

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

**Democratic Services
Gwasanaethau Democrataidd**

Chief Executive: K.Jones

Date: 14 December 2021

Dear Member,

PLANNING COMMITTEE - TUESDAY, 14TH DECEMBER, 2021

Please find attached the following addendum reports/urgent items for consideration at the next meeting of the **Planning Committee - Tuesday, 14th December, 2021.**

Item

- a) **Amendment Sheet and Presentation** (Pages 3 - 32)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

14th December 2021

AMENDMENT SHEET

ITEM 6

<u>APPLICATION NO:</u> P2021/1090	<u>DATE:</u> 14/12/2021
PROPOSAL:	Retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform
LOCATION:	3 Clos Dewi Sant, Bryn, SA13 2RZ
APPLICANT:	Mr Gary Doyle
TYPE:	Full
WARD:	Bryn & Cwmavon

Councillors are advised that since the publishing of the report, Officers seek to add a further condition on the above application controlling 'Permitted Development' Rights for boundary treatments – in the interest of both visual amenity of the area/streetscene, but also residential amenity.

An additional condition (Number 12) is added to the recommendation as follows:

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected on site, other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such enclosures/boundary treatments, having regard to the particular layout and design of the development, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 14th Dec 2021

Page 5



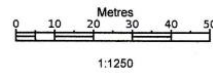
Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO: P2021/1056</u>	<u>DATE: 14/10/21</u>
PROPOSAL:	Change of use of guest house (C1) to residential care home (C2)
LOCATION:	282 Neath Road, Briton Ferry, Neath
APPLICANT:	Innovative Care Ltd
TYPE:	Full Plans
WARD:	Briton Ferry



