



## ***PLANNING COMMITTEE***

***10.00 AM - TUESDAY, 13 DECEMBER 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. Minutes of the Previous Meeting (*Pages 5 - 12*)
  - 11 October 2022
  - 8 November 2022
4. 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 Refusal**

5. Application No. P2022/0608 - CG Building, Milland Road Industrial Estate, Neath (*Pages 13 - 26*)

Change of use of vacant industrial floorspace (use class B2) to provide a first floor gym (use class D2) and ground floor cafe use at CG Building, Milland Road Industrial Estate, Neath SA11 1NJ.

**Section B - Matters for Information**

6. Delegated Decisions - 1 November 2022 to 5 December 2022 (*Pages 27 - 42*)
7. 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, 7 December 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** Councillor W.F.Griffiths

**Member:**

## **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.

## PLANNING COMMITTEE

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

**Members Present:**

**11 October 2022**

**Chairperson:** Councillor C.James

**Vice Chairperson:** Councillor J.Jones

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

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

**Local Members:** Councillors S.Pursey, S.Feeguard, S.Rahaman,  
A.Dacey and S.Grimshaw

**Officers In Attendance:** N.Pearce, C.Morris, C.Davies, M.Shaw,  
G.White, J.Griffiths, J.Weeks, N.Lake, K.Powell,  
C.Hall and L.Palmer, K.Williams, J.Woodman-  
Ralph and C.Plowman

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1. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

2. **DECLARATIONS OF INTEREST**

No Declarations of Interests were received.

3. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 9 August 2022 were approved as an accurate record.

4. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

It was proposed that a Site Visit for Members of the Planning Committee be arranged for 20th October 2022; in respect of Planning Application P2022/0776 for the approval of reserved matters for the proposed adventure resort by Wildfox, on land at Pen Y Bryn, Croeserw, Cymmer

**RESOLVED:** That a site visit to Wildfox, on land at Pen Y Bryn, Croeserw, Cymmer be arranged.

5. **APPLICATION NO. P2021/0856 - EAGLE HOUSE**

Officers made a presentation to the Planning Committee on this Application (the demolition of the existing 2 storey office building and the construction of 18 affordable housing apartments on upper floors with office/commercial units at ground floor and associated external works and parking area at Eagle House, 2 Talbot Road, Port Talbot, SA13 1DH) as detailed in the circulated report.

The Local Ward Members and Local Member for Sandfields East had requested that the application be determined by the Planning Committee, and were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee, followed by an objector.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2021/0856 be Approved, subject to the conditions and the signing of a Section 106 Agreement detailed within the circulated report.

6. **APPLICATION NO. P2022/0470 - LAND AT BAGLAN WAY**

Officers made a presentation to the Planning Committee on this Application (Erection of an industrial unit (use class B2) (GIA 25,545sqm) with associated works including sustainable drainage, car parking, cycle storage and landscaping at Land at Baglan Way, Neath Port Talbot) as detailed in the circulated report.

The Local Ward Members had requested that the application be determined by the Planning Committee, and were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0470 be Approved, subject to the conditions contained within the circulated report; and the additional condition that was proposed and agreed by the Planning Committee, as detailed below:

23. Notwithstanding the submitted Travel Plan, 12 months from the first beneficial use of the development hereby approved, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The amended Travel Plan shall include details of the appointment of a Travel Plan Coordinator, and in addition to addressing the means to encourage staff to use more sustainable means of transport and reduce the demand on private transport, the Plan should incorporate details of how the developments transportation could be utilised to encourage staff and visitors to site to use public transport, and utilise sustainable transport options, such as cycling, walking or car sharing. The Plan should also include a detailed monitoring scheme/schedule, which shall regular reviews covering the initial five year period, together with details covering submission and approval of subsequent updated Travel Plans every five years for the duration of the operation of the development, which shall seek to address any issues that have failed to reduce the use of the car and meet the agreed targets set in the travel plan. All measures identified within any approved Travel Plan required by the scheme shall be implemented within three months following its approval.

Reason:

In the interests of promoting sustainable transport and to ensure the development complies with Policy SP20 of the Neath Port Talbot Local Plan.

7. **APPLICATION NO. P2022/0521 - 7 CLARICE STREET**

Officers made a presentation to the Planning Committee on this Application (change of use of Dwelling (C3 use) into 5 Bedroom House of Multiple Occupation (HMO) (C4 use) plus first-floor rear extension at 7 Clarice Street, Aberavon), as detailed in the circulated report.

The Local Ward Members had requested that the application be determined by the Planning Committee, and was present to give their representations at the meeting.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0521 be Approved, subject to the conditions detailed within the circulated report.

8. **APPEALS DETERMINED - 11 JULY 2022 TO 3 OCTOBER 2022**

Members noted the list of Appeals Determined from 11 July 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

9. **APPEALS RECEIVED - 11 JULY 2022 TO 3 OCTOBER 2022**

Members noted the list of Appeals Received from 11 July 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

10. **DELEGATED DECISIONS - 1 AUGUST 2022 TO 3 OCTOBER 2022**

Members noted the list of Delegated Decisions from 1 August 2022 to 3 October 2022.

**RESOLVED:** That the report be noted.

11. **URGENT ITEMS**

No urgent items were received.

**CHAIRPERSON**



# PLANNING COMMITTEE

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

**Members Present:**

**8 November 2022**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor J.Jones

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

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

**Local Member:** Councillor S.Jones

**Officers In Attendance:** N.Pearce, C.Morris, H.Bowen, C.Davies,  
M.Shaw, A.Davies, J.Griffiths, N.Mayhew and  
C.Plowman

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1. **APPOINTMENT OF CHAIRPERSON**

Agreed that Councillor S.Paddison be appointed as Chairperson for the meeting.

2. **CHAIRPERSONS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

3. **DECLARATIONS OF INTEREST**

No Declarations of Interests were received.

4. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

No requests for Site Visit/s were received.

