



## ***PLANNING COMMITTEE***

***10.00 AM - TUESDAY, 19 JULY 2022***

***MULTI-LOCATION MEETING – COUNCIL CHAMBER PORT TALBOT  
AND MICROSOFT TEAMS***

**ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE  
DURATION OF THE MEETING**

### **Webcasting/Hybrid Meetings:**

This meeting may be filmed for live or subsequent broadcast via the Council's Internet Site. By participating you are consenting to be filmed and the possible use of those images and sound recordings for webcasting and/or training purposes.

### **PART 1**

1. Chairpersons Announcements
2. Declarations of Interest
3. To Request Site Visit(s) from the Applications Presented

### **Report/s of the Head of Planning and Public Protection**

### **Section A - Matters for Decision**

### **Planning Applications Recommended for Approval**

4. Application No. P2022/0122 - Windsor Lodge (Pages 5 - 16)

Change of use of dwelling to residential care home for adults aged 19-64 (C3 to C2) creating 4 self contained assisted living units, demolition of existing conservatory and construction of a single storey side extension, an addition dormer window to rear roof slope, and garage conversion to staff facilities and construction of a replacement flat roof to existing rear extension with an increase in height, plus the construction of new entrance steps and ramp with associated engineering works and areas of hardstanding.

At Windsor Lodge, The Avenue, Cwmavon, Port Talbot, SA12 9PL

### **Section B - Matters for Information**

5. Appeals Determined - 22 December 2021 to 11 July 2022  
(Pages 17 - 20)
6. Appeals Received - 11 January 2022 to 11 July 2022  
(Pages 21 - 24)
7. Delegated Decisions - 21 March 2022 to 11 July 2022  
(Pages 25 - 74)
8. Urgent Items  
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**K.Jones**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

**Wednesday, 13 July 2022**

## **Committee Membership:**

**Chairperson:**        **Councillor C.James**

**Vice  
Chairperson:**        **Councillor J.Jones**

**Members:**            Councillors S.Paddison, D.Keogh, R.Davies,  
T.Bowen, H.Davies, C.James, L.Jones,  
C.Jordan, C.Phillips, and S.Thomas

**Cabinet  
UDP/LDP  
Member:**            Councillor W.F.Griffiths

## **Requesting to Speak at Planning Committee**

The public have a right to attend the meeting and address the Committee in accordance with the [Council's approved procedure](#) which is available at [www.npt.gov.uk/planning](http://www.npt.gov.uk/planning).

If you would like to speak at Planning Committee on an application reported to this Committee you must:

- Contact Democratic Services in writing at : Civic Centre, Port Talbot SA13 1PJ, preferably by email: [democratic.services@npt.gov.uk](mailto:democratic.services@npt.gov.uk).
- Ensure your request to speak is made no later than two working days prior to the meeting date (by 2 pm on the preceding Friday based on a usual Tuesday meeting),
- Clearly indicate the item number or application number on which you wish to speak and confirm whether you are supporting or objecting to the application.
- Give your name and address (which will be publicly available unless there are particular reasons for confidentiality)

Please note that only one person is able to speak for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

### **Commenting on planning applications which are to be reported to Committee**

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 2.00p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 2.00pm on the penultimate working day immediately preceding the Planning Committee.

Please note that representations received in accordance with the Council's protocol are summarised and, where necessary, commented upon in the form of an Amendment Sheet, which is circulated to Members of the Planning Committee by email on the evening before Committee, and re-distributed prior to the commencement of the meeting.

## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2022/0122</b>	<b><u>DATE:</u> 20/05/2022</b>
<b>PROPOSAL:</b> Change of use of dwelling to residential care home for adults aged 19-64 (C3 to C2) creating 4 self contained assisted living units, demolition of existing conservatory and construction of a single storey side extension, an addition dormer window to rear roof slope, and garage conversion to staff facilities and construction of a replacement flat roof to existing rear extension with an increase in height, plus the construction of new entrance steps and ramp with associated engineering works and areas of hardstanding.	
<b>LOCATION:</b>	Windsor Lodge, The Avenue, Cwmavon, Port Talbot, SA12 9PL
<b>APPLICANT:</b>	Orbis Education & Care Ltd
<b>TYPE:</b>	Full
<b>WARD:</b>	Bryn and Cwmavon

### BACKGROUND

This application is reported to Planning Committee due to it being called in by Cllr Mizen for the reasons of traffic and the potential for other problems associated with the proposed use.

### SITE AND CONTEXT

The application site comprises of a detached two-storey 5 bedroom dwelling and surrounding curtilage area. The site is accessed off a private drive which leads northwards close to the junction of The Avenue and Heol Maben. The application site is located within Open Countryside just north of the Settlement boundary within the ward of Bryn and Cwmavon. The property has a neighbouring dwelling approximately 30 metres to the east, Tycanol Farm. The remaining site boundaries are surrounded by agricultural land, with the next nearest houses within the housing estate being located approximately 75 metres to the south.

The application was submitted and approved for a change of use from a dwelling house to a home for the elderly in 1989 (P1989/706). Council Tax records indicate that the property has remained as a residential property.

### DESCRIPTION OF DEVELOPMENT

This is a full application proposing a change of use from a residential dwelling (C3 use) to a residential care home for adults aged between 19 and 64 (C2 use).

The proposal will create 4 self-contained assisted living units; each containing a bedroom, wet room and living/kitchen area; three units on the ground floor and one on the first floor.

The existing living room area at the principal elevation will become the staff room.

The existing detached garage will become an ancillary staff area; containing a staff room, WC and shower facilities.

The external changes will include the demolition of the existing conservatory with a single-storey side-extension built on a similar footprint, the inclusion of an additional dormer window to the rear, the raising of the flat-roofed single-storey utility room to the rear and the construction of entrance steps and a ramp.

The proposed single-storey side-extension will measure a depth of approximately 3.85 metres from the main dwelling, and a width of 4.25 metres. It will have a ridge height of 4.5 metres and an eaves height of 2.74 metres.

The additional dormer will measure the same eaves and ridge height as the existing, but will be approximately 0.48 metres wider.

The roof of the single-storey utility room to the rear will increase by approximately 0.43 metres.

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

### NEGOTIATIONS

None

### PLANNING HISTORY

The application site has the following relevant planning history: -

P1989/7086- Change of use from dwellinghouse to home for the elderly (10 person)  
Approved- 8<sup>th</sup> June 1989

P1995/9919- Retention of existing garage – Approved- 28<sup>th</sup> April 1995

### CONSULTATIONS

**Bryn and Cwmafon Ward:** No comments, call in request.

**Head of Engineering & Transport (Highways):** No objection, subject to conditions.

**Biodiversity Section:** No objection, subject to conditions.

**Coal Authority:** No objection, subject to informative.

**Contaminated Land:** No objection, recommends inclusion of a condition.

## REPRESENTATIONS

A representation has been received from Dr Altaf Hussain (Member of the Senedd) on behalf of 25 constituents living in the immediate vicinity of the proposal, informing that the residents are opposed to the development. Reasons stated included poor and dangerous access to the proposed site, destruction of important animal habitats, and safety concerns for resident's families in light of the mental condition of residents who would live at the residential care home.

The neighbouring properties were consulted on 05.04.2022 and 24.05.2022.

A site notice was also displayed on 22.04.2022 and 24.05.2022.

In response, to date 34 No. representations have been received, with the issues raised summarised as follows: -

### **Congestion/ Traffic/ Parking**

Highway and pedestrian safety

Inadequate parking provision, leading to congestion. Intensity of the use of the site and resultant conflict with other users including horse riders. With the access road being

The single lane, shared driveway narrows when it meets The Avenue, there is obstructed view with limited visibility, and a blind bend

### **Noise and Disturbance**

There will be increased noise and disturbance to the surrounding neighbours. The increased noise will disturb the animals at the neighbouring livery.

There are more convenient areas to develop these types of dwellings, there are existing commercial units that are better alternatives that won't cause as much of a disturbance.

### **Drainage**

Flooding and pressure on the existing sewage system, and other utilities.

The culvert alongside the land sometimes becomes blocked, causing flooding.

### **Lack of information**

Number of staff and visitors unknown, 'Proposed Employees' section has not been completed within the application form.

Local residents were not notified

Notice on landowners has not been served.

### **Overlooking**

Concerned about being overlooked.

Garden is easily accessed from the property.

Residents will not be able to enjoy their property due to the noise.

### **Potential development**

As a single mum, worried about garden backing onto the field owned by Windsor Lodge. There will be overlooking and loss of privacy.

Planning to extend the care unit on the site in the future, being a gateway development, concerns regarding a 2100mm high fence.

The proposal includes a 7 foot fence.

### **Biodiversity**

Works to the roof of the building should be supported by a preliminary ecological assessment.

There is a watercourse, trees and hedges, and a badger set within the curtilage.

The proposal would generate at least 8 care workers, plus admin. More parking space would be required, destroying green pasture with tarmac would be required

### **Other**

Devaluation of neighbouring properties

The care home residents could cause danger to the young and elderly community.

There are enough care facilities, already two within 200 feet, is it necessary.

## **REPORT**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.



## National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

### **Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking**

[Planning Policy Wales \(Edition 11, February 2021\)](#) outlines the Welsh Government's commitment to the importance of 'places' and 'place-making', the importance of using previously developed land wherever possible in preference to greenfield sites, and the recognition of the health and wellbeing related benefits by creating a sense of place and improving social cohesion. PPW 11 confirms that the environmental components of places are intrinsically linked to the quality of the built and natural environment and contribute to the health and wellbeing of the people who live, work and play there. It emphasises the importance of creating sustainable communities and reducing reliance on the private car as part of a package of measures to reduce the country's carbon footprint and help tackle the climate emergency.

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)
- Technical Advice Note (TAN) 11: Noise (1997)
- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 18: Transport (2007)
- Technical Advice Note (TAN) 23: Economic Development (2014)

## Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

## Strategic Policies :

- **Policy SP1**                      Climate Change
- **Policy SP2**                      Health
- **Policy SP3**                      Sustainable communities

- **Policy SP4** Infrastructure
- **Policy SP14** The Countryside and the Undeveloped Coast
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP17** Minerals
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies :

- **Policy SC1** Settlement limits
- **Policy I1** Infrastructure Requirements
- **Policy EN5** Conversion and Extension of Existing Buildings in the Countryside
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy M1** Development in Mineral Safeguarding Areas
- **Policy TR1** Transport Proposals
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

*Supplementary Planning Guidance:*

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)
- [Biodiversity and Geodiversity \(May 2018\)](#)

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety, biodiversity and flooding.