Produced 19 Jul 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

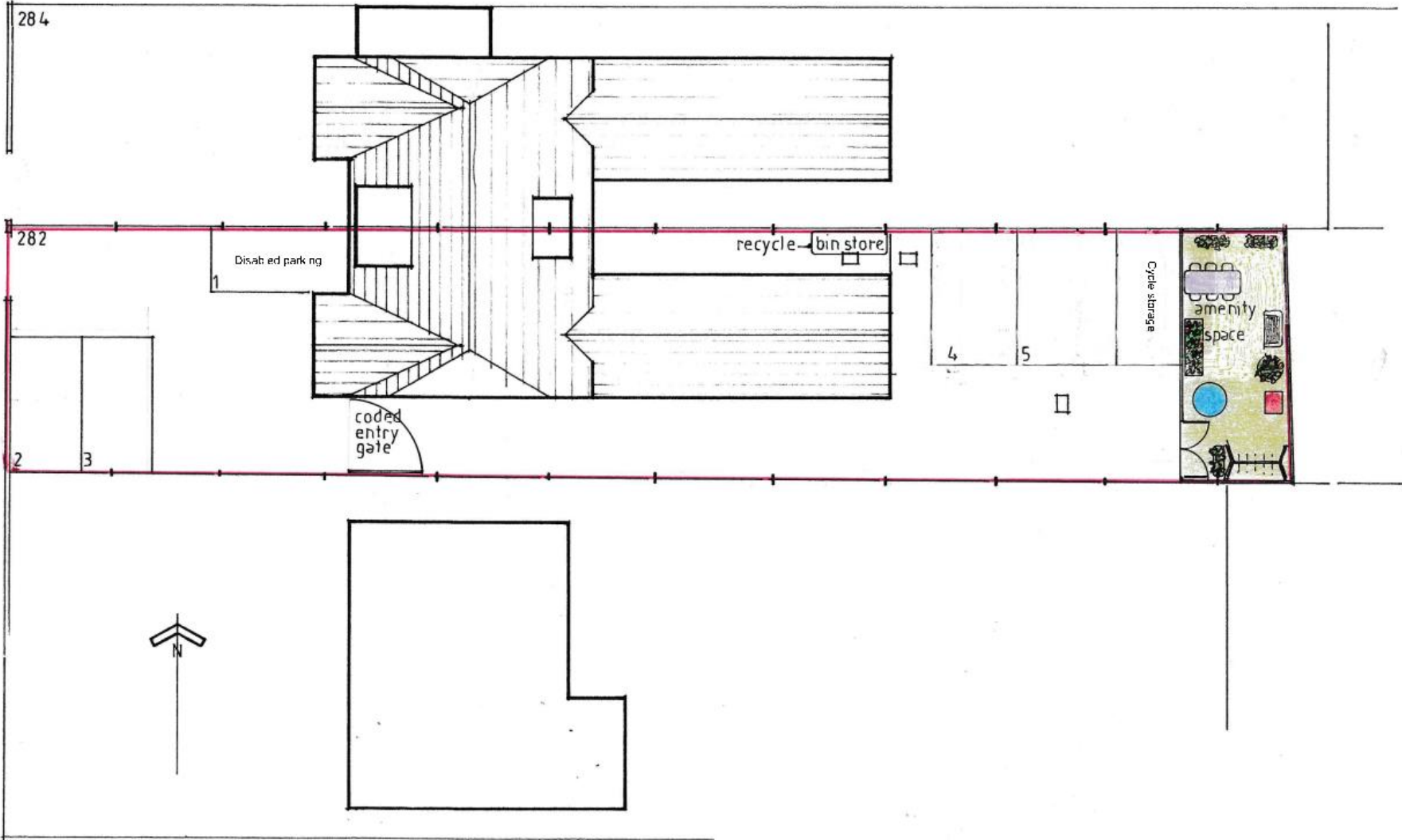


Living Accommodation, 282, Neath Rd,
Briton Ferry
SA11 2SL