5. **APPLICATION NO. P2020/0766 - WILDFOX**

Officers made a presentation to the Planning Committee on this Application (Application for approval of reserved matters (appearance, landscaping, layout and scale) relating to outline planning ref P2018/0493 granted on 18/01/2022 for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way. Including submission of details under condition 9 (levels), condition 10 (waste management plan), condition 12 (materials), condition 17 (energy assessment), condition 18 (strategic construction environmental management plan), condition 21 (strategic ecological and landscape management plan), condition 25 (peat surveys), condition 26 (peat management), condition 27 (drainage), condition 28 (artificial nesting sites), condition 34 (car parking), condition 35 (footway/cycle access) and condition 40 (lighting scheme). At Land at Pen Y Bryn, Croeserw, Cymmer) as detailed in the circulated report.

The Local Ward Members were present to give their representations at the meeting.

In accordance with the Councils approved public speaking protocol, the applicant's representative addressed the Planning Committee.

All Officers involved in this planning application were thanked for their diligent work, and commitment to providing the Committee with the extensive information required in making a decision on the application.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2022/0776 be Approved, subject to the conditions detailed within the circulated report.

## 6. **APPEALS DETERMINED - 3 OCTOBER 2022 - 31 OCTOBER 2022**

Members noted the list of Appeals Determined from 3 October 2022 to 31 October 2022.

**RESOLVED:** That the report be noted.

7. **DELEGATED DECISIONS - 3 OCTOBER 2022 - 31 OCTOBER 2022**

Members noted the list of Delegated Decisions from 3 October 2022 to 31 October 2022.

**RESOLVED:** That the report be noted.

8. **URGENT ITEMS**

No urgent items were received.

**CHAIRPERSON**

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## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Refusal

<b><u>APPLICATION NO:</u> P2022/0608</b>	<b><u>DATE:</u> 04.11.2022</b>
<b>PROPOSAL:</b>	Change of use of vacant industrial floorspace (use class B2) to provide a first floor gym (use class D2) and ground floor cafe use.
<b>LOCATION:</b>	JCG Building, Milland Road Industrial Estate, Neath SA11 1NJ
<b>APPLICANT:</b>	Ms E McGinley, Hale Construction
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Neath East

### BACKGROUND

This application is reported to Planning Committee following a call-in request from one of the local Ward Members who states the following:

*'The proposed development will save 30 jobs from people who are currently employed by the gym. Many of whom are residents who live locally.*

*I believe the gym and cafe will have huge benefits for my ward of Neath East given that it will be in a central location, meaning many of the users will arrive by foot rather than driving which will dramatically cut down any carbon footprint that might happen if the gym was situated different location. It will also have economic benefits for the local area.*

*After visiting the proposed site I feel that they are working towards addressing the planning departments concerns such as getting an acoustics expert on board to advise them on best practice and what they can do to reduce noise levels etc.*

*After reading the planning officers report I noticed that they consider the application site to be an attractive and viable option for potential future inwards investment for traditional B1 / B2 / B8 employment uses which I agree with to an extent but after speaking to Hale I discovered that they relocated away from their old factory / offices on the Milland Road industrial estate more than two years ago. These premises have been marketed for lease for B1 / B2 / B8 use for the duration of this period and no occupier has come forward to take any of this space & given the significant investment the Metal Box will need to bring it up to standard given many parts of the factory have crumbling walls etc. I can't see people queueing up to take the unit on and my worry is that if this application is not granted these units will sit empty for many more years to come which would be a great shame when this new gym & cafe has the potential to bring much needed investment & employment into my ward.*

*I also believe it will have huge health benefits for people's wellbeing which in these tough times with the cost of living crisis can only be a good thing for the community as a whole.'*

### SITE AND CONTEXT

The application site forms part of a larger commercial manufacturing site, previously occupied as a single use by Crown Packaging until a recent redevelopment, and is known as the "Metalbox" site. It is located on an existing, well established industrial estate and served by an estate road with a large car parking area at the front and side of the site. The site is currently undergoing various refurbishment works pursuant to the granting of recent planning permissions, as referenced in the planning history below.

The Milland Road Industrial Estate is located at the western edge of Neath and is separated from retail and residential areas to the east by a railway line and the A474. To the north of the application site are further industrial units associated with the industrial estate, with the River Neath to the west and agricultural land to the south. Neath Canal runs along the eastern boundary of the site with the vehicular access into the site crossing over a small bridge off the Milland Road. The application site lies outside the Adopted LDP settlement limit of Neath and is located within a designated Existing Employment Area – Adopted LDP ref. EC2/5 (Melincryddan CMB/Milland Road Industrial Estate Neath).

### DESCRIPTION OF DEVELOPMENT

Full planning permission is sought to change the use of floorspace forming part of a larger manufacturing unit, currently vacant, into a café on the ground floor (115 sqm) and fitness suite/gymnasium on the first floor (702 sqm). The supporting information accompanying the planning application states that the proposal is for the existing Vitality Gym at Castle Retail Park to relocate to the site, with 9 parking spaces to be allocated at the front of the facility and additional parking shared with the applicant's industrial business' main car park to the north-east of the building. The supporting information states that the gym will aim to retain their current client base from their existing location, approximately 250m away from the application site, but also to provide leisure facilities for employees of other businesses on the industrial estate.

### NEGOTIATIONS

None.

### PLANNING HISTORY

The application site has the following relevant planning history: -

- P2022/0396 External alterations to extend the cladding and associated works Approved 21.6.22
- P2022/0395 External alterations to extend the cladding and associated works Approved 16.6.22
- P2020/0729 Details pursuant to the discharge of Condition 4 (External Materials) of P2019/0176 Approved 18.9.20
- P2020/0731 Details pursuant to the discharge of Condition 5 (External Materials) of P2019/5082 Approved 18.9.20

- P2019/5082 Demolition of an existing building and erection of a new biomass boiler house building to house woodchip fed biomass plant (Max 2 MW thermal output), plus chimney and associated works. Approved 3.10.19
- P2019/0176 Removal of existing roof structure and provision of new roof to an increased height. Approved 9.5.19
- P2019/5155 Change of use of existing ancillary factory offices to self-contained speculative office units (Class B1). Plus rebuilding and enclosure of existing external fire escape staircase and alterations to existing entrance steps to provide disabled access lift. Approved 21.08.2019

## CONSULTATIONS

NEATH TOWN COUNCIL: No reply received.