Principle of Development

The property is an existing residential dwelling, and as such, planning permission for its change to a C2 use is required. For clarity, dwelling houses lie within use class C3.

Class C3 Dwelling houses - This class is formed of three parts:

- C3(a): a single person or those living together as a single household as defined by section 258 of the Housing Act 2004 (basically a 'family');
- C3(b): those living together as a single household and receiving care;

- C3(c): those living together as a single household who do not fall within the C4 definition of an HMO.

There is no limit on the number of members of the single household under C3(a). The limit for C3(b) and (c) is no more than six people.

A single household under C3(a) is formed by a family (a couple whether married or not with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

For the purposes of C3(b) and (c) 'single household' is not defined in legislation.

C3(b) makes provision for supported housing schemes, such as those for people with disabilities or mental health problems

This proposal will not fall within any of the above categories, but within use class C2 and not C3(b) as the use is for adults utilising self contained assisted living units and as such cannot operate as a household without adult care and/or supervision on a 24 hour basis.

In relation to the need for this type of accommodation, the Applicant states that; "The need was identified by the Local Authority Adult service via a portal referral. The applicants work closely with Care Inspectorate Wales (CIW) to ensure all residents are housed in appropriate locations relevant to the care requirements."

The property will run to all extent as a care facility, and whilst outside of settlement limits, is one that can operate with no significant changes to its current use. There are no changes to the property that would impact detrimentally upon the character of the property, and no alteration or extension that would contravene any of the adopted countryside policies.

The application has been submitted for a maximum of four residents receiving care, and as such a condition will be imposed restricting any permission to that number. As any further increase may result in additional impacts through an intensification of the use that would need to be considered as part of any future application.

As such, in principle it is considered that the proposed use, subject to other criteria and policy in acceptable, and would not be contrary to any land use policy within the adopted development plan.

#### Impact on Visual Amenity

The proposal includes minor alterations to the property; the addition of a dormer window to the rear elevation, replacement of existing side conservatory with a single-storey extension, the raising of the flat roofed single-storey utility room to the rear and the construction of entrance steps and a ramp.

The alterations and extensions to the property are not dissimilar to those undertaken at any residential property of this type. As such they do not change the overall character of the property, as one within a residential use.

It is not considered that these alterations will impact visual amenity or the character of the area as a whole, and as such will be in accordance with policy BE1, a design policy, of the Local Development Plan, and Supplementary Planning Guidance: Design, which incorporates the household design guide.

### Impact on Residential Amenity

The property lies within its own grounds, and set off the highway, there is a neighbouring farm dwelling approximately 30 metres to the east, and a row of properties adjacent to The Avenue approximately 100 metres to the south.

The new dormer window proposed will be located on the rear elevation which faces onto agricultural land. It is considered that the proposed change of use would not create any additional or unacceptable overlooking over and above that currently experienced.

The existing detached garage to the rear of the dwelling will become an ancillary staff area; containing a staff room with a table and seating and a seating area, WC and shower facilities. The existing garage door will be bricked up, with a small window allowing light facing onto the lane.

Turning to potential overbearing and overshadowing, the alterations include a replacement single-storey extension and a dormer window, not facing any nearby properties. As such, the proposals would not create any unacceptable issue in these regards.

Issues of noise and disturbance have been raised through consultation with neighbouring properties. The property would operate as a residential use, albeit one with supported care. This is considered to still be a residential use within a building that is a residential use, and has been previously used as a care facility. Whilst this specific use requires planning permission, it is not one that would commonly result in any noise or disturbance over and above any other residential or care use.

### Parking and Access Requirements and Impact on Highway Safety

Policy BE1 requires, amongst other things, that new development has no significant adverse impact on highway safety, with Policy TR2 emphasising that development proposals will only be permitted here all of the stated criteria are satisfied, including that "(1) The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;

The Head of Engineering and Transport (Highways Section) has assessed the application and raised no objection, subject to the provision of 4 parking spaces. The

Highway Officer notes that the dwelling currently has 5 bedrooms, with the potential for up to 5 cars to travel to and from the property multiple times a day, and the proposal will accommodate 4 long term care residents, with a maximum amount of staff being no more than 4 at any given time (2 full time staff onsite with 4 at the end/start of shift for handover).

It is not considered that the change of use, limited to the number of occupiers proposed would result in an intensification of use at the property, that is currently unrestricted in terms of vehicular movements, that would result in increased conflict of users of the access road, and as such not increase any highway or pedestrian risk. The access road, and the junction to the unadopted public highway is considered to be acceptable based on the existing and proposed use of the property, and the limitation of the use proposed under this application.

It is therefore considered that the proposal would not result in any unacceptable impacts upon highway and pedestrian safety, or congestion, and as such would be in accordance with Policy TR2 of the LDP.

#### Biodiversity / Ecology

The proposal includes the installation of dormer windows in the existing roof, and as such the Biodiversity Team has been consulted. They have provided no objection to the proposal, subject to the inclusion of an advisory note regarding bats and the inclusion of biodiversity enhancement. The Agent has subsequently included plans with a woodpecker box and woodstone open fronted bird box to be located on trees along the northern boundary of the site. A condition will be placed on any permission issued ensuring implementation.

#### Flood risk / Drainage

The proposal is located outside of any flood zones and proposed a change from residential use to residential care home use. It is not therefore considered to increase the vulnerability of the use, and exacerbate flooding on the site or away from the site.

#### Contaminated Land

The southernmost part of the dwelling is located within the High Coal Risk Area, the remainder is located within the Low Coal Risk Area. The only building works proposed are located within the Low Risk area, and are located within the footprint of the existing conservatory. A Contaminated Land Officer has been consulted on the proposal and has no objections to the proposal subject to precautionary condition relation to unexpected contamination being included with any decision granted.

Additionally, the Coal Authority have been consulted and offer no objection subject to the inclusion of an informative.

### Other Matters

*Responses to matters raised in representations not covered in the report on the main issues.*

As identified earlier in this report, a number of objections were received in response following the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

#### Drainage

The proposal is located outside of any existing flood zones and the proposal will not affect the existing culvert at the bottom of the lane.

It is for a change of use from an existing dwelling to a residential care home for 4 residents, 2 full time staff and 1-2 part time staff. It is not considered that any works proposed would result in any unacceptable impact on the drainage.

#### Lack of Information

The application form did not state the number of full time staff, part time staff and visitors, however the Planning Statement stated no more than 4 cars would be present. Furthermore, the Agent clarified the number of full time, part time staff and visitors.

Notice was initially not served on the owner of the access lane, it was subsequently served.

An initial neighbour consultation was issued notifying 15 neighbouring dwellings on the 5<sup>th</sup> April, there was subsequently an amendment to the wording of the proposal and 25 neighbouring properties were notified, this time including third party contributors. A number of objections mention that a large number of neighbour letters were delivered only to a single address. This is unfortunate, however, it is considered that relevant neighbouring residents were notified through this means and the erection of the site notice at the entrance to The Avenue. The letters were all correctly addressed, the issue is with the postal service.

#### Potential Development

This application of for the change of use of a residential dwelling and the alteration and extensions proposed. Any future developments cannot be considered as part of this planning application.

The application proposes no fencing, there is some balustrade/handrail guarding proposed where levels are greater than 0.6m, the balustrade will measure approximately 1.1m in height.

### Biodiversity

There seems some confusion as to what the question on the application form relates to. The Agent is not stating there are no protected species, biodiversity sites or geological conservation importance on the site, they are stating that they will not be affected by the proposed development. It is considered that the change of use of a residential dwelling with minimal external alterations will not cause harmful impact to any protected species on site such as badgers or frogs in the existing pond. Additionally, the Biodiversity Officer has inspected the plans and photographs of the existing roof, soffits and eaves, and consider the dwelling unlikely to contain bats, and a preliminary survey is not required in this instance. Bird boxes are proposed on the north-most part of the site and if any bats are found works will cease.

### CONCLUSION

The proposed development will address an identified need for supported living and care within the county borough. One which due to its scale and character would not detract from the overall residential appearance of the property within this rural setting. In addition, the proposed development would not result in any significant impact on traffic generation or congestion, over and above that could result from the existing residential use of the property. The scale of development and the use would not create any impacts upon amenity, either through overlooking, loss of privacy or amenity of occupiers to adjoining properties, that are all located some distance from the application property.

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the character of the area, residential amenity, or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP15, SP20, SP21, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policy 2 Shaping Urban Growth and Regeneration – Strategic Placemaking. The Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

### RECOMMENDATION

**Approval, Subject to conditions.**

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

AL(90)01 C Location plan

AL(00)12 Proposed elevations

AL (00) 10 D Proposed ground floor plan (self contained units)

AL(00)11 Proposed first floor plan (self contained units)

AL 90 02 Bio diversity plan

Reason:

In the interests of clarity.

3. Prior to first use of the proposed care facility, 4 car parking spaces shall be provided within the curtilage of the site, as per the submitted plans. These parking spaces shall be retained as such thereafter.

Reason:

In the interest of highway and pedestrian safety and to comply with Policy TR2 of the Neath Port Talbot Local Development Plan

4. Prior to the first beneficial use of the building, the biodiversity enhancements as shown on drawing number "AL 90 02 BIO DIVERSITY PLAN" shall be implemented as approved and maintained as such thereafter.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

5. The premises shall be used for a residential care home within Use Class C2 only, for a maximum of 4 residents and for no other purpose (including any other purpose in class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

In order that other changes of use or increased occupation can be assessed in the interests of amenity and highway and pedestrian safety and to accord with Policies SC1 and TR2 of the Neath Port Talbot Local Development Plan.