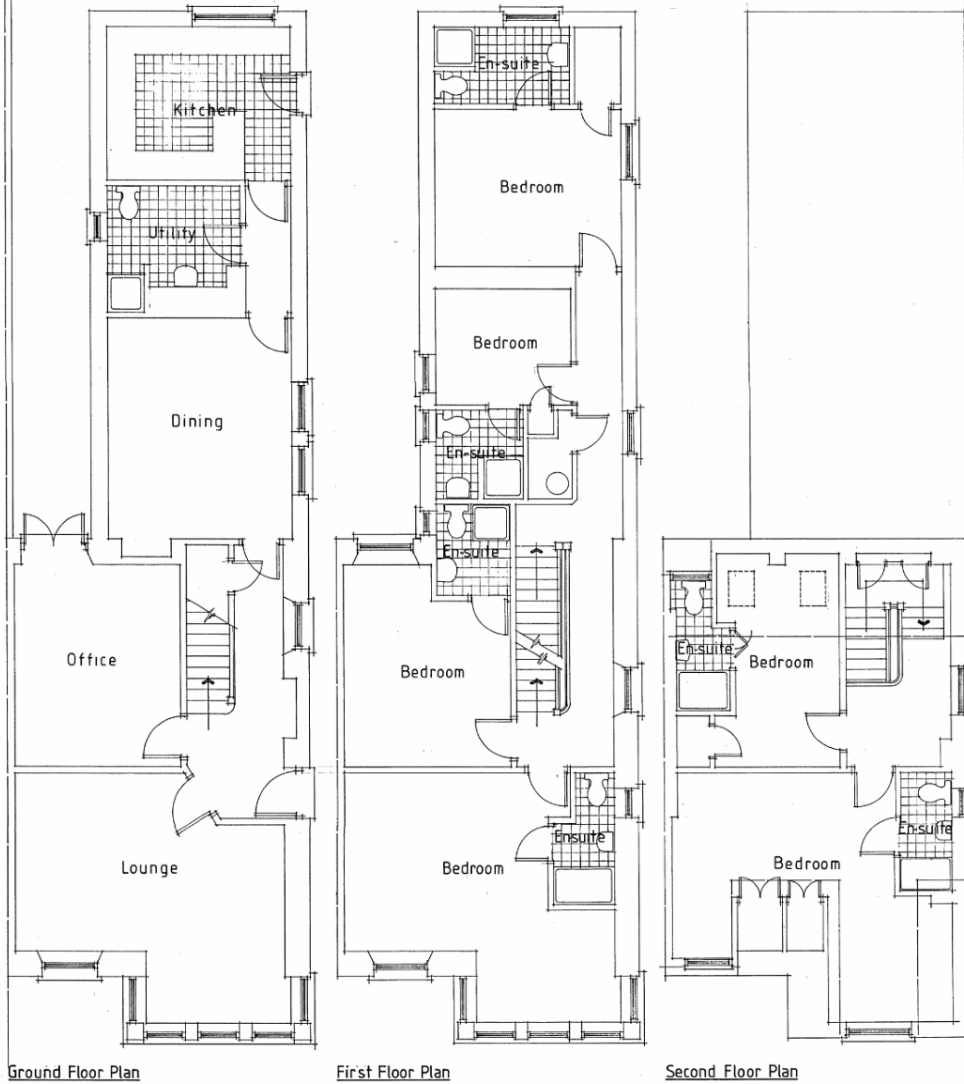
Supplied by: **Stanfords** 9 Jul 2021
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Order Licence Reference: OI1486542
Centre coordinates: 274354 195126

