	

BLOCKS 5 AND 6

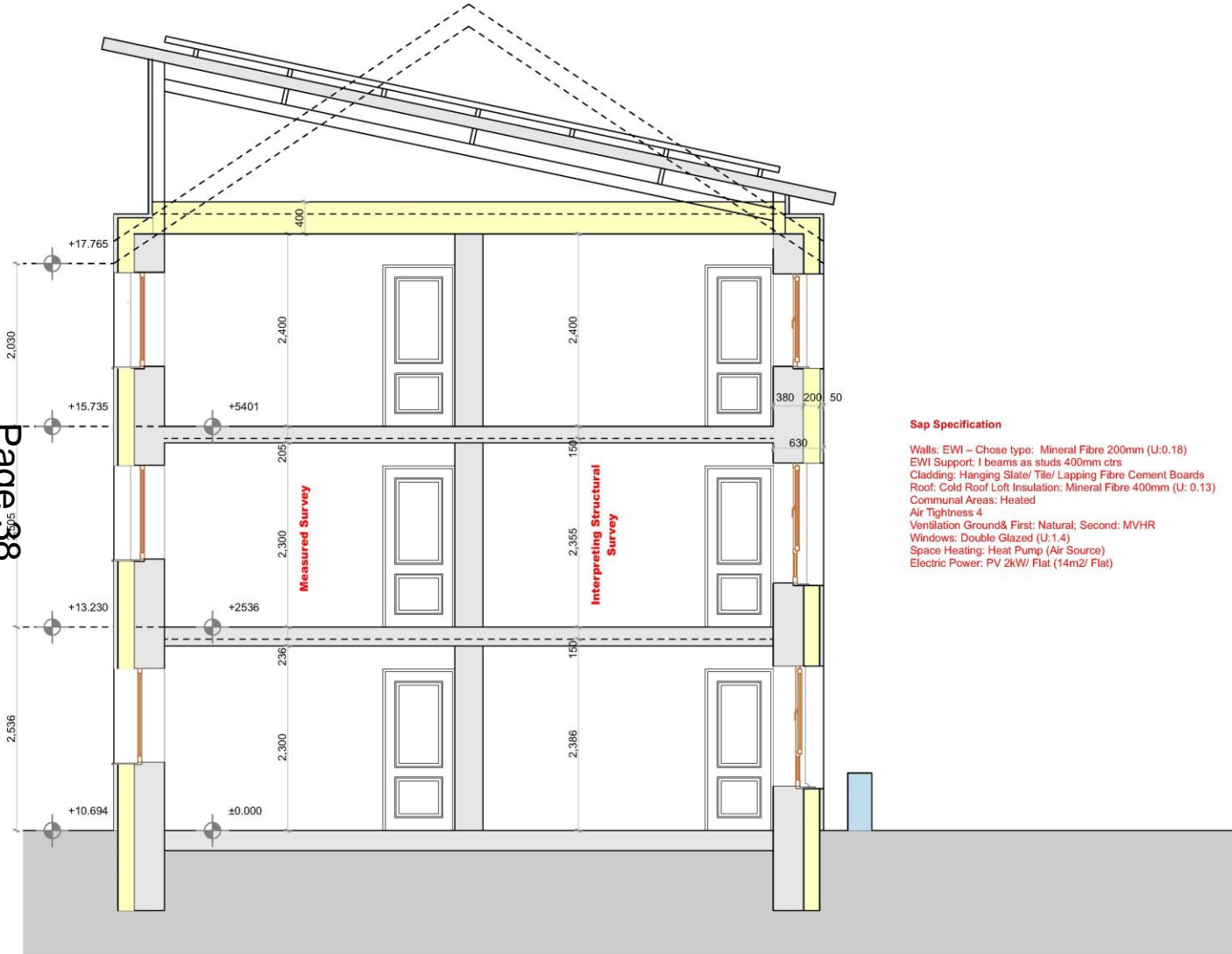


Page 37

Tai Tarian
 dennis hollyar Architects
 115 Southfields, W14 0NS
 Tel: 020 884 3979
 www.taitarian.com
 www.dennishollyar.com

© 2014 Dennis Hollyar Architects
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. This document is for the use of the client only and is not to be distributed to other parties without the prior written permission of the copyright owner.

Scale: 1:1000
 Date: 11/08/2014
 Project: 115 Southfields, W14 0NS
 For Stage: TENDER
 Drawing No: 07
 Title: Blocks 5, 6 & 7 - Proposed Ground Floor
 115, 124, 22, 80 - OF - A - 0194



Sap Specification

Walls: EWI – Chose type: Mineral Fibre 200mm (U:0.18)
 EWI Support: I beams as studs 400mm ctrs
 Cladding: Hanging Slate/ Tile/ Lapping Fibre Cement Boards
 Roof: Cold Roof Loft Insulation: Mineral Fibre 400mm (U: 0.13)
 Communal Areas: Heated
 Air Tightness 4
 Ventilation Ground& First: Natural; Second: MVHR
 Windows: Double Glazed (U:1.4)
 Space Heating: Heat Pump (Air Source)
 Electric Power: PV 2kW/ Flat (14m2/ Flat)



Rev	Description	Date	By
01		21/04/2020	



dennis hellyar Architects

t: +44 (0)1446 500720
 e: info@dennishellyar-architects.com
 w: www.dennishellyar-architects.com

This document and its design content is © Dennis Hellyar Architects. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.