## SECTION B – MATTERS FOR INFORMATION

### APPEALS DETERMINED

#### a) Planning Appeals

**Appeal Ref:** A2021/0008      **Planning Ref:** P2021/0441

**PINS Ref:** APP/Y6930/D/21/3282016

**Appellant:** Mr James Erasmus

**Proposal:** Two-storey rear/side extension & extension of existing rear patio area.

**Site Address:** 97 Neath Road Rhos Pontardawe SA8 3EH

**Appeal Method:** Fast Track

**Decision Date:** 22 December 2021

**Decision:** Split Decision

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**Appeal Ref:** A2022/0001      **Planning Ref:** P2021/0869

**PINS Ref:** CAS-01519-R7Z5C3

**Appellant:** Mr Ben Porte

**Proposal:** Installation of 2no freestanding internally illuminated digital advertisement displays measuring 6.2m wide by 3.1m high positioned on an ancillary vertical meadow green wall measuring 6.2m wide by 2m high (total height of sign from ground is 5.8m)

**Site Address:** Hollywood Park The Princess Margaret Way  
Sandfields SA12 6QW

**Appeal Method:** Fast Track

**Decision Date:** 8 March 2022

**Decision:** Appeal Allowed with Conditions

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**Appeal Ref:** A2022/0002      **Planning Ref:** P2021/0635

**PINS Ref:** APP/Y6930/A/21/3282658

**Appellant:** CK Hutchison Networks (UK) Ltd

**Proposal:** Prior notification application for the construction of a 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works

**Site Address:** Water Street Margam Neath Port Talbot SA13 2PB

**Appeal Method:** Written Representations

**Decision Date:** 1 June 2022

**Decision:** Appeal Allowed no Conditions

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**Appeal Ref:** A2022/0003      **Planning Ref:** P2021/0032

**PINS Ref:** APP/Y6930/A/21/3283015

**Appellant:** Mr Victor Johnson

**Proposal:** Change of use from offices (Use Class B1) to 11 x self-contained flats (Use Class C3) including alterations to fenestration

**Site Address:** Cymric House Station Road To Bethany Car

Park Lane Port Talbot SA13 1PQ

**Appeal Method:** Written Representations

**Decision Date:** 23 June 2022

**Decision:** Appeal Allowed with Conditions

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**Appeal Ref:** A2022/0004      **Planning Ref:** P2021/0292

**PINS Ref:** CAS-01609-K0G0M6

**Appellant:** Mr Alun Morgan

**Proposal:** Proposed (Outline) detached house with associated access

**Site Address:** 9 Maes Llwynonn Cadoxton SA10 8AQ

**Appeal Method:** Written Representations

**Decision Date:** 29 June 2022

**Decision:** Appeal Dismissed

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**Appeal Ref:** A2022/0005      **Planning Ref:** P2021/0187

**PINS Ref:** CAS-01389-H8J3D6

**Appellant:** Mr Matthew Thomas

**Proposal:** Retention of existing engineering and retaining works together with proposed vehicular access and hardstanding to form new parking area

**Site Address:** 241 Swansea Road Trebanos Pontardawe

Swansea Neath Port Talbot SA8 4BT

**Appeal Method:** Written Representations

**Decision Date:** 30 June 2022

**Decision:** Appeal Dismissed

## SECTION B – MATTERS FOR INFORMATION

### APPEALS RECEIVED

#### a) Planning Appeals

**Appeal Ref:** A2022/0001      **Planning Ref:** P2021/0869

**PINS Ref:** CAS-01519-R7Z5C3

**Appellant:** Mr Ben Porte

**Proposal:** Installation of 2no freestanding internally illuminated digital advertisement displays measuring 6.2m wide by 3.1m high positioned on an ancillary vertical meadow green wall measuring 6.2m wide by 2m high (total height of sign from ground is 5.8m)

**Site Address:** Hollywood Park The Princess Margaret Way  
Sandfields SA12 6QW

**Start Date:** 11 January 2022

**Appeal Method:** Fast Track

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**Appeal Ref:** A2022/0002      **Planning Ref:** P2021/0635

**PINS Ref:** APP/Y6930/A/21/3282658

**Appellant:** CK Hutchison Networks (UK) Ltd

**Proposal:** Prior notification application for the construction of a 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works

**Site Address:** Water Street Margam Neath Port Talbot SA13  
2PB

**Start Date:** 10 March 2022

**Appeal Method:** Written Representations

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**Appeal Ref:** A2022/0003      **Planning Ref:** P2021/0032

**PINS Ref:** APP/Y6930/A/21/3283015

**Appellant:** Mr Victor Johnson

**Proposal:** Change of use from offices (Use Class B1) to 11 x self-contained flats (Use Class C3) including alterations to fenestration

**Site Address:** Cymric House Station Road To Bethany Car Park Lane Port Talbot SA13 1PQ

**Start Date:** 22 March 2022

**Appeal Method:** Written Representations

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**Appeal Ref:** A2022/0004      **Planning Ref:** P2021/0292

**PINS Ref:** CAS-01609-K0G0M6

**Appellant:** Mr Alun Morgan

**Proposal:** Proposed (Outline) detached house with associated access

**Site Address:** 9 Maes Llwynonn Cadoxton SA10 8AQ

**Start Date:** 3 April 2022

**Appeal Method:** Written Representations

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**Appeal Ref:** A2022/0005      **Planning Ref:** P2021/0187

**PINS Ref:** CAS-01389-H8J3D6

**Appellant:** Mr Matthew Thomas

**Proposal:** Retention of existing engineering and retaining works together with proposed vehicular access and hardstanding to form new parking area

**Site Address:** 241 Swansea Road Trebanos Pontardawe  
Swansea Neath Port Talbot SA8 4BT

**Start Date:** 6 April 2022

**Appeal Method:** Written Representations

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**Appeal Ref:** A2022/0006      **Planning Ref:** P2021/0733

**PINS Ref:** CAS-01513-R3Y9R4

**Appellant:** Mr Andrew Hall

**Proposal:** Retention and completion of single-storey garden studio with raised decking and associated works

**Site Address:** Daisey Barn Eglwys Nunnydd Margam SA13  
2PS

**Start Date:** 27 April 2022

**Appeal Method:** Written Representations

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**Appeal Ref:** A2022/0007      **Planning Ref:** P2021/0484

**PINS Ref:**

**Appellant:** Mr Andy Chamberlain

**Proposal:** Retrospective application for the retention of the use of land as garden curtilage including installation of fencing replacing a dry stone wall and gabion baskets, off street parking to front and first floor rear extension (Amended Gabion Info received 23/09/21)

**Site Address:** 22 Maesteg Road Cymmer Port Talbot SA13  
3HS

**Start Date:** 17 May 2022

**Appeal Method:** Written Representations

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 21<sup>st</sup> MARCH 2022 AND 11<sup>th</sup> JULY 2022

App No: **P2020/0303**

Proposal: Construction of a ground floor retail unit and 2 no. first floor one bedroom apartments with associated parking and amenity space - amended plans to include raised floor level and parking arrangements.

Location: Land Adjacent To 1A Julian Terrace Port Talbot SA12 6UE

Decision: Approved

Ward: Aberavon

App No: **P2021/0665**

Proposal: Application for Hazardous Substances Consent for LPG (max 2 Tonnes) & Cobalt Powder (max 17 tonnes)

Location: Sandvik Osprey Ltd Milland Road Industrial Estate Neath SA11 1NJ

Decision: Approved

Ward: Neath East

App No: **P2021/0684**

Proposal: Construction of 8 units for storage only (Class B8) with associated parking.

Location: Chain Works Fabian Way Crymlyn Burrows Swansea SA1 8PX

Decision: Approved

Ward: Coedffranc West

App No: **P2021/0780**

Proposal: Development of eight dwellings with parking and associated works.

Location: Land At Pearson Way Penrhiwtyn Neath SA112EJ

Decision: Approved subject to a 106 agreement

Ward: Neath East

App No: **P2021/0812**  
Proposal: Retention and completion of a building to be used as storage (B8) and dry maintenance  
Location: Old Gas Works B4290 From Llandarcy To Jersey Marine Llandarcy Neath Neath Port Talbot  
Decision: Approved  
Ward: Coedffranc West

App No: **P2021/0816**  
Proposal: Conversion and extension of property to provide 3 no. residential units and office space (amended plans removing proposed basement flat)  
Location: 5 High Street Pontardawe Swansea SA8 4HU  
Decision: Refused  
Ward: Pontardawe

App No: **P2021/0881**  
Proposal: Partial demolition & re-build with new roof to facilitate 2no. 1 bedroom residential units and associated parking  
Location: 60 Commercial Street Ystalyfera SA9 2HS  
Decision: Approved  
Ward: Ystalyfera

App No: **P2021/0970**  
Proposal: Replacement intake structure at Gelliceibryn Brook at Lancaster Close, new culvert along length of new route, new outfall structure at River Neath, near to the A465 bridge, temporary vehicular access opposite Morfa Glas and compound as part of the Rock Street Flood Alleviation Scheme. (23/11/21 - Revised Ecological Impact Assessment.)  
Location: Gelliceibryn Brook Intake, Lancaster Close Ending At River Neath Near To The A465 Bridge, Glynneath.  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2021/1019**

Proposal: Construction and operation of proposed Asphalt Plant together with aggregates storage area, weighbridge, offices and ancillary infrastructure works. (Additional Information received 20/12/21)  
Location: Land At Edwards Works Llandarcy SA10 6JY  
Decision: Approved  
Ward: Coedffranc West

App No: **P2021/1026**  
Proposal: Retention of the conversion of a dwelling to 2 no. self contained flats  
Location: 67 Commercial Road Taibach Port Talbot Neath Port Talbot SA13 1LP  
Decision: Approved  
Ward: Taibach

App No: **P2021/1028**  
Proposal: Demolition of 2 no. existing garages and construction of 1 no. double garage and new infill section of rear boundary wall, together with the construction of raised decking to the rear and side of dwelling (Amended plans and description received 03.01.2022)  
Location: 19 Wern Road Skewen SA10 6DN  
Decision: Approved  
Ward: Coedffranc West

App No: **P2021/1132**  
Proposal: Proposed detached dwelling and associated works (outline)  
Location: 14 New Road Ynysmeudwy Pontardawe SA8 4PJ  
Decision: Refused  
Ward: Pontardawe

App No: **P2021/1145**  
Proposal: Subdivision of curtilage and the construction of an additional detached dwelling.  
Location: 5 Coombe Tennant Avenue Skewen Neath Neath Port Talbot SA10 6EB  
Decision: Approved

Ward: Coedffranc West

App No: **P2021/1210**

Proposal: Change of use of the property from a mixed office/residential use to a single residential use and removal of single-storey structure at the front of the property.

Location: 76 -78 Gwilym Road Cwmllynfell SA9 2GN

Decision: Approved

Ward: Cwmllynfell & Ystalyfera

App No: **P2021/1223**

Proposal: Proposed workshop extension

Location: Ggl Auto Repair & Maintenance Cwmavon Road Port Talbot SA12 8RF

Decision: Approved

Ward: Port Talbot

App No: **P2021/1239**

Proposal: Retention of existing track (created by Western Power Distribution assist with their pylon maintenance programme) over saltings to continue to assist with access to the land for agriculture, animal safety, welfare and husbandry.