NEATH ROAD

Page 8

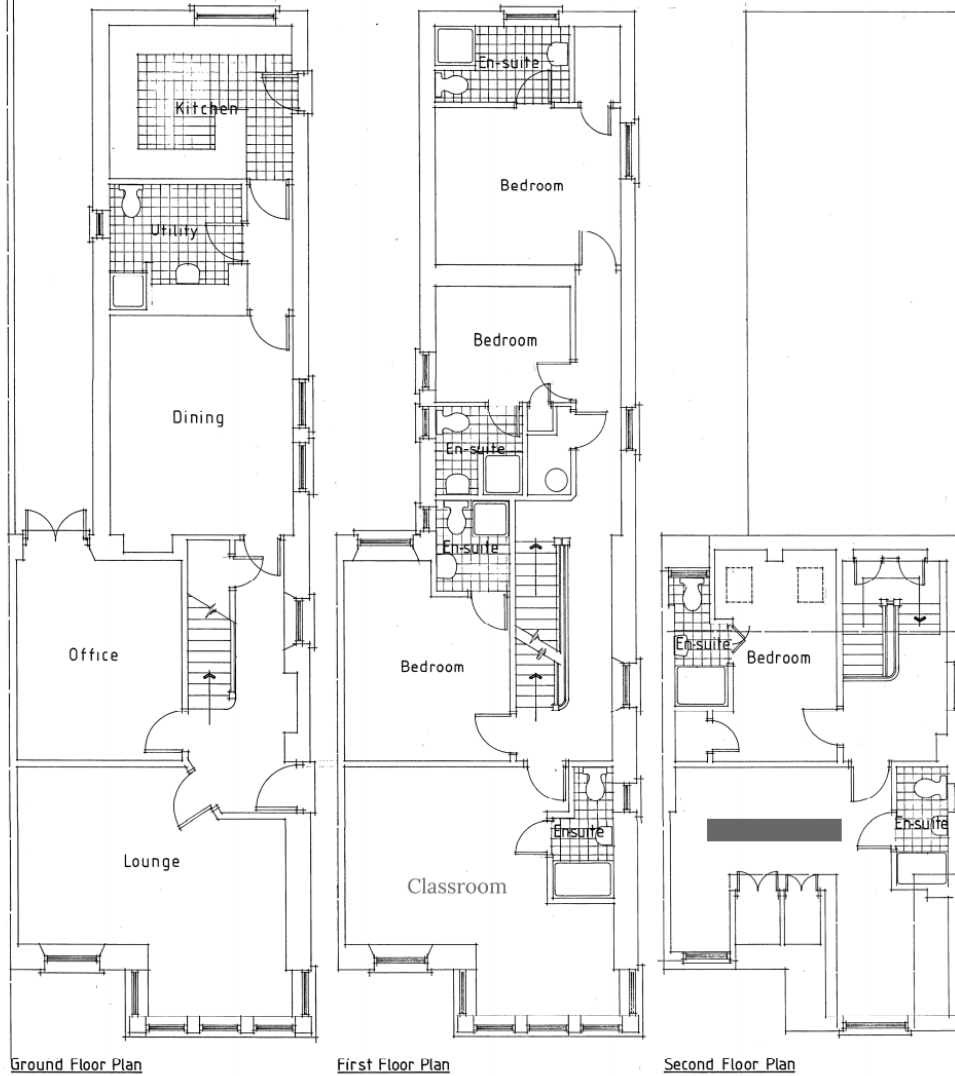


Proposed change of use INNOVATIVE CARE LTD 282 NEATH ROAD BRITON FERRY NEATH	M T H
	Own...R A H
	Date...JUNE
	Scale..1:200@A
	221 786 03 a