HIGHWAYS: (original plans) Concerns expressed about inadequate parking and the relationship with other businesses and their operational parking and delivery requirements.

(amended plans) A highway objection is recommended on pedestrian safety:

1. Although pedestrian routes and signage has been annotated on the parking layout drawing these car parking spaces are a considerable distance from the entrance. Pedestrians will be expected to walk a considerable distance through a working industrial estate which facilitates large daily incoming and outgoing deliveries.

The pedestrian routes proposed are alongside the designate commercial delivery road and no details have been provided concerning the segregation of this route from the vehicular route. In addition the implementation of a pedestrian route alongside the vehicular route will result in the narrowing of the carriageway which will impede the safe passage of HGVs at this point.

2. Due to the location of the proposed car park away from the entrance to the building, indiscriminate parking will occur at the front of the building due to the unrealistic expectations of patrons to walk from the car park to the facilities. This indiscriminate parking at the site entrance could cause a pedestrian and vehicular safety issue and possible conflict between vehicles.
3. The spaces proposed parallel with the front entrance of the development are below the standard requirements for parallel parking spaces. They should be 6m in length to allow access and egress from these spaces, however on plan they are 4.8m therefore rendering them unusable.

In addition an operational/delivery space would be larger than that of a general car park as the cafe would be taking deliveries from food suppliers

such as Castell Howell etc. in a HGV. It would be better use to have this area as one large delivery/loading bay that is hatched out to prevent regular parking and can safely accommodate the food deliveries and so on

4. My concerns on the existing parking demand has not been addressed, we do not know if there is any scope within this existing car park to accommodate the additional 78 car parking spaces required under this development as the applicant has failed to provide the requested information.

**BUILDING REGULATIONS:** No comments.

**ENVIRONMENTAL HEALTH (NOISE):** We are unable to support this application without further information regarding the noise impact.

**CONTAMINATED LAND:** Due to the nature of the use and nature of development, I have no objections to the above application. Please include LC05 for unexpected contamination in the decision notice.

**ESTATES:** Concerns expressed over the impact this will have on the Council's corporate objectives and associated risk and costs including security, traffic and ability to deliver wider regeneration plans for the site.

**ECONOMIC DEVELOPMENT:** This application is entirely contrary to our objectives in terms of Regeneration & Economic Development within the Council. There is a chronic shortage of industrial space in Neath Port Talbot, and an abundant supply of gyms and A3. The location of this property is on a good industrial estate with easy access to road and rail so does lend itself to being an attractive location for manufacturing type uses.

**FORWARD PLANNING (POLICY):** Policy EC3 states that the applicant would need to demonstrate that there are no adverse impacts on the overall function of the employment area. It could be argued that a café is an ancillary use to support the employment area, however a gym is generally a use that is better suited to a town centre location. Paragraph 5.2.21 of the LDP provides further explanation and states that these commercial services do not include those uses that are best located in a retail centre. If the applicant had not provided evidence to demonstrate that there will not be a detriment to the overall function of the employment area, and if they have been unable to justify why that cannot locate in a town centre location, there is no justification to permit the use. In this regard, you would need to consider TAN4, which sets out the sequential test to site selection that should be applied (section 7) and it should be demonstrated that the site is sequentially the most appropriate location for the leisure use.

You would also need to consider in the context of Policy EC4 as the proposal would result in the loss of an existing employment building. The policy states this would only be permitted where the policy criteria are satisfied. In this case, it would need to be demonstrated that the existing use is no longer viable or appropriate in this location. If the applicant has not provided any detail to satisfy this policy, and the information from economic development states the employment need is needed, the



policy criteria has not been satisfied and the loss of employment land should be resisted.

NATURAL RESOURCES WALES: No objection. Given the proposal will result in less vulnerable development being retained (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

## REPRESENTATIONS

A site notice was displayed on 8 August 2022.

In response, to date 3 no. representations have been received, with the issues raised summarised as follows: -

- As a business based at the Metal Box factory in Neath, the leadership team think this is an excellent proposal for the health and wellbeing of our workforce. When we surveyed our staff, the support and excitement was evident. The poll was sent to 32 members of staff. We received 26 replies all of which were in favour of having extra facilities on the site that our employees and their families would like to use in future.
- I believe that the gym, along with a coffee shop for refreshment, would be a great benefit to the citizens and workers in Neath, providing them not only with a place to greatly improve their health, but also a place to connect and socialize. Even after almost a year, I believe quarantine and social distancing has taken its toll on many people. I have spoken to people, who are still struggling with their mental health, and have struggled with their social life since the pandemic. This gym could be the lifeline they need to start living their lives again, whether it's reconnecting with loved ones over a cup of coffee, or getting back into shape. I believe this is vital, and is what Neath and its people need to keep growing in a positive manner.
- My company leases offices in the council owned section of this building. I am most definitely in favour of the proposed plans. The area in which the building is sited has very little in the way of amenities. I am a regular at my local gym, but I live 20+ miles away from the office so this can often be difficult to manage. The availability of a gym so close to work would open up the opportunity for myself, and I am sure plenty of others, to better manage their time and allow us to exercise with the reassurance that the commute into the office is negligible.

## 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**

**Policy 6 – Town Centre First**

*“Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.”*

**Policy 8 – Flooding**

**Policy 9 – Resilient Ecological Networks and Green Infrastructure**

**Policy 12 – Regional Connectivity**

**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.

The following guidance is of particular relevance in the assessment of this planning application:

*4.3.18 The Welsh Government operates a 'town centres first' policy in relation to the location of new retail and commercial centre development. In implementing this policy, planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications for retail and other complementary uses. By adopting a sequential approach first*

*preference should be to locate new development within a retail and commercial centre defined in the development plan hierarchy of centres.*

*4.3.19 If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered. Developers should demonstrate that all potential retail and commercial centre options, and then edge-of-centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered. The onus of proof that central sites have been thoroughly assessed rests with the developer.*