Location: U Route Track Penrhityn Briton Ferry Neath

Decision: Approved

Ward: Neath East

App No: **P2021/1240**

Proposal: Proposed construction of agricultural storage building

Location: Land Off Forest Goch

Decision: Approved

Ward: Rhos

App No: **P2021/1243**

Proposal: Proposed garage conversion, first floor side and single storey rear extension including associated works to provide assisted supporting living accommodation

Location: 34 Neath Road Fforest Goch Pontardawe SA8 3JB  
Decision: Approved  
Ward: Rhos

App No: **P2021/1267**

Proposal: Proposed Change of Use from former nursing home (C2) to a storage yard (B8)

Location: Former Maesyffynon House Morfa Glas Glynneath  
Neath Neath Port Talbot

Decision: Refused

Ward: Glynneath Central & East

App No: **P2022/0001**

Proposal: Works to 2x Sycamore (identified as T1 & T2) & 1x Oak (identified as T3) covered by Tree Preservation Order T280/W1:

-T1 (Sycamore) - Reduce two lower branches on house / east side of the crown by a maximum of 2 to 2.5 metres.

-T2 (Sycamore) - Reduce six lower branches on house / east side by a maximum of 2 to 2.5 metres.

-T3 (Oak) - Remove one low, secondary branch growing towards house. Retain a one metre stump with existing epicormic growth. If possible undertake coronet cutting at the end of the stump for a more natural appearance.

Location: 11 Princess Drive Waunceirch Neath Neath Port Talbot SA10 7PZ

Decision: Approved

Ward: Bryncoch South

App No: **P2022/0002**

Proposal: Works to 1x Oak (identified as T1) covered by Tree Preservation Order T280/W1:

-Reduce overhanging canopy by approximately 2.5m to suitable growth points.

-Lift lowest scraggly 2/3 limbs.

Location: 12 Princess Drive Waunceirch Neath Neath Port Talbot SA10 7PZ

Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0010**

Proposal: Proposed guest accommodation to be built in the grounds of the application site

Location: Ardwyn 6 Birchfield Road Pontardawe SA8 4PF

Decision: Approved

Ward: Pontardawe

App No: **P2022/0012**

Proposal: Retention and completion of landscaping/retaining works to the rear garden, the creation of a sunken garden area with roofed structure above, and the erection of a boundary fence in the rear garden which has a maximum height of 2.6m. Plus the construction of a proposed outbuilding to the Rear Garden and retaining works/fence to the Front Garden.

Location: 40 The Meadows Cimla SA11 3XF

Decision: Approved

Ward: Cimla & Peleenna

App No: **P2022/0033**

Proposal: First floor and two-storey rear extensions

Location: 131 Graig Road Godre'r Graig SA9 2NY

Decision: Approved

Ward: Godre'rgrraig

App No: **P2022/0040**

Proposal: Change of use of the existing visitor centre to a stand alone cafe/restaurant (A3 use) with ancillary visitor information; including ancillary retail of part the visitor centre. Change of use for three camper van electric hook up points within the car park. Regularisation of change of use of land the rear of the centre, to an ancillary campsite for up to 10 pitches.

Location: Visitors Centre Afan Argoed Country Park Afan Valley Road Cymmer Port Talbot

Decision: Approved

Ward: Cymmer & Glyncorrwg

App No: **P2022/0042**

Proposal: Wooden summerhouse in rear garden

Location: Woodberry Cwrt Y Bettws Llandarcy SA10 6JX

Decision: Approved

Ward: Coedffranc West

App No: **P2022/0045**

Proposal: Consultation from Natural Resources Wales under the marine and Coastal Access Act 2009: Part 4 Marine Licensing in respect of River Neath Swing Bridge Refurbishment

Location: River Neath Swing Bridge

Decision: Approved

Ward: Coedffranc CentralCoedffranc CentralCoedffranc Central

App No: **P2022/0046**

Proposal: Proposed Secondary Ash Store and retention of an existing Primary Ash Bay.(updated FCA submitted)

Location: Margam Green Energy Plant Longlands Lane Margam SA13 2SU

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0048**

Proposal: Proposed erection of timber shed to run a dog grooming business

Location: 48 Pontneathvaughan Road Glynneath SA11 5NS

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0050**

Proposal: Proposed single storey rear extension, the works for which would include the demolition of an existing single storey rear extension. Plus internal alterations, the works for which would include the installation of a first floor window on the rear elevation.

Location: 15 Cadoxton Terrace Main Road Cadoxton SA10 8BR

Decision: Approved

Ward: Cadoxton

App No: **P2022/0052**

Proposal: Details submitted for Prior Approval for the demolition of Jerusalem Chapel, as required by Prior Notification Application P2021/1182

Location: Former Jerusalem Chapel Wern Road Ystalyfera SA9 2LX

Decision: Approved

Ward: Ystalyfera

App No: **P2022/0058**

Proposal: Proposed hardstanding to facilitate parking within front curtilage and dropped kerbs.

Location: 90 Commercial Road Taibach SA13 1LR

Decision: Approved

Ward: Taibach

App No: **P2022/0059**

Proposal: Details to be agreed in association with Conditions 4 (Archaeology), 9 (Retaining walls) and 10 (Construction Method Statement) of P2021/0428 granted on 21st December 2021.

Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF

Decision: Approved

Ward: Neath East

App No: **P2022/0060**



Proposal: Details to be agreed in association with conditions 8 (bats), 17 (lighting scheme), 18 (nesting sites), 20 (enclosures) & 21(walls) of P2021/0428 granted on 21st December 2021.  
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF  
Decision: Approved  
Ward: Neath East

App No: **P2022/0063**  
Proposal: Change of use from B1 to A2 plus a renewal of shopfront, improvements to access and addition of external wall insulation  
Location: 5 Ropewalk Neath SA11 1EW  
Decision: Approved  
Ward: Neath North

App No: **P2022/0065**  
Proposal: Listed Building Consent for the retention of roof plant and a roller shutter and associated works  
Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0070**  
Proposal: Details to be agreed in association with conditions 13 (pedestrian vision splays), 16 (boundary treatments) and 19 (tree planting) of planning permission P2020/0501 granted on 7th October 2020 (amended plans and information received 04.04.22)  
Location: Land Off March Hywel Cilfrew Neath SA10 8ND  
Decision: Approved  
Ward: Aberdulais

App No: **P2022/0072**  
Proposal: Single storey side extension.  
Location: 5 Orchid Close Sandfields SA12 7EN  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0084**  
Proposal: Single storey rear extension, detached garage, engineering operations to form extended driveway / parking area to front of property together with associated means of enclosure and retaining walls  
Location: 110 Old Road Neath Neath Port Talbot SA11 2BU  
Decision: Approved  
Ward: Neath East

App No: **P2022/0087**  
Proposal: Two storey side/rear extension with juliet balcony, single storey rear extension and additional parking area within front curtilage - AMENDED PLANS RECEIVED 05/04/2022 AND 07/04/2022)  
Location: 19 Cae Canol Baglan Port Talbot Neath Port Talbot SA12 8LX  
Decision: Approved  
Ward: Baglan

App No: **P2022/0088**  
Proposal: Demolition of existing detached outbuilding and existing attached single storey outbuilding and replace with a two storey side and rear extension  
Location: 108 Graig Road Gellinudd Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2022/0089**  
Proposal: Details pursuant to the discharge of conditions 8 (off site highway works) of planning permission P2021/0226 granted on 31/08/2021 (general arrangement plan revision F submitted)  
Location: Former Afan Lido Site Aberavon Seafront Princess Margaret Way Port Talbot SA12 6QW  
Decision: Approved  
Ward: Sandfields East

App No: **P2022/0093**  
Proposal: Proposed alterations to existing dwelling and construction of single storey rear extension  
Location: 48 Church Road Seven Sisters Neath Neath Port Talbot SA10 9DT  
Decision: Approved  
Ward: Seven Sisters

App No: **P2022/0097**  
Proposal: Listed Building Consent for the installation of an internally-mounted gas meter and combi-boiler in the downstairs cloakroom of the former Vestry, plus associated radiators and external vent to rear elevation  
Location: The Vestry Aqueduct Terrace Pontrhydyfen Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0098**  
Proposal: Proposed single storey side/rear extension, and the creation of a raised decking area to the rear with privacy screening. The works include alterations to the internal layout and the installation of a first floor window on the rear elevation.  
Location: 4 School Road Lower Brynamman Ammanford Neath Port Talbot SA18 1SU  
Decision: Approved  
Ward: Lower Brynamman

App No: **P2022/0099**  
Proposal: Proposed single storey rear extension, the works for which would include the demolition of an existing conservatory. Plus alterations to the existing single storey side extension, which includes replacing the existing flat roof with a lean-to style roof  
Location: 7 Heol Esgyn Longford Neath Neath Port Talbot SA10 7LL  
Decision: Approved  
Ward: Dyffryn

App No: **P2022/0106**  
Proposal: Provision of MOT bay within existing industrial unit  
Location: Unit 1C Cwmgors Workshops Park Howard Road  
Cwmgors Ammanford  
Decision: Approved  
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0107**  
Proposal: Single storey rear extension with access steps and  
hardstanding within front curtilage to facilitate parking  
area.  
Location: 16 Gower Crescent Baglan Port Talbot Neath Port  
Talbot SA12 8BT  
Decision: Approved  
Ward: Baglan

App No: **P2022/0108**  
Proposal: Details to be agreed in association with conditions 8  
(lighting scheme) and 22 (hard and soft landscape  
works) of planning permission P2020/0423 granted on  
14 October 2020  
Location: Former Skewen Snooker Club Cae Nant Terrace  
Skewen Neath Neath Port Talbot  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2022/0109**  
Proposal: Proposed single storey rear extensions and conversion  
of existing garage to living space with pitched roof, the  
works for which include the demolition of an existing  
conservatory, setting back an existing rear garden  
retaining wall and the creation of an additional off-street  
vehicle parking space  
Location: 108 Brookfield Neath Abbey Neath Neath Port Talbot  
SA10 7EF  
Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0113**  
Proposal: Construction of rear extension, increase in ridge height, rear dormer extension and construction of detached garage.  
Location: Hafod Wennol Farm Lane From Baran Road To Hafod Wennol Farm Rhydyfro Pontardawe Swansea  
Decision: Refused  
Ward: Pontardawe

App No: **P2022/0115**  
Proposal: Two storey side extension  
Location: 68 Brynhyfryd Road Briton Ferry Neath Neath Port Talbot SA11 2LE  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2022/0117**  
Proposal: Single storey side extension  
Location: 16 Graig Avenue Margam Port Talbot Neath Port Talbot SA13 2LH  
Decision: Approved  
Ward: Taibach

App No: **P2022/0118**  
Proposal: Detached outbuilding for storage and gym area  
Location: 10 Primrose Road Neath Neath Port Talbot SA11 2AP  
Decision: Approved  
Ward: Neath East

App No: **P2022/0127**  
Proposal: Part two storey/part single storey rear extensions.  
Location: 7 Greenfield Avenue Taibach Port Talbot Neath Port Talbot SA13 2LW  
Decision: Approved  
Ward: Taibach

App No: **P2022/0128**  
Proposal: Single storey side extension  
Location: 43 Neath Road Crynant Neath Neath Port Talbot  
SA10 8SE  
Decision: Approved  
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0130**  
Proposal: Three storey rear extension  
Location: 7 New Road Ynysmeudwy Pontardawe Swansea  
Neath Port Talbot  
Decision: Approved  
Ward: Pontardawe

App No: **P2022/0132**  
Proposal: Provision of fireplace and flue  
Location: 42A New Road Trebanos Pontardawe Swansea  
Neath Port Talbot  
Decision: Issue Certificate  
Ward: Trebanos

App No: **P2022/0133**  
Proposal: Part single/part two storey rear extensions, new door in  
ground floor and new bathroom window in first floor  
side elevations of main dwelling.  
Location: 45 Handel Avenue Sandfields Port Talbot Neath Port  
Talbot SA12 7TA  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0135**  
Proposal: Details to be agreed in association with Conditions 5  
(Land contamination), 13 (cross sections-highways)  
and 19 (external materials) of P2021/0428 granted on  
21st December 2021.  
Location: Land Off Meadow Road Eaglesbush Valley Neath  
SA11 2AF  
Decision: Approved

Ward: Neath East

App No: **P2022/0136**

Proposal: Orangery style extension to the rear of the dwelling, set on existing base.