EXISTING

PROPOSED CHANGE OF USE	
Innovative Care Ltd 282 Neath Road Briton Ferry Neath	
M T H	
Drawn.....R A HUGHES	
Date.....JULY	
Scale.....1:50 @ A2	
221 786 01	



PROPOSED

PROPOSED CHANGE OF USE	M T H
J Fusco	Drawn.....R A HUGHES
282 Neath Road	Date.....JULY
Briton Ferry	Scale.....1:50 @ A2
Neath	221 786 01













<u>APPLICATION NO:</u> P2021/1090	<u>DATE:</u> 14/12/21
PROPOSAL:	Retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform
LOCATION:	3 Clos Dewi Sant, Bryn, SA13 2RZ
APPLICANT:	Mr Gary Doyle
TYPE:	Full Plans
WARD:	Bryn & Cwmavon



Page 17

1 Location Plan
1 : 500

NOTES:



DRAWING STATUS
Planning

PROJECT
Plot 22 Varteg Fawr, Bryn

TITLE
Location Plan

CLIENT
Mr G Doyle

DRAWN BY
Gareth Owen

DATE
17.10.2

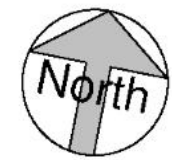
SCALE (@A3)
1 : 500

PROJECT NO.
GD01

DRAWING NO.
A100

REV
PN

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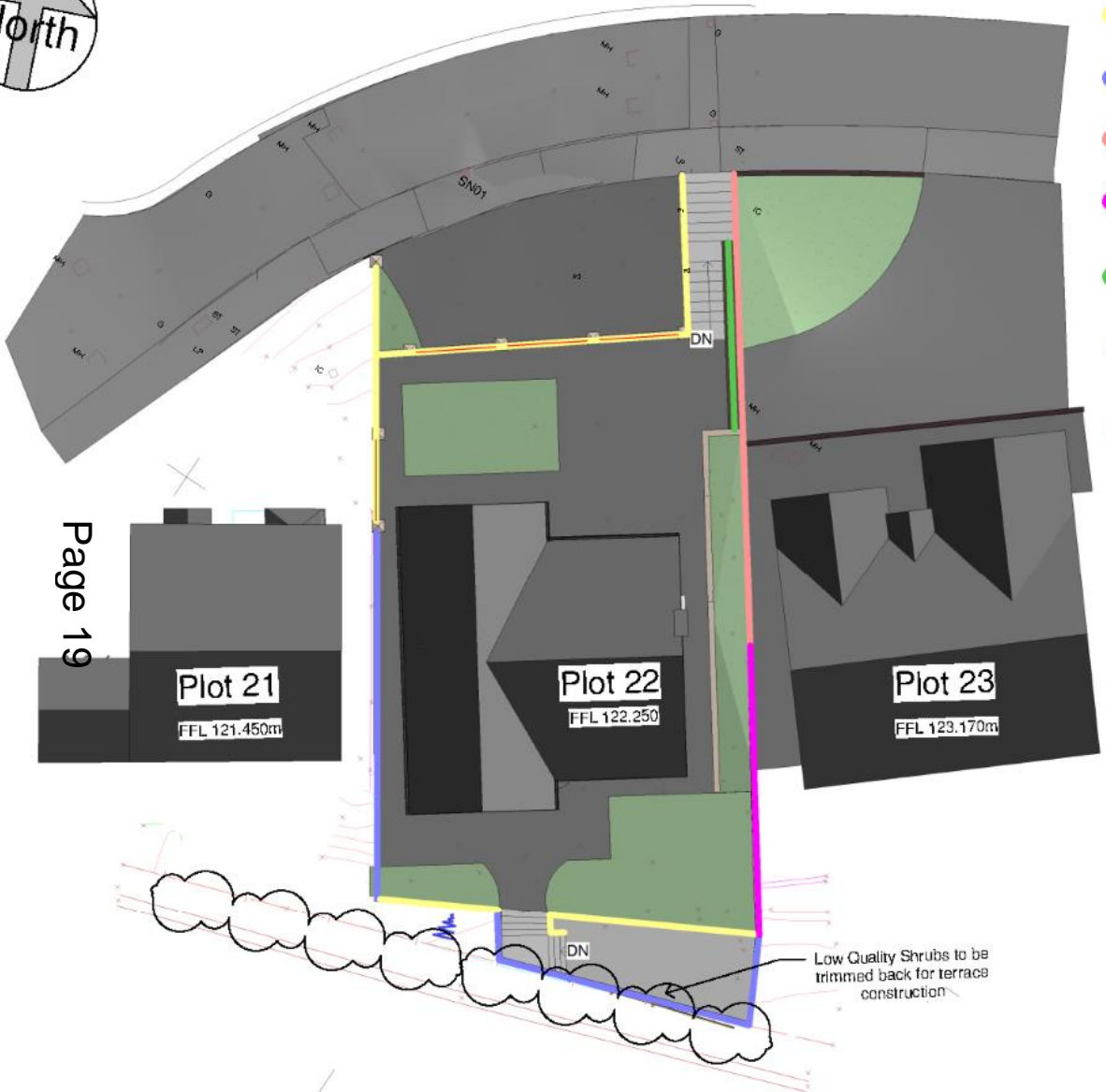
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Planning	
PROJECT	
Plot 22 Varieg Fawr, Bryn	
TITLE	
Proposed Site Plan	
CLIENT	
Mr G Doyle	
DRAWN BY	DATE
Gareth Owen	17.10.2
SCALE (@A3)	PROJECT NO.
1 : 200	GDD1
DRAWING NO.	REV
A102	PN