*4.3.20 Edge-of-centre or out-of-centre sites should be accessible by a choice of public and private modes of travel. New out-of-centre retail developments or extensions to existing out-of-centre developments should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of those retail and commercial centres that would otherwise serve the community, and should not be allowed if they would be likely to put development plan retail strategy at risk. The extent of a sequential test should be agreed by pre-application discussion between the planning authority and the developer.*

*4.3.21 The sequential approach applies to retail and all other uses complementary to retail and commercial centres. Other complementary uses include, for example, financial and professional services (A2), food and drink (A3), offices (B1), hotels (C1), educational and other non-residential establishments (D1), leisure (D2) and certain other uses such as laundrettes and theatres.*

*4.3.44 The agent of change principle will be a guiding principle for supporting the evening economy and the development of uses sensitive to the soundscapes experienced in busy commercial centres.*

*5.4.3 Planning authorities should support the provision of sufficient land to meet the needs of the employment market at both a strategic and local level. Development plans should identify employment land requirements, allocate an appropriate mix of sites to meet need and provide a framework for the protection of existing employment sites of strategic and local importance.*

*5.4.4 Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration. Sites identified for employment use in a development plan should be protected from inappropriate development.*

*5.4.5 Evidence to inform the provision of economic development uses is key, and planning authorities should work together to produce Employment Land Reviews (ELR)<sup>49</sup> which inform this process.*

*5.4.7 Development plans and development management decisions should be based on up-to-date local and sub-regional evidence. It is important that such evidence demonstrates the suitability of the existing employment land supply as well as future provision in relation to the locational and development requirements of business.*

6.7.6 *In proposing new development, planning authorities and developers must...address any implication arising as a result of its association with, or location within.....areas where there are sensitive receptors.*

6.7.7 *To assist decision making it will be important that the most appropriate level of information is provided and it may be necessary for a technical air quality and noise assessment to be undertaken by a suitably qualified and competent person on behalf of the developer.*

PPW11 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

- Technical Advice Note 4: Retail and Commercial Development (2016)
- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 11: Noise (1997)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 15: Development and Flood Risk (2004)
- Technical Advice Note 18: Transport (2007)

#### 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 SP11**                     Employment Growth
- **Policy SP12**                     Retail
- **Policy SP15**                     Biodiversity and Geodiversity
- **Policy SP16**                     Environmental Protection
- **Policy SP21**                     Built Environment and Historic Heritage

#### Topic Based Policy

- **Policy SC1**                      Settlement limits
- **Policy EC2**                      Existing Employment Areas
- **Policy EC3**                      Employment Area Uses
- **Policy EC4**                      Protection of Existing Employment Uses
- **Policy R3**                        Out of Centre Retail Proposals
- **Policy EN7**                      Important Natural Features
- **Policy EN8**                      Pollution and Land Stability
- **Policy TR2**                      Design and Access of New development
- **Policy BE1**                      Design

## Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- Design (July 2017)

### Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Screening

Whilst the wider development site area exceeds the Schedule 2 threshold for development of this nature, as outlined within the Environmental Impact Assessment Regulations, the extent of this particular application site boundary does not. As such the proposal has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any Special Area of Conservation (SAC), Candidate Special Area of Conservation (CSAC) or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2017 is not required in this case.

### Issues

Having regard to the above, the main issues to consider in this application relate to the principle of the development in this location, the impact on the overall function of the employment area, the impact in terms of highway safety, noise and flood risk as well as ecology and material health/wellbeing considerations.

### Principle of Development

The application site lies outside of the designated Settlement Limits of the Adopted NPT LDP (LDP Policy SC1). Policy SC1 identifies 12 criteria whereby development will be permitted outside settlement limits and in all cases requires that they be of an appropriate scale and form. Supporting paragraph 3.0.16 goes on to state that *whether specific development proposals are appropriate or suitable outside settlement limits will be assessed with reference to the relevant topic policies within this Plan and national policy*. Supporting paragraph 3.0.17 states that *'employment use' relates to uses that provide significant employment opportunities as set out in Policy EC3*.

Whilst LDP Policy SC1 criterion 3 recognises that development may be permitted where it constitutes the suitable conversion of an existing building, in this case the application site/building is specifically designated within the Local Development Plan as an employment area under Policy EC2/5.

Policy EC2 states that:

***'In order to protect the employment function of the County Borough's employment areas, uses on the following sites are restricted in accordance with Policy EC3: EC2/5 Melincryddan CMB/Milland Road Industrial Estate, Neath.'***

Policy EC3 states that:

***‘Within allocated and existing employment areas, unless otherwise specified and where appropriate, uses will be restricted as follows:***

- ***Uses within classes B1, B2 and B8;***
- ***Ancillary facilities or services which support and complement the wider role and function of the primary employment use;***
- ***Commercial services unrelated to class B***

***Developments will be required to demonstrate that proposals do not cause any adverse impacts on the overall function of the employment area and neighbouring commercial and residential properties, the proposal can be sustainably justified in this location and is appropriate in scale and form to the role and function of the employment area.’***

In support of this application, the applicant’s agent has referenced the provision of a gym that was allowed at appeal on an industrial estate in Port Talbot, a site which was also subject of Policy EC2 (EC2/10 Llewellyn Quay, Port Talbot) and Policy EC3. In that particular case, the Council refused the change of use of car spraying/repair and vehicle rental premise to a gym. In allowing the appeal, the Inspector assessed whether a gym use could be considered to form a ‘commercial services unrelated to Class B’ and concluded that *“there is little doubt in my mind that, despite not comprising one of the acceptable uses listed in paragraph 5.2.21 of the reasoned justification to Policy EC3, the proposed use represents a ‘commercial service’ for the purposes of that Policy.”*

However there are considered to be material and significant differences between that appeal case and the current proposal.

Firstly, that appeal was decided in September 2020, prior to the publication (in February 2021) of both Future Wales and PPW11, both of which have emphasised the Welsh Government’s commitment to ‘town centre first’ with regard to locating new retail and leisure developments. National planning policy states that significant uses affected by Policy 6, should apply the sequential test to demonstrate that the proposal cannot be accommodated in a town or city centre or a retail/commercial centre identified by the LPA. In this particular case the opposite is being proposed, in that the application is to relocate a gym business away from an existing retail park to the application site. According to Welsh Government’s FAQs (which has been produced to assist interpretation of Future Wales) there is no definition of ‘significant’ in Future Wales and they say that it is for the Local Planning Authority to determine this, based on their knowledge of their local area. The proposal is for a gym and café that is open to members of the general public, i.e. it is not solely for the use of (and not ancillary to) the primary employment use of the site. It is considered that the application is not sustainably justified in this location and contrary to Policy EC3 and national planning policies in this regard.