Location: 3 Alexander Road Rhyddings Neath Neath Port Talbot SA10 8DY

Decision: Approved

Ward: Bryncoch North

App No: **P2022/0137**

Proposal: Pitched roof to existing attached garage to accommodate change of use to store room, works to existing rear extension to include a single storey side extension, increased roof height and installation of roof light and roof lantern together with works to existing front porch including external cladding, alterations to fenestration and increased roof height

Location: 54 Brookfield Neath Abbey Neath Neath Port Talbot SA10 7EH

Decision: Approved

Ward: Bryncoch South

App No: **P2022/0140**

Proposal: Single storey rear extension.

Location: 3 Millbank Waunceirch Neath Neath Port Talbot SA10 7FJ

Decision: Approved

Ward: Bryncoch South

App No: **P2022/0142**

Proposal: Proposed single storey rear/side extension, the works for which would include the demolition of the existing single storey rear extension and detached garage

Location: 132 Cimla Crescent Cimla Neath Neath Port Talbot SA11 3PF

Decision: Approved

Ward: Neath South

App No: **P2022/0145**  
Proposal: Replacement of existing single storey conservatory with single storey extension. Replacement of garden shed with single storey garden building.  
Location: 42 Heol Y Felin Caewern SA10 7SD  
Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0148**  
Proposal: Discharge of condition 9 (boundary treatments) condition 11 (hard and soft landscape works) condition 18 (traffic management plan) and condition 20 (topsoil verification) relating to planning application P2019/5679 for the demolition of existing school and construction of new primary school, access, parking, landscaping and associated works  
Location: Former Dwr Y Felin Lower Comprehensive School, Heol Penlan, Longford, Neath, SA10 7LB  
Decision: Approved  
Ward: Dyffryn

App No: **P2022/0149**  
Proposal: Part first floor/part two storey side/rear extensions, single storey side extension and detached outbuilding.  
Location: 5 Ynyslas Crescent Glynneath SA11 5LB  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0150**  
Proposal: Proposed single storey rear extensions, rooflights to main roof of dwelling and new bedroom window to side elevation of main dwelling.  
Location: 5 Hays Crescent Glynneath SA11 5BE  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0151**  
Proposal: Retention of imported material for use as an allotment



Location: Ty Blaidd 1E New Road Cilfrew SA10 8LL  
Decision: Refused  
Ward: Aberdulais

App No: **P2022/0152**

Proposal: Works to 1x Oak Tree (identified as T1) covered by  
Tree Preservation Order T208/A3:  
T1 (Oak) - crown reduction of branch length 2.0m to  
2.5m.

Location: Nant Arian 40A Derwen Road Alltwn Pontardawe  
Swansea

Decision: Refused  
Ward: Alltwn

App No: **P2022/0157**

Proposal: Proposed porch and front canopy.

Location: 49 Rowan Tree Avenue Baglan SA12 8EZ

Decision: Approved  
Ward: Baglan

App No: **P2022/0161**

Proposal: Recladding of existing building including essential  
roofing repairs

Location: Baglan Industrial Park, Unit 4 Aberavon Road  
Aberavon SA12 7DJ

Decision: Approved  
Ward: Aberavon

App No: **P2022/0163**

Proposal: Front ground floor extension

Location: 2 Pen Y Bryn Cimla SA11 1JE

Decision: Approved  
Ward: Neath South

App No: **P2022/0166**

Proposal: Non Material Amendment of planning permission P2021/0226 approved on 31/08/2021 to alter the wording of condition 2 (Approved plans) to enable an amendment to the highway surfacing in line with the SAB Approval, and to amend elevation details of the proposed house types on site to include an uplift in window and door finishing, the introduction of cladding detail on additional units throughout the development, and brick detailing to certain dwelling types.

Location: The Former Afan Lido And Car Park Site Aberavon Seafront

Decision: Approved

Ward: Sandfields East

App No: **P2022/0168**

Proposal: Ground floor extension to the rear of bungalow

Location: 19 Heol Las Fawr Crynant SA10 8PB

Decision: Approved

Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0170**

Proposal: Details to be agreed in association with condition 6 (remediation scheme) of P2021/0428 granted on 21st December 2021.

Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF

Decision: Approved

Ward: Neath East

App No: **P2022/0171**

Proposal: Single storey rear extension.

Location: 52 Pentre Street Glynneath SA11 5HA

Decision: Approved

Ward: Blaengwrach & Glynneath West

App No: **P2022/0172**

Proposal: Single storey rear extension, the works for which would include the demolition of an existing conservatory

Location: 12 Cimla Road Neath SA11 3PP

Decision: Issue Certificate  
Ward: Neath North

App No: **P2022/0174**  
Proposal: Single storey flat roof extension, equal to the existing eaves height and to be the full width of the bungalow  
Location: 9 The Drive Trebanos Pontardawe Swansea Neath Port Talbot  
Decision: Issue Certificate  
Ward: Trebanos

App No: **P2022/0175**  
Proposal: Proposed two storey side extension to include alteration to garden  
Location: Swn Y Nant Barn Blaenant Farm Access Road Cilybebyll Pontardawe SA8 3JH  
Decision: Approved  
Ward: Rhos

App No: **P2022/0177**  
Proposal: Construction of single storey garden room extension, with accessible balcony over.  
Location: Cefnfaes Uchaf Farm Lane From Cwmbach Road To Cefnfaes Uchaf Farm Cadoxton Neath Neath Port Talbot  
Decision: Approved  
Ward: Cadoxton

App No: **P2022/0178**  
Proposal: Single storey rear extension and access steps  
Location: 126 Shelone Road Briton Ferry SA11 2NE  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2022/0179**  
Proposal: Single storey rear extension and side porch  
Location: 24 Pen Y Cae Road Port Talbot Neath Port Talbot SA13 2EL

Decision: Approved  
Ward: Port Talbot

App No: **P2022/0180**  
Proposal: External vertical wheelchair lift within front curtilage of property.  
Location: 12 Brynna Road Cwmavon Port Talbot Neath Port Talbot SA12 9LL  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0181**  
Proposal: Agricultural storage shed  
Location: Brombil Farm Brombil Access Road Margam Port Talbot Neath Port Talbot  
Decision: Prior Notification Not Required  
Ward: Margam & Taibach

App No: **P2022/0188**  
Proposal: Non Material Amendment to planning application P2021/0797 reducing the size of the rear bi-fold doors to both plots  
Location: Land Adjacent To 78 Main Road Dyffryn Cellwen Neath Neath Port Talbot  
Decision: Approved  
Ward: Onllwyn

App No: **P2022/0189**  
Proposal: Agricultural Storage Unit  
Location: Longlands Farm Lane From Pyle Road To Longlands Farm Pyle Bridgend Neath Port Talbot  
Decision: Prior Notification Not Required  
Ward: Margam & Taibach

App No: **P2022/0190**  
Proposal: Proposed part ground floor and first floor rear extension and raised balcony

Location: 113 Crymlyn Road Skewen Neath Neath Port Talbot  
SA10 6DT  
Decision: Approved  
Ward: Coedffranc West

App No: **P2022/0192**  
Proposal: Single storey side extension.  
Location: 16 Waun Wen Cwmavon SA12 9TB  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0195**  
Proposal: Two storey side/rear extension, single storey rear extension, new access steps to rear elevation, raised platform, steps and safety rail to ground floor side elevation and new parking area.  
Location: Nant Y Fedw Farm Eastern Avenue Lane To Nant Y Fedw Cymmer Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Cymmer & Glyncorrwg

App No: **P2022/0196**  
Proposal: Office building for hire depot  
Location: Chosen Park, Unit 1 Lane From Brunel Way To Sewage Pumping Station Baglan Energy Park SA11 2HZ  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2022/0198**  
Proposal: Barn with farm office  
Location: Land At Llwyn-y-ffynon Farm Lane From Heol Y Deryn To Llwyn-y-ffynon Farm Glyncorrwg Port Talbot  
Decision: Prior Notification Required  
Ward: Glyncorrwg

App No: **P2022/0200**  
Proposal: Rear extension and raised patio

Location: 25 Sarnfan Baglan Road Baglan Port Talbot Neath  
Port Talbot SA12 8DY  
Decision: Approved  
Ward: Baglan

App No: **P2022/0201**  
Proposal: Details to be agreed in association with condition 5  
(light mitigation strategy) of planning permission  
P2020/0501 granted on 7th October 2020  
Location: Land Off March Hywel Cilfrew Neath SA10 8ND  
Decision: Approved  
Ward: Aberdulais

App No: **P2022/0206**  
Proposal: Conversion of loft to living accommodation together  
with roof lights  
Location: 6 Gilfach Road Bryncoch SA10 8EH  
Decision: Issue Certificate  
Ward: Bryncoch North

App No: **P2022/0210**  
Proposal: Use of land to side of dwelling as garden land  
associated with 10 Fernfield - Lawful Development  
Certificate Existing Use.  
Location: 10 Fernfield Baglan Port Talbot Neath Port Talbot  
SA12 8AL  
Decision: Issue Certificate  
Ward: Baglan

App No: **P2022/0213**  
Proposal: Single storey rear extension.  
Location: 13 Vernon Street Briton Ferry SA11 2PE  
Decision: Approved  
Ward: Briton Ferry East