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Page 19



Boundary Treatment Key

-  Blockwork Rendered Wall - Natural White Parex with Paraguard Finish
-  1800mm High Grey Timber Close Board Fence
-  Existing Plot 23 Brickwork Wall (Stepped Heights)
-  Existing Plot 23 Blockwork Wall with Timber Fence Above
-  1800mm Cherry Laurel Privacy Hedge
-  Grey Timber Horizontal Slatted Handrail / Fence - 1100mm High
-  Grey Timber Horizontal Slatted Handrail / Fence - 1800mm High



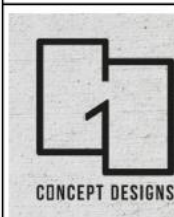
Timber Close Board Fence



Natural White - G00

Parex Natural White Render

NOTES:



DRAWING STATUS
Planning

PROJECT
Plot 22 Varieg Fawr, Bryn

TITLE
Boundary Treatments

CLIENT
Mr G Doyle

DRAWN BY
Gareth Owen

DATE
02.11.2

SCALE (@A3)
1 : 200

PROJECT NO.
GDD1

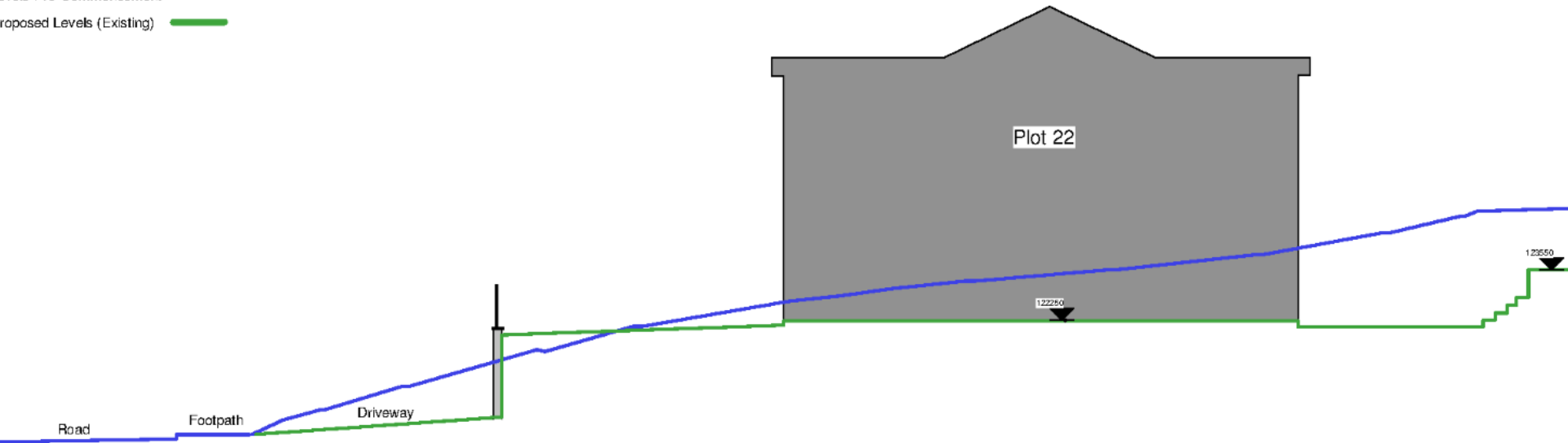
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A113 Site

REV
PN

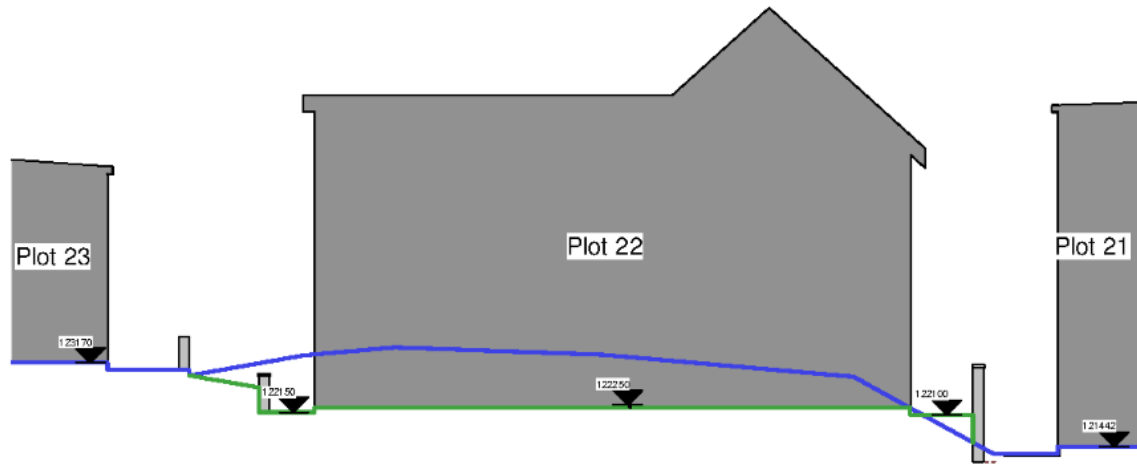
1 Boundary Treatments

1 : 200


Levels Pre-Commencement —
 Proposed Levels (Existing) —



1 Section 1
 Page 20
 : 100



2 Section 2
 1 : 100



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Planning	
PROJECT	
Plot 22 Vartag Fawr, Bryn	
TITLE	
GA Sections	
CLIENT	
Mr G Doyle	
DRAWN BY	DATE
Garth Green	02.11.21
SCALE (@A3)	PROJECT NO.
1 : 100	GD01
DRAWING NO.	REV
A123	PN
GO CONCEPT DESIGNS, 8 DARWIN RD, FALBOT, SA12 6ST	
garth@goconceptdesigns.co.uk	



01 Street Scene
1 : 200



02 3D Sketch
Proposed Hedging Not Shown for Clarity Purposes

NOTES:



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Planning

PROJECT

Plot 22 Varieg Fawr, Bryn

TITLE

Proposed Street Scene & 3

CLIENT

Mr G Doyle

DRAWN BY

Gareth Owen

DATE

17.10.2

SCALE (@A3)

1 : 200

PROJECT NO.