Secondly, the appeal site in Port Talbot had been struggling to attract inward investment and the Inspector considered that the introduction of a gym for employees on the estate to use in their leisure time could act as a stimulus for further growth, having noted there were a number of vacant units on the estate. At the time of the decision the country was in the midst of the Covid 19 pandemic and

government advice at the time sought to make it as easy as possible for businesses to survive and stimulate economic growth. In contrast, and as evidenced by its planning history, the application site has been commercially successful with both public and private investment into the building/wider site and enjoys a relatively high occupancy rate. The Council's economic development officers have identified the site as being an attractive location for inward investment. They advise that demand for more 'traditional' (i.e. B1/B2/B8) employment floorspace/buildings in the NPT area currently exceeds supply and therefore they would not wish to lose the existing B2 lawful use of the premises as they believe it would be attractive to those types of businesses if it were made available to them to buy or lease on the open market.

### Impact on the function of the Employment Area

Policy EC3 requires developers to demonstrate that the proposals do not cause any adverse impacts on the overall function of the employment area. Having regard to the views expressed by the Council's economic development officers, it is important to note that, for proposals involving the loss of existing employment land or buildings, Policy EC4 requires applicants to demonstrate that employment uses are no longer viable or appropriate in that location.

Policy EC4 states that:

***'Proposals which would result in the loss of existing land or buildings in employment use as defined in Policy Ec3 and/or within the existing employment areas identified in Policy EC2, will only be permitted where the following criteria are satisfied:***

- 1. It is demonstrated that employment uses are no longer viable or appropriate in this location; or***
- 2. Continued use for employment purposes would have unacceptable impacts on the environment, local amenity or adjacent uses; or***
- 3. The existing space can be redeveloped for employment uses that achieve an increased level of employment combined with other appropriate uses'.***

Supporting paragraph 5.2.25 states that *the type of evidence required will vary depending on the use and circumstances but may include details of why the land/premises is no longer in use and evidence to show that reasonable efforts have been made to market it for sale or lease for its existing use.*

No evidence of the site's unsuitability or unviability for employment uses has been submitted by the applicant nor any evidence to show that the premises has been offered for lease or sale on the open market. There is, therefore, no available evidence to challenge the views of the Council's economic development officers in this regard. Furthermore, the proposal is for a form of leisure and retail use which can easily (and should) be accommodated on other, more sustainably located sites within established town and retail centres. In contrast, B2 manufacturing businesses cannot easily locate in any area and rely on the availability of larger sites like this. It has good road and rail connections, and is sited some distance from conflicting land uses that would otherwise adversely impact on the function of the employment area (e.g. indirectly from visiting members of the general public giving rise to complaints and land use conflict over the industrial processes that are undertaken or the size/type of heavy good vehicles being used). The technical issues are considered in subsequent paragraphs of this report.

## Parking and Access Requirements and Impact on Highway Safety

The application is accompanied by a detailed Transport Statement which describes the site's location in terms of main vehicular and pedestrian connectivity. It purports to be well located for access via non-car modes of travel. The site is located adjacent to the canal and towpath and is accessible on foot and by cycle in this regard. However the existing Vitality gym business is located on the other side of the railway line, much closer to existing residential areas, and given the site's location within a predominantly industrial area, beyond existing settlement limits, it is anticipated that the vast majority of users of the facility would arrive by car. This appears to be accepted by the applicant as the application site area includes the existing business' car park area within the red line. The Council's Highways Officer has expressed concern about the distance of the site to this car park and the potential for conflict with other users of the industrial estate, particularly between pedestrians and large commercial vehicles.

The application submission is deficient in terms of its overall parking provision, including for electric vehicles (Future Wales Policy 12 requires a minimum of 10%), disabled parking and cycle parking (in accordance with Adopted Parking Standards). The applicant has been asked to clarify the proposed parking arrangements and amend the application to accord with adopted SPG requirements. An amended site layout plan has been received. This provides the requisite electric vehicle and cycle parking, however it has not satisfied the Highways Officer's concerns over pedestrian safety and overall capacity/conflict with existing industrial uses and associated vehicle movements. Accordingly a highway safety reason for refusal is also recommended.

## Noise

Having regard to the precautionary requirements of TAN 11, the 'agent of change principle' enshrined within PPW11 and the Adopted 'Pollution' SPG, the applicant was asked to provide a noise impact assessment to satisfy Policy EN8 requirements. The proposed use has the potential to conflict with adjoining business occupiers from music, noise and vibration associated with use of the fitness equipment. In response the applicant has indicated that an assessment will be prepared but this has not been received at the time of writing.

## Flood risk / Drainage

The application site is located in an area at risk from flooding (Zone C2 of the Development Advice Maps and Flood Zone 3 in the newer Flood Maps for Planning). Having regard to the precautionary requirements of TAN 15 and enshrined within Future Wales Policy 8, the applicant was asked to provide flood risk mitigation, resilience and evacuation proposals. In response the applicant has indicated that an assessment will be prepared but this has not been received at the time of writing. Concern is expressed about members of the general public using a site that is at risk of flooding, however given the proposal is to replace one less vulnerable use with another then NRW raise no objection to the principle of the development on flooding grounds.



## Section 106 Planning Obligations

In view of the type and form of development proposed in this location, no planning obligations are considered necessary to make the development acceptable in planning terms or required to meet the policy and legislative tests for planning obligations having regard to local circumstances and needs arising from the development.

## Other Material Considerations

In line with the Council's duties under the Environment (Wales) Act 2016 and the requirements of Future Wales Policy 9, there is a requirement to secure enhancements for biodiversity on all new developments. This has not been provided but could be secured by condition had the proposal been considered acceptable in all other respects.

As identified earlier in this report, representations of support have been 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.