App No: **P2022/0214**

Proposal: Internal alterations to facilitate the change of use of ground floor flat and create a mixed use hairdresser/tanning salon (Class A1/Sui-generis)  
Location: 36 Windsor Road Neath Neath Port Talbot SA11 1LU  
Decision: Approved  
Ward: Neath North

App No: **P2022/0217**  
Proposal: Works to four Oak trees, identified as T1, T2, T3, & T4, protected by individual Tree Preservation Orders T274/T9, T274/T10, T274/T11 & T274/T12 respectively, comprising of:  
- Reduce crown by maximum of 2m  
Location: 8 Princess Drive Waunceirch Neath Neath Port Talbot SA10 7PZ  
Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0218**  
Proposal: Lawful Development Certificate (existing) to confirm a commencement of works in accordance with condition no. 1 of Planning Permission P2017/0085 which is in relation to the change of use from Offices to House of Multiple Occupation (H.M.O Up to a maximum of six residents) plus self-contained residential unit, plus car parking and external alterations  
Location: Compass House 1A Baldwins Crescent Crymlyn Burrows Swansea Neath Port Talbot  
Decision: Issue Certificate  
Ward: Coedffranc West

App No: **P2022/0219**

Proposal: Works to trees covered by Tree Preservation Order  
T169/A2 - Tree works at Y Gorlan as per report  
ArbTS\_1192.1\_YGorlan:  
G1 Sycamore, Holly, Wych Elm and Ash Trees -  
Remove deadwood over 40mm in diameter with the  
potential to fall into the road and any significant rubbing  
or crossing branches, fell declining/dead Ash coppice  
stump;  
T397 and T968 declining Ash trees sectional fell;  
T966 Sycamore remove deadwood over 25mm  
diameter over garden area.  
Note Traffic Management has been included as  
required along main road.

Location: Y Gorlan Coed Parc Cwmavon Port Talbot Neath  
Port Talbot

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2022/0220**

Proposal: Single storey extension to the rear of the property

Location: 118 The Highlands Neath Abbey SA10 6PE

Decision: Issue Certificate

Ward: Dyffryn

App No: **P2022/0224**

Proposal: Demolition of existing garage and shed and erection of  
summerhouse

Location: 40 Hafod Street Port Talbot SA13 1AE

Decision: Approved

Ward: Port Talbot

App No: **P2022/0225**

Proposal: Two storey side extension

Location: 30 Island Mews Port Talbot Neath Port Talbot SA13  
1XW

Decision: Approved

Ward: Port Talbot

App No: **P2022/0226**



Proposal: Demolition of existing single storey structure and construction of two storey front extension to existing factory building to incorporate ancillary office space, visitors' suite / showroom, reception area together with staff and visitor facilities  
Location: Groundhog Uk Ltd Ynysygerwn Avenue Aberdulais SA10 8HH  
Decision: Approved  
Ward: Aberdulais

App No: **P2022/0228**  
Proposal: Demolish existing single storey side extension and build new side and rear extensions  
Location: 57 Rhyd Hir Longford SA10 7HR  
Decision: Approved  
Ward: Dyffryn

App No: **P2022/0231**  
Proposal: Single storey rear extensions, increase in size of bathroom window in first floor side elevation, roof lights to front and rear roof planes of main dwelling and conversion of attic to living accommodation - Lawful Development Certificate Proposed  
Location: 11 Wellfield Melincourt Neath SA11 4AU  
Decision: Issue Certificate  
Ward: Resolven & Tonna

App No: **P2022/0232**  
Proposal: Two-storey side and rear extension, plus single storey rear extension, the works for which include the demolition of an existing single storey rear extension  
Location: 5 Ty'n Yr Heol Road Bryncoch SA10 7EA  
Decision: Approved  
Ward: Bryncoch North

App No: **P2022/0233**

Proposal: Details to be agreed in association with conditions 11 (traffic management scheme) and 12 (off site highway works) of P2021/0428 granted on 21st December 2021.  
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF  
Decision: Approved  
Ward: Neath East

App No: **P2022/0234**  
Proposal: Two storey side/rear extension  
Location: 31 Pontneathvaughan Road Glynneath SA11 5NT  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0246**  
Proposal: Demolition of existing garage and rear extension. Construction of new two-storey side extension, front porch and cloak room together with single storey rear extension.  
Location: 20 Llewellyn Avenue Neath Neath Port Talbot SA10 7AL  
Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0250**  
Proposal: Proposed single storey rear extension, partial demolition and reconstruction of existing side extension, plus loft conversion which includes the provision of a rear dormer and roof lights within the front roof slope  
Location: 14 Old Road Ynysmeudwy Pontardawe SA8 4PN  
Decision: Issue Certificate  
Ward: Pontardawe

App No: **P2022/0252**  
Proposal: Part single/part two storey rear extensions and new door, wc and shower room windows to ground and first floor side elevation of main dwelling.

Location: 64 Dan Y Coed Tonmawr SA12 9UL  
Decision: Approved  
Ward: Pelenna

App No: **P2022/0253**

Proposal: Details to be agreed in association with condition 3 (retaining wall structure), condition 4 (CEMP statement), condition 7 (forecourt boundary), condition 8 (external surface detail), condition 9 (boundary details), condition 10 (floor level detail) and condition 14 (solar details) of permission P2021/1206 granted on 07.02.2021

Location: Plot 1 Glannant Place Cwmgwrach  
Decision: Approved  
Ward: Blaengwrach & Glynneath West

App No: **P2022/0254**

Proposal: Provision of additional demountable unit to existing temporary classroom

Location: Sports Track Opposite Cwmtawe Community School Ffordd Parc Ynysderw Pontardawe Swansea

Decision: Approved  
Ward: Pontardawe

App No: **P2022/0255**

Proposal: Application for a non-material amendment to application P2021/0393 to allow a change of materials

Location: Llwynceilyn Farm Lane From Rhiw Road To Llwynceilyn Farm Rhiwfawr Swansea Neath Port Talbot

Decision: Approved  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0256**

Proposal: Works to English Oak Tree covered by Tree Preservation Woodland Order W1/T020 - Cut back and reduce the branches of the English Oak tree growing against the leg of the Tower. Cut and clear the fence line area and cut the branches back on the Oak tree by 3m of the towers legs .  
Location: Telecommunication Mast Woodland Rear Of Mount Pleasant Tonna Neath SA11 3HX  
Decision: Approved  
Ward: Tonna

App No: **P2022/0257**  
Proposal: Proposed new shop front and change of use of first floor and part of ground floor into two bed apartment (amended description).  
Location: 272 Margam Road Margam SA13 2DB  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0260**  
Proposal: Non-Material Amendment to Condition 3 (External Materials) of Planning Application P2021/1131 to amend the finish of the dormer from vertical tile-hanging to slate-grey fibre-cement cladding  
Location: 13 Thorney Road Baglan SA12 8LW  
Decision: Approved  
Ward: Baglan

App No: **P2022/0261**  
Proposal: Proposed removal of stables and replace with residential bungalow  
Location: Land At Frondeg Gwrhyd Road Pontardawe SA8 4TH  
Decision: Refused  
Ward: Pontardawe

App No: **P2022/0262**  
Proposal: Proposed two-storey and single storey rear extensions  
Location: 17 Alexander Road Rhyddings Neath SA10 8DY

Decision: Approved  
Ward: Bryncoch North

App No: **P2022/0263**  
Proposal: Two storey side/rear extension and first floor rear extension.  
Location: 15 Riverside Gardens Glynneath SA11 5LA  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0264**  
Proposal: Proposed works to 1x Crack Willow (*Salix fragilis*) -  
Situated at Neath Castle:  
-Reduce large limb on south side by 4m to leave a lateral 5m in length.  
-Reduce height of tree from 14m to 11m.  
-Reduce laterals north side (castle) of crown by 3m to balance crown.  
-Pruning cuts should be made to appropriate growth points and where possible retaining a lateral branch of at least 1/3 of the removed portion.  
Location: Neath Castle Castle Street Neath SA11 3LU  
Decision: Approved  
Ward: Neath North

App No: **P2022/0266**  
Proposal: Discharge condition 3 (archaeological survey) of planning application P2021/1054 approved 28/01/2022  
Location: Cilmaengwyn Uchaf Farm Maen Gwyn Cilmaengwyn Pontardawe Swansea  
Decision: Approved  
Ward: Godre'rgraig

App No: **P2022/0267**  
Proposal: Single storey side extension - Certificate of Lawful Development Proposed  
Location: 38 Sandy Ridge Sandfields SA12 6SU  
Decision: Issue Certificate  
Ward: Sandfields East

App No: **P2022/0269**  
Proposal: First floor rear extension and replacement flat roof to existing single storey rear extension.  
Location: 41 Oakwood Street Port Talbot Neath Port Talbot SA13 1BE  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0270**  
Proposal: Two storey side extension, the works for which include the extension of the existing onsite parking provision.  
Location: 11 Parc Gilbertson Rhydyfro Pontardawe SA8 4PT  
Decision: Approved  
Ward: Pontardawe

App No: **P2022/0271**  
Proposal: Proposed rear single storey extension to include alterations to the rear garden  
Location: 38 Pen Yr Alley Avenue Skewen SA10 6DS  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2022/0274**  
Proposal: Erection of a 90m meteorological mast and associated works for a temporary period of 3 years  
Location: Land At Forch Dwm North East Of Tonmawr Neath  
Decision: Approved  
Ward: Pelenna

App No: **P2022/0276**  
Proposal: Two storey side extension, conversion of attic in main dwelling to include front and rear dormers  
Location: 3 Woodlands Terrace Resolven SA11 4NG  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/0277**  
Proposal: Construct rear first floor extension over existing ground floor extension.  
Location: 75 Dyffryn Road Alltwen Pontardawe SA8 3BY  
Decision: Approved  
Ward: Alltwen

App No: **P2022/0279**  
Proposal: Non-material amendment to planning approval P2020/1117 - Remove pitched roof from the approved application to the rear portion of the proposal directly over the kitchen dining room and provide a flat roof construction with lantern roof window.  
Location: 51 Heol Y Nant Baglan SA12 8ER  
Decision: Approved  
Ward: Baglan

App No: **P2022/0280**  
Proposal: Proposed first floor flat roof rear extension together with new side and rear elevation windows and relocation of existing flue  
Location: 111-113 Briton Ferry Road Neath SA11 1AS  
Decision: Approved  
Ward: Neath East

App No: **P2022/0283**  
Proposal: The retention of an automated teller machine and associated signage  
Location: 11-13 Ysguthan Road Aberavon SA12 6LY  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0286**  
Proposal: Felling and removal of a Sitka Spruce protected under Tree Preservation Order T211/A7  
Location: Land Lying To The East Side Of Gelligron Road Pontardawe Swansea  
Decision: Approved

Ward: Pontardawe

App No: **P2022/0288**

Proposal: Conversion of garage into habitable room.