GDD1

DRAWING NO.

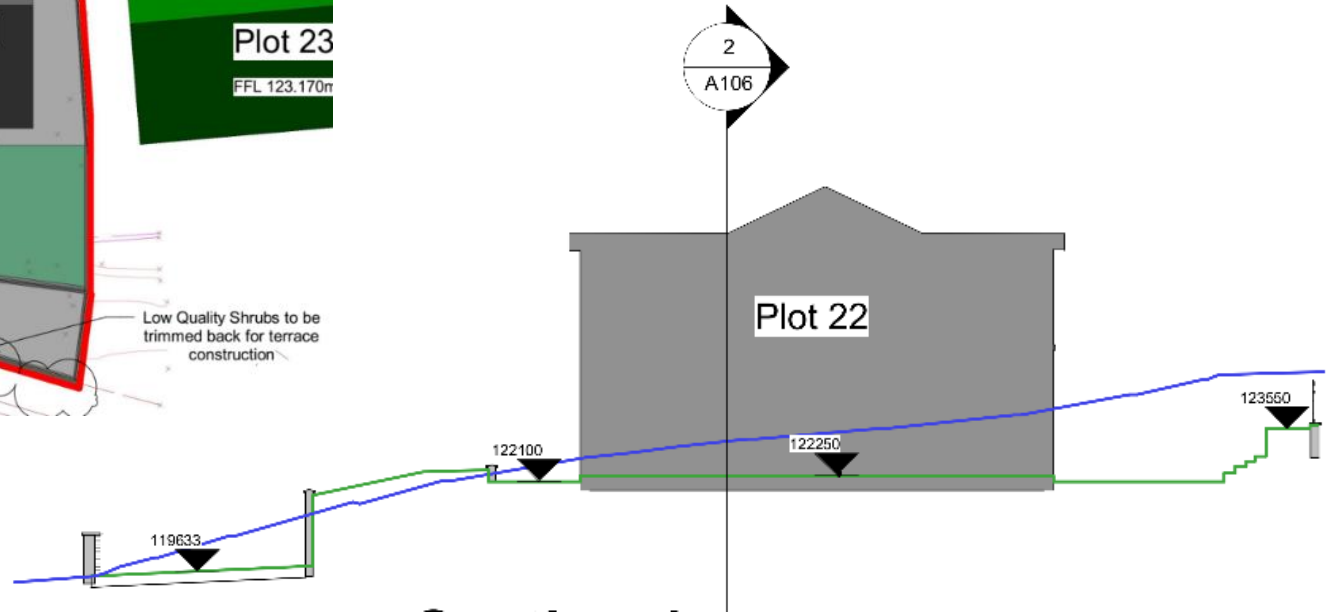
A106

REV

PN

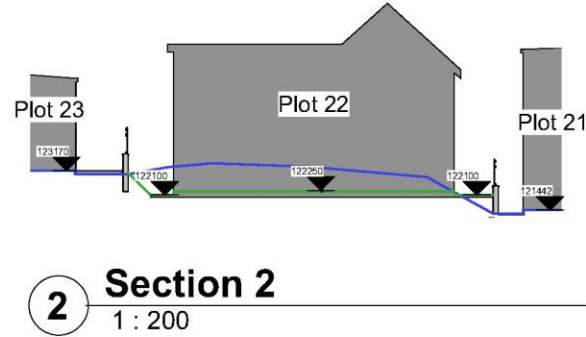
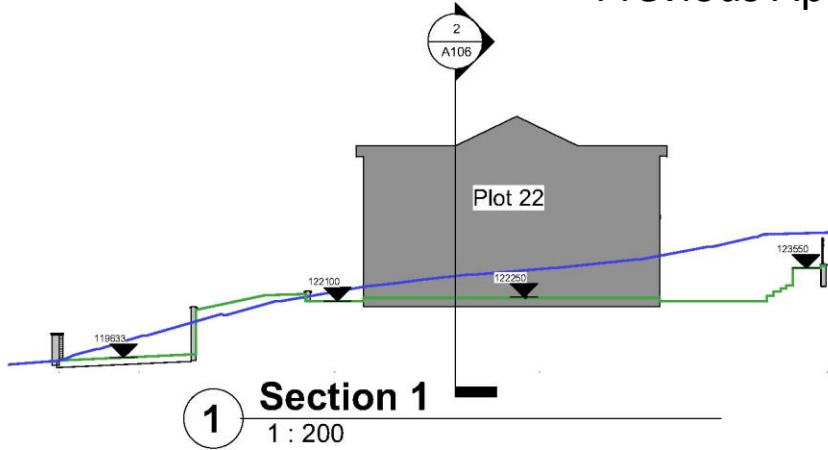
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Previous Approved Scheme