Project	Sandfields
Address	Bevin Avenue, Port Talbot SA12 6JN
Client	Tai Tarian
Drawn	MLC
File	175 Sandfields - Masterplan.pln
Date	21/04/2020
COBie Status	SO
Scale @ A3	1:50
Revision	01
Title	Generic Retrofit Section
No	175 - DHA - ZZ - XX - DR - A - SK0004

Video 1



Video 2



Video 3







any time
rhyw adeg
loading
any time
llwytho
rhyw adeg

Page 43

















Page 1









<u>APPLICATION NO:</u> P2020/1071	<u>DATE:</u> 23rd February 2021
PROPOSAL:	Construction of 4 x detached bungalows and 2 x semi-detached dwellings (Outline application with all matters reserved)
LOCATION:	Land at Heol Tabor, Cwmafan, SA12 9PS
APPLICANT:	Mr Wayne Goodridge
TYPE:	Outline
WARD:	Bryn and Cwmafan



1 Location Plan
1 : 1250



2 Proposed Site Plan
1 : 500

NOTES:



DRAWING STATUS

Outline Planning

PROJECT

Land at Heol Tabor, Cwmavon

TITLE

Location Plan & Proposed Site Plan

CLIENT

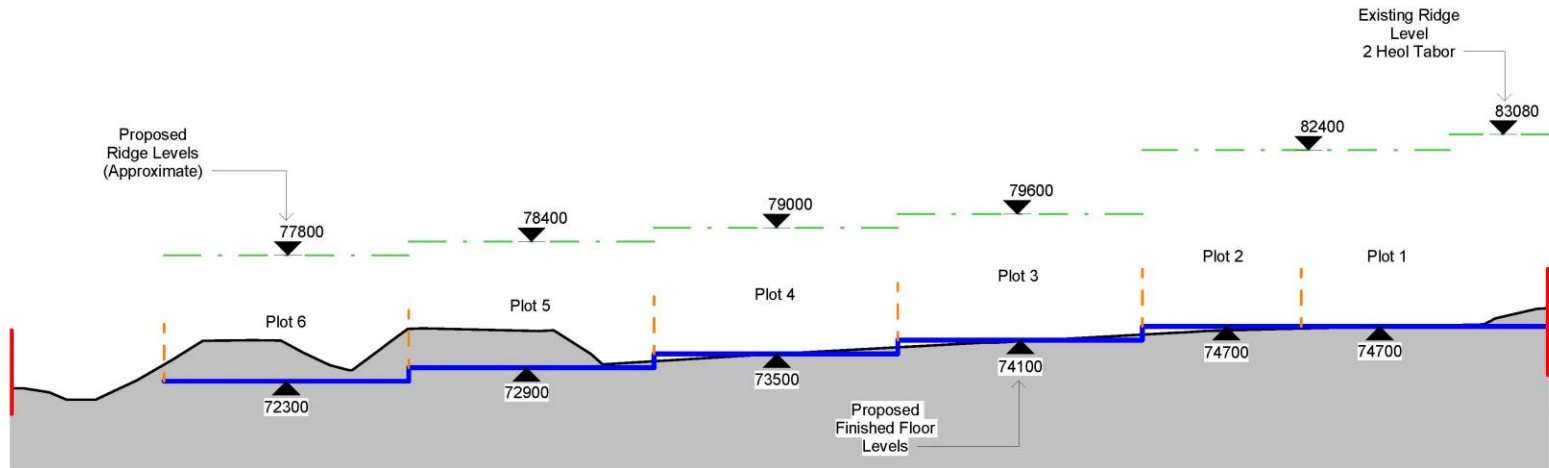
Mr W Goodridge

DRAWN BY Gareth Owen **DATE** 20.01.21

SCALE (@A3) As indicated **PROJECT NO.** GOOD WG01

DRAWING NO. A100 **REV** C

© CONCEPT DESIGN LTD, 80 GAYNOR RD, PORT TALBOT, SA22 8BT
g.owen@goodridge.co.uk a.stand@goodridge.co.uk



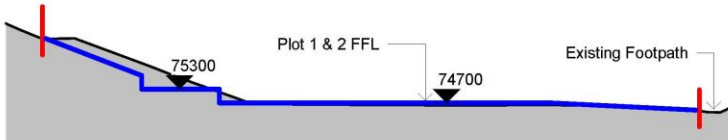
NOTES:

- Existing Levels
- Proposed Levels
- Development Boundary
- Plot Boundary
- Proposed Ridge

Page 57

Section 1

1 : 200



2 Section 2

1 : 200



3 Section 3

1 : 200



DRAWING STATUS

Outline Planning

PROJECT

Land at Heol Tabor, Cwmavon

TITLE

Existing & Proposed Levels

CLIENT

Mr W Goodridge

DRAWN BY: Gareth Owen DATE: 17.08.20

SCALE (@A3): 1 : 200 PROJECT NO.: GOCD W/G01

DRAWING NO.: A101 REV: A

GO CONCEPT DESIGN LTD, 9 DARWIN RD, FORT TALBOT, SA12 8BT
gareth@goconceptdesigns.co.uk









This page is intentionally left blank