Location: 101 Ocean View Jersey Marine Neath Neath Port Talbot SA10 6JN

Decision: Approved

Ward: Coedffranc West

App No: **P2022/0290**

Proposal: Advertisement consent for retention of one no. non illuminated fascia sign and one no. internally illuminated fascia sign

Location: 11-13 Ysguthan Road Aberavon Port Talbot Neath Port Talbot SA12 6LY

Decision: Approved

Ward: Aberavon

App No: **P2022/0292**

Proposal: Single storey side/rear extension

Location: 9 Parry Road Sandfields SA12 7TR

Decision: Approved

Ward: Sandfields West

App No: **P2022/0294**

Proposal: First floor bathroom extension to rear elevation and new flat roof with roof lantern to existing single storey rear extension

Location: 8 Newall Road Skewen SA10 6ST

Decision: Approved

Ward: Coedffranc North

App No: **P2022/0295**

Proposal: Single storey rear extension

Location: 16 Golf Road Sandfields SA12 6RH

Decision: Approved

Ward: Sandfields East



App No: **P2022/0296**  
Proposal: Proposed side and rear extension, the works for which include the demolition of an existing garage. Plus alterations to existing parking provision to provide replacement parking space.  
Location: 68 Bryn Catwg Cadoxton SA10 8BH  
Decision: Approved  
Ward: Cadoxton

App No: **P2022/0301**  
Proposal: Proposed new raised decked area to rear of garden with 1.8m timber fence screen around edge  
Location: 7 Back Drive Lonlas SA10 6SB  
Decision: Approved  
Ward: Coedffranc North

App No: **P2022/0302**  
Proposal: Single storey and first floor rear extensions and new study window in first floor side elevation of main dwelling  
Location: 18 Harlequin Road Aberavon SA12 6UP  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0306**  
Proposal: Single storey rear extension  
Location: 6 Heol Y Bwlch Cwmavon SA12 9LW  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0307**  
Proposal: Proposed installation of two rapid electric vehicle charging stations and associated equipment within the car park of McDonald's  
Location: Mcdonalds Restaurant Layby Off A465 To Skewen Service Station Skewen SA10 7DR  
Decision: Approved

Ward: Coedffranc Central

App No: **P2022/0308**

Proposal: Increase height of part of side boundary walls with walls/fences and pillars to 1900m and increase the height of the front boundary wall with wall/railings, pillars and gate to 1600m.

Location: 45 Waun Wen Cwmavon SA12 9TB

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2022/0309**

Proposal: Proposed Lawful Development Certificate for installation of 10 x 365w solar panels (1052mm x 1769mm) and battery storage system

Location: 28 Graig Newydd Godre'r Graig SA9 2DG

Decision: Issue Certificate

Ward: Godre'rgrraig

App No: **P2022/0312**

Proposal: Non Material Amendment to planning application P2021/1054 (approved 28 January 2022) revising the rear/south elevation fenestration and omitting the timber cladding

Location: Cilmaengwyn Uchaf Farm Maen Gwyn Cilmaengwyn Pontardawe SA8 4TX

Decision: Approved

Ward: Godre'rgrraig

App No: **P2022/0313**

Proposal: Single storey rear extension and conversion of garage to home office - Lawful Development Certificate Proposed.

Location: 93 Mariners Point Sandfields SA12 6DN

Decision: Issue Certificate

Ward: Sandfields East

App No: **P2022/0316**

Proposal: Proposed single storey rear extension, the works for which would include the demolition of an existing rear canopy  
Location: 6 Heol Phillip Alltwen Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Alltwen

App No: **P2022/0319**  
Proposal: Front porch and vehicle hardstanding.  
Location: 17 Nobel Avenue Aberavon SA12 6YN  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0321**  
Proposal: New two storey rear extension and first floor extension onto existing ground floor extension  
Location: 17 Pen Y Dre Neath SA11 3HE  
Decision: Approved  
Ward: Neath North

App No: **P2022/0322**  
Proposal: Partially demolish existing garage and construct new single storey side/rear extension  
Location: 38 Brynau Wood Cimla SA11 3YQ  
Decision: Approved  
Ward: Cimla & Pelenna

App No: **P2022/0323**  
Proposal: Part single/part first floor/part two storey side and rear extensions, increase in size of landing window in first floor side elevation of main dwelling and detached outbuilding.  
Location: 6 Sunnycroft Road Baglan Port Talbot Neath Port Talbot SA12 8TB  
Decision: Approved  
Ward: Baglan

App No: **P2022/0324**  
Proposal: Single storey rear extension.  
Location: 10 Aster View Sandfields SA12 7ED  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0329**  
Proposal: Extension of planning permission for a period of 260 weeks from the date of expiry of their original planning application, reference P2017/0698 which was granted on the 16th August 2017.  
Location: Ecolab Brunel Way Baglan Energy Park SA11 2GA  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2022/0330**  
Proposal: Details to be agreed in association with condition 10 (verification) of P2019/5611 granted on 24/1/20  
Location: Ty Copr Melyn Close Neath SA11 2DH  
Decision: Approved  
Ward: Neath East

App No: **P2022/0331**  
Proposal: Lawful development certificate for an existing extension to residential curtilage being in use for over 10 years  
Location: 23 Walters Road Cwmllynfell SA9 2FH  
Decision: Issue Certificate  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0332**  
Proposal: Single storey utility room and side entrance, the works for which include the demolition of an existing side extension.  
Location: 103 Brookfield Neath Abbey SA10 7EL  
Decision: Issue Certificate  
Ward: Bryncoch South

App No: **P2022/0333**  
Proposal: installation of raised decking over existing concrete patio area  
Location: Brynmair Waungron Glynneath SA11 5AS  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0335**  
Proposal: Single storey rear extension.  
Location: 84 Leonard Street Neath SA11 3HP  
Decision: Issue Certificate  
Ward: Neath North

App No: **P2022/0337**  
Proposal: Proposed rebuilding of single storey kitchen extension.  
Location: 52 Lon Y Wern Alltwen Pontardawe SA8 3BL  
Decision: Approved  
Ward: Alltwen

App No: **P2022/0343**  
Proposal: Non Material Amendment to Application Ref: P2021/0977 Approved 19.11.2021 Relocation of industrial door within front elevation  
Location: Cornelius Purcell Avenue Sandfields Port Talbot SA12 7TZ  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0344**  
Proposal: Non Material Amendment of planning permission P2014/0825 approved on 25/11/2021 for a change of description, to include the words up to, so that it reads, Installation of up to 11 wind turbines with a maximum tip height of 145m, together with ancillary development including substation and control building, on site underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads.

Location: The proposed Foel Trawsnant Wind Farm site is located approximately 2.3km to the northwest of Maesteg, Bridgend.

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2022/0345**

Proposal: Installation of raised planter to front elevation of proposed extension (as contained within permission Ref P2021/0977 and any subsequent NMA). Below ground installation of soakaway as outlined on enclosed supporting drawings 13759\_SAB\_C500 & C501

Location: Cornelius Purcell Avenue Sandfields SA12 7TZ

Decision: Approved

Ward: Sandfields West

App No: **P2022/0349**

Proposal: Two storey side extension.

Location: 4 Oakdene Close Baglan SA12 8NR

Decision: Approved

Ward: Baglan

App No: **P2022/0350**

Proposal: Consultation Request from the Welsh Ministers on the content of a Scoping Direction (EIA Development) relating to a proposed application to be made for a Development of National Significance (DNS) in relation to a proposed Wind farm of up to 7 turbines (>10 MW) with a maximum height of 200m in height together with a 20ha Solar farm and associated ancillary development including a control building, electricity transformers, anemometry mast, grid connection, access works, temporary construction works and associated works.

Location: Fforch Dwm Wind Farm Fforch Dwm Farm Lane From Fforch Dwm Road To Fforch Dwm Farm Pontrhydyfen Port Talbot

Decision: Scoping Opinion

Ward: Pelenna

App No: **P2022/0351**  
Proposal: 2 Number semi-detached residential units with accompanying garden stores  
Location: Land Adjacent To The Red Dragon Moorland Road Sandfields SA12 6JZ  
Decision: Approved  
Ward: Sandfields East

App No: **P2022/0352**  
Proposal: Proposed rear dormer extension & single storey rear extension, the works for which include the demolition of an existing rear conservatory.  
Location: 47 Woodlands Park Drive Cadoxton SA10 8AW  
Decision: Issue Certificate  
Ward: Cadoxton

App No: **P2022/0353**  
Proposal: Retention and completion of side extension to create covered way  
Location: 8 West Crossways Pontardawe Swansea Neath Port Talbot SA8 4NE  
Decision: Approved  
Ward: Pontardawe

App No: **P2022/0355**  
Proposal: Single storey rear extension - Lawful Development Certificate Proposed.  
Location: 6 Oakwood Avenue Pontrhydyfen Port Talbot Neath Port Talbot SA12 9SD  
Decision: Issue Certificate  
Ward: Bryn And Cwmavon

App No: **P2022/0358**  
Proposal: Detached dwelling.  
Location: Llys Y Coed Cornish Row Cwmavon SA12 9YB  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0360**  
Proposal: Details to be agreed in association with Conditions 5 (paintwork details) and 6 (replacement spigots or downpipes details) of Listed Building Consent P2021/0912 granted on 22/12/2021  
Location: River Neath Swing Bridge River Neath  
Decision: Approved  
Ward: Coedffranc CentralCoedffranc CentralCoedffranc CentralCoedffranc Central

App No: **P2022/0363**  
Proposal: Single storey garage and rear infill extension  
Location: 192 Heol Y Gors Cwmgors SA18 1RN  
Decision: Approved  
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0364**  
Proposal: Non-material amendments to planning application P2020/0008 - External of the extension to be finished in stonework instead of render to match the original house and change in design of windows to the front face of the extension (2 square windows to be replaced with 3 rectangular windows).  
Location: Graigavon Lower Lodge Lletty Harri Port Talbot SA13 2ES  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0369**  
Proposal: Outline application for One Dwelling in the garden  
Location: 39 Dulais Road Seven Sisters Neath SA10 9ER  
Decision: Approved  
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0370**



Proposal: Single storey rear extension, alteration to rear roof gable and first floor rear window by widening roof gable and replacing window with bi-fold doors and glazed safety screen, replace 2 No. ground and first floor rear windows with french doors and a Juliet balcony to the first floor french doors.  
Location: 10 Baglan Heights Baglan SA12 8UF  
Decision: Approved  
Ward: Baglan