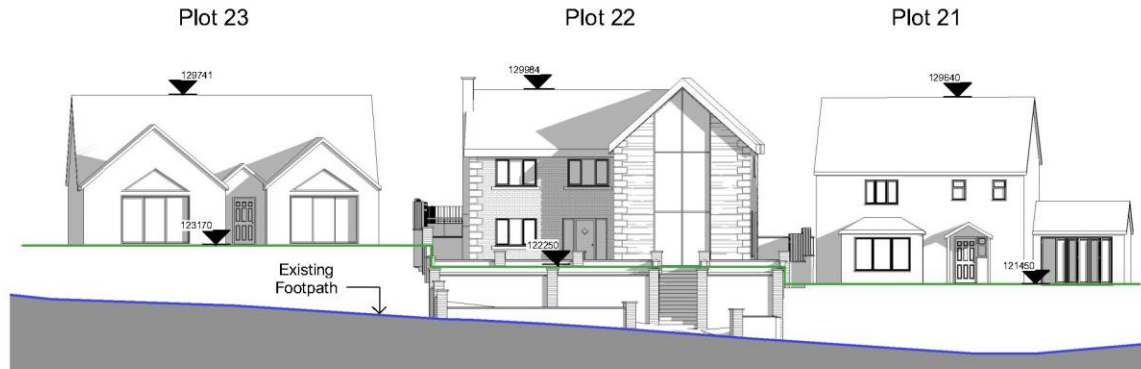


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Previous Approved Scheme



Page 24



3 Street Scene
1 : 200

NOTES:

Existing Levels —
Proposed Levels —



DRAWING STATUS

PLANNING

PROJECT

Plot 22 Varteg Fawr, Bryn

TITLE

Sections & Street Scene

CLIENT

Mr G Doyle

DRAWN BY Gareth Owen	DATE 11.04.19
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SCALE (@A3) 1 : 200	PROJECT NO. GD01
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DRAWING NO. A106	REV B
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NOTES:



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Planning

PROJECT
Plot 22 Varleg Fawr, Bryn

TITLE
CGI 001

CLIENT
Mr G Doyle

DRAWN BY Gareth Owen	DATE 17.10.2
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SCALE (@A3)	PROJECT NO. GDD1
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DRAWING NO. CGI001	REV PN
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NOTES:



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DRAWING STATUS

Planning

PROJECT

Plot 22 Varieg Fawr, Bryn

TITLE

CGI 002

CLIENT

Mr G Doyle

DRAWN BY

Gareth Owen

DATE

17.10.2

SCALE (@A3)

CGD01

PROJECT NO.

CGD01

DRAWING NO.

CGI002

REV

NP

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NOTES:



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DRAWING STATUS
Planning

PROJECT
Plot 22 Varieg Fawr, Bryn

TITLE
CGI 003

CLIENT
Mr G Doyle

DRAWN BY
Gareth Owen

DATE
17.10.2

SCALE (@A3)
CGI003

PROJECT NO.
GDD1

DRAWING NO.
CGI003

REV
PN

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NOTES:



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Planning

PROJECT
Plot 22 Varieg Fawr, Bryn

TITLE
CGI 004

CLIENT
Mr G Doyle

DRAWN BY
Gareth Owen

DATE
17.10.2

SCALE (@A3)
PROJECT NO.
GDD1

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CGI004

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View from Plot 23 Front Patio Doors



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88-443





Page 31

Streetscene Video



Streetscene Video 2