Policy EC3 recognises that the provision of complementary ancillary uses in an employment area can be of benefit to employees. Therefore it is not unsurprising that a representation from the local workforce is supportive of the provision of a new facility which would likely have a positive impact on their general health and wellbeing. If the existing manufacturing business/company had decided to open a small workout area as part of welfare facilities for the exclusive use of their employees, then that would not necessarily require planning permission in any event. However the difference here is that the proposal is to bring in visiting members of the general public and relocate a leisure use away from an established retail centre into a traditional industrial estate. Policy EC3 specifically excludes uses that are best located in a retail centre and the land use conflicts have been clearly set out in the preceding paragraphs of this report. Therefore it is not considered that the positive health and wellbeing opportunities for employees on the wider industrial estate outweighs the harm caused by such opportunities being located in the wrong place from a land use planning perspective. LDP Policy R3 does allow for changes of use to retail within the Coastal Corridor Strategy Area, but only where the floorspace is 100m<sup>2</sup> or less and has been demonstrated to serve local neighbourhood needs. Neither of these scenarios apply in this particular case, and the proposal is considered contrary to the strategic retail policy objectives of the Local Plan in this regard.

## Recommendation

The decision to refuse 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.

Refusal is recommended for the following reasons;

- 1 It is considered that the proposal represents an inappropriate form of development that would have an unacceptable impact on the overall function of the employment area and undermine the Council's strategic retail and employment objectives. The proposal is not sustainably justified in this location and will result in the loss of viable, attractive employment space of which there is a shortage to meet demand in the Neath Port Talbot area. No evidence has been presented to demonstrate that retention of the existing employment use is no longer viable or appropriate or would otherwise support overriding the 'town centre first' principle of national and local planning policy.

For this reason the proposed development fails to accord with Policies SC1, EC2, EC3, EC4 and SP12 of the Adopted Neath Port Talbot Local Development Plan. It is further considered that the decision fails to comply with Future Wales: The National Plan 2040, specifically Policy 6, and the Council's well-being objectives and sustainable development principles in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

- 2 It is considered that the proposal represents an inappropriate form of development that is incompatible with vehicular movements associated with the existing industrial uses on the site and would have an unacceptable impact on pedestrian safety.

For this reason the proposed development fails to accord with Policies TR2, BE1 and SP20 of the Adopted Neath Port Talbot Local Development Plan. It is further considered that the decision fails to comply with Future Wales: The National Plan 2040, specifically Policy 12, and the Council's well-being objectives and sustainable development principles in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 1<sup>st</sup> November and 5<sup>th</sup> December 2022

App No: **P2021/0071**

Proposal: Erection of a new raw materials bunker (extension to existing facilities), raised conveyor extension and associated works.

Location: Port Talbot Steelworks Grange Road Margam SA13 2NG

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0458**

Proposal: Change of use from bank (use class A2) to 2 no. cafe units (use class A3) at ground floor and 2 no. flats (use class C3) at first floor level including a two storey and a first floor side extension, incorporating a new pitched roof to replace flat roof, demolition of rear outbuilding, car parking, bin storage area and associated works.

Location: 14 High Street Glynneath Neath Neath Port Talbot SA11 5BU

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0481**

Proposal: Section 73 application for the variation of condition 2 (approved plans) of planning permission P2020/0992 (refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works) approved on 03/03/2021 to allow the following: The repositioning of the modular end links; repositioning of some windows to new build elements; parapet to modular end blocks lowered by 900mm; removal of corner windows and replaced with two windows on either corner; removal of PV panels from the end modular units; ground floor Juliet balconies added to existing units; external louvers to air source heat pump enclosure amended to end link blocks; buggy and bike stores added to block 6 and 7; bin stores slightly repositioned, footpaths amended to be tarmac; windows to communal area to link block made narrower; removal of window in block 7 communal area either side of stairwell. To vary and agree conditions 14 (Low energy design measure and solar PV system), 18 (materials) and to agree condition 11 (landscape management)

Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU

Decision: Approved

Ward: Sandfields East

App No: **P2022/0527**

Proposal: Change of use of chapel to storage unit with ancillary office use (suigeneris).

Location: Pen Moriah Church Llewellyn Street Glynneath Neath Neath Port Talbot

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0547**

Proposal: Details to be agreed in association with condition 7 (biodiversity enhancement), condition 13 (bin stores) and condition 15 (management plan) of permission P2021/0108 granted 10.09.2021

Location: Land Off Pant Celydd Knights Road Margam Port Talbot SA13 2DJ  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0562**  
Proposal: Change of use of existing dwelling (C3) into 2 no. self contained 1 bedroom flats.  
Location: 3 New Road Neath Abbey Neath Neath Port Talbot SA10 7NN  
Decision: Approved  
Ward: Dyffryn

App No: **P2022/0609**  
Proposal: Discharge of conditions 4 (structural loading, integrity and fire resistance of flooring decks), 5 (construction method statement) and 6 (construction noise and vibration management plan) of planning permission P2021/0282 (for change of use of building to provide 23 No. one bed flats and 9 No. 2 bed flats)  
Location: 18 Orchard Street Neath SA11 1DU  
Decision: Approved  
Ward: Neath North

App No: **P2022/0635**  
Proposal: Two detached storage containers to house materials and equipment in support of the local telecoms infrastructure network  
Location: Amman Valley Telephone Exchange Gurwen Street Ammanford Dyfed SA18 1HB  
Decision: Approved  
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0640**  
Proposal: Proposed replacement of current hoarding to be replaced with a 48 sheet (18sqm) P8 LED billboard  
Location: 174 New Road Skewen SA10 6HD  
Decision: Refused  
Ward: Coedffranc Central

App No: **P2022/0648**  
Proposal: The construction/extension of the main elevation boundary fence for increased security and privacy, and the construction of a timber framed storage shed  
Location: 3 School Place Glynneath SA11 5DD  
Decision: Approved  
Ward: Glynneath Central & East