App No: **P2022/0371**  
Proposal: Construction of single storey side extension and construction of dormer at roof level  
Location: 1 Caer Hendy Gardens Crymlyn Road Skewen SA10 6AY  
Decision: Issue Certificate  
Ward: Coedffranc West

App No: **P2022/0373**  
Proposal: Details to be agreed in association with Condition 21 (boundary treatment) of Planning Permission P2018/0301 granted on 20.06.2019  
Location: Clun Primary School Lletty Dafydd Clyne SA11 4BW  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/0375**  
Proposal: Use of Part of Industrial Building for the Installation of Internal Boiler Apparatus for the ancillary purpose of generating heat for the entire industrial plant and associated offices.  
Location: Units 1A & 1B, Former TRW Plant Neath Vale Business Park Resolven Neath SA11 3HN  
Decision: Refused  
Ward: Resolven & Tonna

App No: **P2022/0376**  
Proposal: Ground floor bedroom extension to side of property  
Location: 6 Wellfield Avenue Neath SA11 1AX

Decision: Approved  
Ward: Neath East

App No: **P2022/0378**  
Proposal: Single storey rear extension.  
Location: 41 Dylan Crescent Sandfields SA12 6BW  
Decision: Approved  
Ward: Sandfields East

App No: **P2022/0379**  
Proposal: Retention of parcel of land as garden curtilage in association with the property known as Afan Forest Cottage.  
Location: Afan Forest Cottage Tai'r Ynys Fawr Pontrhydyfen SA12 9RU  
Decision: Refused  
Ward: Bryn And Cwmavon

App No: **P2022/0380**  
Proposal: Single storey rear extension.  
Location: 8 Bay View Close Sandfields SA12 7QA  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0381**  
Proposal: Part single/part two storey side/rear extensions, reduction in size of window in first floor rear elevation and new window in first floor side elevation of main dwelling.  
Location: 2 Darren Road Briton Ferry Neath Neath Port Talbot SA11 2TD  
Decision: Approved  
Ward: Briton Ferry East

App No: **P2022/0382**

Proposal: Alterations to main roof of dwelling, rear dormer, single storey rear extension, new bathroom window in side elevation of main dwelling and proposed hardstanding within rear garden.  
Location: 34 Old Road Baglan Port Talbot Neath Port Talbot SA12 8TT  
Decision: Approved  
Ward: Baglan

App No: **P2022/0384**  
Proposal: Boundary wall, railings, new steps, ramp, raising and hard surfacing of front garden areas to form disability access  
Location: 28 Cwrt Y Carw Coed Hirwaun Port Talbot Neath Port Talbot SA13 2TS  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0387**  
Proposal: Detached outbuilding and access steps.  
Location: 11 Wellfield Melincourt Neath SA11 4AU  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/0388**  
Proposal: Single storey rear extension incorporating a bedroom and shower room extension for a disabled person.  
Location: 23 Gron Road Gwaun Cae Gurwen SA18 1HD  
Decision: Approved  
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0392**  
Proposal: 4 no. free standing sign boards - post mounted with text and graphics to the front.  
Location: Roundabout At TATA Steel West Entrance, Harbour Way, Port Talbot.  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0393**  
Proposal: 4 no. free standing sign boards - post mounted with text and graphics to the front.  
Location: Roundabout At TATA Steel Main Entrance, Harbour Way, Port Talbot.  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0394**  
Proposal: Felling of 1x G. Willow (identified as T11), protected by Tree Preservation Order T337. Plus the following work to 5x Oak Trees (identified as T1, T2, T3, T5 & T9), 4x Sycamore Trees (identified as T4, T6, T7 & T8) & 1x Beech Tree (identified as T10), covered by Tree Preservation Order T337:  
- Lift crown to 3m above ground level  
Location: 41 Pen Y Rhiw Rhiwfawr Swansea Neath Port Talbot SA9 2RN  
Decision: Approved  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0395**  
Proposal: External alterations to extend the cladding and associated works  
Location: JCG Building Unit 3 Milland Road Industrial Estate Neath Neath Port Talbot SA11 1NJ  
Decision: Approved  
Ward: Neath East

App No: **P2022/0396**  
Proposal: External alterations to extend the cladding and associated works  
Location: The Metal Box Milland Road Neath SA11 1NJ  
Decision: Approved  
Ward: Neath East

App No: **P2022/0398**

Proposal: Amendment to approved plans (as referenced in conditions 2, 24, 25, and 26 of planning permission P2021/0428 for 52 affordable dwellings etc) to amend Sketch Layout, Detailed Soft Landscaping Proposals and Bin Store details to address highway concerns  
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF  
Decision: Approved  
Ward: Neath East

App No: **P2022/0400**  
Proposal: Conversion of garage to living accommodation - Certificate of Lawful Development Proposed  
Location: 33 Brunel Close Tonna SA11 3JY  
Decision: Issue Certificate  
Ward: Resolven & Tonna

App No: **P2022/0401**  
Proposal: Erection of a single storey side extension, blocking up of access to existing single storey rear extension and replacement of doors with brick to match, removal of 2 existing rooflights serving rear extension to be replaced with 1 larger roof light, erection of an outbuilding, provision of a permeable parking area, removal of garage doors of existing garage to be replaced with block and render, internal conversion of existing garage to provide additional living space in association with the dwellinghouse - Lawful Development Certificate Proposed  
Location: 2 St Albans Terrace Taibach SA13 1LW  
Decision: Issue Certificate  
Ward: Margam & Taibach

App No: **P2022/0407**  
Proposal: Erection of a hipped roof above an existing flat roof  
Location: 23 Oakfield Road Pontardawe SA8 4LD  
Decision: Issue Certificate  
Ward: Pontardawe

App No: **P2022/0412**  
Proposal: Discharge of condition 3 (Parking Management Plan) of planning permission P2020/0752 for new 2G sports pitch, confirming parking management arrangements, details of how community groups are granted access, a plan for monitoring and addressing individual organisations and complaints procedure  
Location: Ysgol Gymraeg Ystalyfera Ynysydarren Road Ystalyfera SA9 2DY  
Decision: Approved  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0413**  
Proposal: Non Material Amendment to Application Ref: P2021/0780 Approved 06/05/2022 to alter rear elevation fenestration and basement layout to House Type A (Plots 1-4)  
Location: Land At Pearson Way Penrhiwtyn Neath SA112EJ  
Decision: Approved  
Ward: Neath East

App No: **P2022/0414**  
Proposal: Single storey rear extension.  
Location: 7 Gordon Road Sandfields SA12 7HY  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0416**  
Proposal: Advertisement Consent: Installation of adverts (Fascia Signs, Welcome Sign; Order Point Sign; Digital Menu Sign; Waiting Bay Signs; Thank You Sign; Totem Sign (5 Metre)) at new drive through unit.  
Location: Land At Baglan Bay Retail Park Afan Way Port Talbot SA12 7BZ  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0419**

Proposal: Granny Annex (Overspill residential accommodation ancillary to enjoyment of the dwelling house)  
Location: 30 Eglwys Nunnydd Margam SA13 2PS  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0423**  
Proposal: Rear and side extensions  
Location: 1 Nightingale Park Cimla SA11 3RX  
Decision: Issue Certificate  
Ward: Neath South

App No: **P2022/0424**  
Proposal: Single storey rear extension  
Location: 16 Edward Street Cwmgwrach SA11 5PW  
Decision: Approved  
Ward: Blaengwrach & Glynneath West

App No: **P2022/0425**  
Proposal: Part two storey part single storey rear extensions - Lawful Development Certificate Proposed.  
Location: Tyla Farm Tyla Farm Access Road Margam SA13 2SR  
Decision: Issue Certificate  
Ward: Margam & Taibach

App No: **P2022/0428**  
Proposal: Proposed side and rear extensions, the works for which would include the demolition of an existing side extension. Plus extension and external alterations to existing dormers  
Location: 5 Delffordd Rhos Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2022/0436**

Proposal: Vehicle hardstanding, retaining walls and steps within front curtilage of property.  
Location: Haul-y-bryn Graig Y Tewgoed Cwmavon Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0439**  
Proposal: Single storey rear extension  
Location: 15 Golf Road Sandfields Port Talbot Neath Port Talbot SA12 6RH  
Decision: Approved  
Ward: Sandfields East

App No: **P2022/0454**  
Proposal: Single storey rear extension, plus front canopy-style porch.  
Location: 12 Y Gilfach Llandarcy SA10 6GA  
Decision: Issue Certificate  
Ward: Coedffranc West

App No: **P2022/0459**  
Proposal: Single storey rear extension - Lawful Development Certificate Proposed.  
Location: 5 Brook Street Taibach Port Talbot Neath Port Talbot SA13 1TG  
Decision: Issue Certificate  
Ward: Margam & Taibach

App No: **P2022/0464**  
Proposal: Details to be agreed in association with the partial discharge of condition 17 (Road Safety Audits 1 and 2) of application P2019/5679 granted on 5th February 2020  
Location: Former Dwr Y Felin Lower Comprehensive School Heol Penlan Neath SA10 7LB  
Decision: Approved  
Ward: Dyffryn



App No: **P2022/0466**  
Proposal: Proposed single storey rear extension, the works for which include the demolition of an existing single storey rear extension  
Location: 18 Fernlea Park Bryncoch SA10 7SU  
Decision: Issue Certificate  
Ward: Bryncoch South

App No: **P2022/0469**  
Proposal: Non material amendment to planning permission ref. P2020/0133 approved 18.3.20: Alteration of position of windows to side elevation of dormer, reduction in the number of windows from 3 to 2 and the addition of roof lights.  
Location: 18 Village Close Bryncoch SA10 7TE  
Decision: Approved  
Ward: Bryncoch North

App No: **P2022/0489**  
Proposal: Non-material amendment to extension approved under ref. P2020/0717 to include an additional Velux window on bathroom roof to mirror one already shown on original approved plan  
Location: 11 Hen Felin Gellinudd Pontardawe SA8 3HN  
Decision: Approved  
Ward: Rhos

App No: **P2022/0502**  
Proposal: Non material amendment to planning permission ref. P2021/1081 approved 21.10.21: Addition of balcony with glass bottom railing to first floor side elevation and alteration of glazing panels to patio doors.  
Location: Beeches Bungalow Primrose Bank Bryncoch SA10 7BX  
Decision: Approved  
Ward: Bryncoch North

App No: **P2022/0518**

Proposal: Single storey rear extension, the works for which include the demolition of an existing conservatory.  
Location: 7 Oakland Drive Bryncoch SA10 7ED  
Decision: Issue Certificate  
Ward: Bryncoch North