App No: **P2022/0650**  
Proposal: Non-material amendment to planning permission P2021/0327 (development of a global centre of rail excellence, approved on the 27/07/2021) to vary wording of conditions 1, 10, 21, 22, 23, 26, 36, 49, 50, 53, 54 & 55 to better align the permission with how the scheme will be implemented as well as enabling phasing of the development.  
Location: Land at and surrounding the Nant Helen Surface Mine site, Powys and Onllwyn Distribution Centre, Neath Port Talbot.  
Decision: Approved  
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0659**  
Proposal: Rationalisation of car parking, internal vehicular access, storage of single and double stacked containers, wood piling and chipping area in association with the ongoing use of the property. (retrospective)  
Location: Unit 3 Kenfig Industrial Estate Road Margam SA13 2PE  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0671**

Proposal: Non-material amendment to list of approved plans for planning permission P2021/0282 to increase size of proposed corridor/stairwell windows and replace existing grey/black tile hung roof covering with proposed new Sopralene roof finish (in grey)  
Location: 18 Orchard Street Neath Neath SA11 1DU  
Decision: Approved  
Ward: Neath North

App No: **P2022/0680**  
Proposal: Advertisement consent: totem sign  
Location: Baglan Bay Retail Park, Morrisons Christchurch Road Aberavon SA12 7BZ  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0687**  
Proposal: Proposed single storey rear extension and first floor rear extension, plus retention of blockwork retaining wall to front of property.  
Location: 69 Edward Street Alltwen Pontardawe SA8 3DD  
Decision: Approved  
Ward: Alltwen

App No: **P2022/0727**  
Proposal: Proposed reduction of all branches by a maximum of 3 meters to 1no Sycamore (identified as T1) protected under Tree Preservation Order T107  
Location: 12 Wenham Place Neath SA11 3AH  
Decision: Approved  
Ward: Neath North

App No: **P2022/0728**  
Proposal: Proposed extension to existing garage and development of off-street parking  
Location: 17 Banwen Place Lower Brynamman Ammanford Neath Port Talbot SA18 1SP  
Decision: Approved  
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0732**  
Proposal: Works to 2x Horse Chestnut Trees, identified as T1 & T2 protected by Tree Preservation Order T044/A1:  
-Prune lateral branches to appropriate growth points, removing 2-3m up to a diameter of 8-10cm to provide a clearance of 2m  
Location: 4 Blaenwern Bryncoch Neath Neath Port Talbot SA10 7AA  
Decision: Approved  
Ward: Bryncoch South

App No: **P2022/0734**  
Proposal: Proposed two-storey and single storey rear extensions, the works for which include the demolition of an existing single storey rear extension. Plus proposed raised terrace to the rear with 1.8m high privacy screening.  
Location: 34 Treforgan Road Crynant SA10 8PL  
Decision: Approved  
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0736**  
Proposal: Retrospective planning application for the erection of a garage outbuilding, replacement concrete driveway and new gates  
Location: 9 Gwilym Road Cwmllynfell SA9 2GH  
Decision: Approved  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0753**  
Proposal: Single storey side extensions to existing bowls pavilion and changing room building.  
Location: Brytwn Road Cymmer Port Talbot Neath Port Talbot SA13 3EP  
Decision: Approved  
Ward: Cymmer & Glyncorrwg



App No: **P2022/0755**  
Proposal: Single storey side and rear extension together with front porch  
Location: Alltwen Ganol Farm Alltwen Hill Alltwen Pontardawe SA8 3BP  
Decision: Approved  
Ward: Alltwen

App No: **P2022/0769**  
Proposal: Change of use to asbestos waste transfer station, construction of steel reinforced concrete pad and drainage works.  
Location: Land At Units 1-3 Sirius Drive Seaway Parade Industrial Estate Baglan Energy Park Port Talbot SA12 7BR  
Decision: Approved  
Ward: Baglan

App No: **P2022/0770**  
Proposal: Details to be agreed in association condition 7 (phasing plan), condition 11 (boundary treatments), condition 23 (landscaping), condition 29 (contamination), condition 42 (visitor access), condition 44 (staff/delivery access) and condition 57 (watercourse buffer zones) of P2018/0493 granted on 18/01/2022.  
Location: Land At Pen Y Bryn Croeserw Cymmer Port Talbot  
Decision: Approved  
Ward: Cymmer & Glyncorrwg

App No: **P2022/0772**  
Proposal: Installation of CCTV camera on front elevation.  
Location: 3 Windsor Road Neath SA11 1LN  
Decision: Approved  
Ward: Neath North

App No: **P2022/0773**  
Proposal: Installation of CCTV camera on front elevation (Listed Building Consent).

Location: 3 Windsor Road Neath SA11 1LN  
Decision: Approved  
Ward: Neath North

App No: **P2022/0775**

Proposal: Non material amendment to planning permission  
P2021/1265 in relation to the design of the doors and  
windows.

Location: 96 Village Gardens Aberavon Port Talbot SA12 7LP  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0783**

Proposal: Retention of raised decking to front of property  
Location: Camelot Graig Road Godre'r Graig Swansea Neath  
Port Talbot  
Decision: Approved  
Ward: Godre'rgrraig

App No: **P2022/0788**

Proposal: Details to be agreed in association with condition 3 (site  
investigations), and condition 4 (remediation) of  
P2021/0402 granted on the 22/11/2021.  
Location: Mount Surgery Margam Road Taibach SA13 2BN  
Decision: Approved  
Ward: Margam & Taibach

App No: **P2022/0795**

Proposal: Construction of new steel framed building for the  
refurbishment of gas cylinders  
Location: Safe Gas Cylinders Bay Studios Fabian Way  
Swansea SA1 8QJ  
Decision: Approved  
Ward: Coedffranc West

App No: **P2022/0796**

Proposal: Details to be agreed in association with condition 4 (construction method statement) of application P2022/0196 granted on 06.06.2022  
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: **P2022/0807**

Proposal: Variation of conditions 2 (list of approved plans and documents), 3 (construction method statement), 4 (sewer protection) and 5 (materials) of planning permission P2021/0756 to allow the submission and approval of details outside of the originally agreed time frames and to change the roof design of the single storey rear wing from hip to gable  
Location: 77 Church Road Seven Sisters Neath SA10 9DT  
Decision: Approved  
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0808**

Proposal: Loft Conversion with 4 side dormers, two windows in first floor front elevation replacing one window, single storey rear extension, raised patio with safety screens.  
Location: 3 Park Field Tonna Neath SA11 3JN  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/0809**

Proposal: Discharge of condition 13 (footway/cycleway details); condition 15 (EV charging points details); and condition 16 (lighting scheme) for planning permission reference P2020/0992 for the refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works.  
Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU

Decision: Approved  
Ward: Sandfields East

App No: **P2022/0810**  
Proposal: Single storey rear extension.  
Location: 49 Manor Street Port Talbot Neath Port Talbot SA13  
1AB  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0815**  
Proposal: Single storey rear extension  
Location: 69 Lon Y Grug Llandarcy SA10 6FW  
Decision: Issue Certificate  
Ward: Coedffranc West

App No: **P2022/0816**  
Proposal: Demolition of existing 2no. rear outbuildings and  
proposed construction of one detached outbuilding to  
comprise a garden room and shed  
Location: 10 Charles Street Skewen SA10 6HT  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2022/0821**  
Proposal: Proposed single storey rear, side and front wrap  
around extension  
Location: 2 Heol Derwen Cimla SA11 3YS  
Decision: Approved  
Ward: Cimla & Peleenna

App No: **P2022/0822**  
Proposal: Advertisement consent to erect 1.No external fixed  
projecting sign fitted high level (illuminated) and 1.no  
fascia sign (illuminated).  
Location: Glynneath Clinic Addoldy Road Glynneath SA11  
5DU  
Decision: Approved

Ward: Blaengwrach & Glynneath West

App No: **P2022/0823**

Proposal: Details to be agreed in association with conditions 6 (verification) and 12 (road safety audit - stages 1, 2 and 3) of application P2020/0294 granted 15/04/20.

Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot

Decision: Approved

Ward: Margam & Taibach

App No: **P2022/0826**

Proposal: Prior Notification for a proposed 20m high phase 7 monopole, cabinets and ancillary equipment.

Location: Taibach Rugby Club Park View Port Talbot Neath SA13 1SP

Decision: Refused

Ward: Port Talbot

App No: **P2022/0827**

Proposal: Front ground floor extension

Location: 2 Pen Y Bryn Cimla SA11 1JE

Decision: Approved

Ward: Neath South

App No: **P2022/0830**

Proposal: Development of single storey rear extension, two storey rear extension, first floor extension above existing extension and porch extension. Development of a raised patio within the rear garden, and external alterations to dwelling.

Location: 48 Derwen Road Alltwen Pontardawe SA8 3AU

Decision: Approved

Ward: Alltwen

App No: **P2022/0831**

Proposal: Discharge of condition 17 (refuse and recycling strategy) of planning permission P2020/0992 for refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works.

Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU

Decision: Approved

Ward: Sandfields East

App No: **P2022/0836**

Proposal: Increase in height of existing bungalow to provide first floor living accommodation, ground and first floor side extension, 2 no. dormer windows with juliet balconies to the front roof plane, 5 no. velux windows to the rear roof plane, front porch, new path, steps and replacement detached garage.

Location: Haul Y Bryn Brynheulog Cwmavon SA12 9LA

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2022/0845**

Proposal: Outline application for construction of two detached residential dwellings (access and layout to be considered)

Location: Land To Rear Of 103 Wern Road Skewen SA10 6DP

Decision: Refused

Ward: Coedffranc Central

App No: **P2022/0852**

Proposal: Non material amendment to approved planning application P2021/0888 to:

- 1.Retain existing single storey rear extension.
- 2.Reduce depth of part of single storey rear extension by approximately 3.8m.
- 3.Remove proposed log burner and flue.
- 4.Increase width and height of ground floor rear window.
- 5.Add obscurely glazed ground floor window in side elevation.
- 6.Alter scale and positioning of roof light.
- 7.Remove stepped parapet wall on the boundary with 30 Cadoxton Terrace.
- 8.Increase height of proposal by approximately 10-15cm.
- 9.Remove conditions 3 & 5, which relate to log burner and flue which will be removed from the scheme.

Location: 29 Cadoxton Terrace Main Road Cadoxton SA10 8BR

Decision: Approved

Ward: Cadoxton

App No: **P2022/0859**

Proposal: Non material amendment to approved planning application P2022/0033 to reduce the height of the two-storey rear extension to single storey, and subsequent alteration to roof design of first floor rear extension. Removal of Condition 4 (obscure glazing) off planning consent P2022/0033.

Location: 131 Graig Road Godre'r Graig Swansea Neath Port Talbot SA9 2NY

Decision: Approved

Ward: Godre'rgrraig

App No: **P2022/0861**

Proposal: Single storey rear extension - Certificate of lawful development (Proposed)

Location: 32 Brynhyfryd Road Briton Ferry SA11 2HT

Decision: Approved

Ward: Briton Ferry West

App No: **P2022/0865**  
Proposal: Details to be agreed in association with condition 23 (electric vehicle charging points) of planning permission P2021/0428 granted on 21st December 2021 (for development of 52 affordable dwellings and associated access, landscaping and site infrastructure)  
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF  
Decision: Approved  
Ward: Neath East

App No: **P2022/0869**  
Proposal: Demolition of existing rear garden outbuilding and construction of replacement summerhouse/ garden annexe  
Location: 52 Sitwell Way Sandfields Port Talbot Neath Port Talbot SA12 6BP  
Decision: Approved  
Ward: Sandfields East

App No: **P2022/0876**  
Proposal: Proposed garage/ summerhouse  
Location: 37 Abbey Road Port Talbot SA13 1HB  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0885**  
Proposal: Details to be agreed in association with condition 2 (ecological enhancement measures and an implementation timetable) of planning application P2022/0090 granted on 14.07.2022  
Location: Ysgol Gymraeg Ystalyfera Ynysydarren Road Ystalyfera SA9 2DY  
Decision: Approved  
Ward: Cwmllynfell & Ystalyfera

App No: **P2022/0887**



Proposal: Details to be agreed in association with condition 4 (remediation scheme) of planning permission P2021/1232 granted on 10th February 2022 (for erection of a building to cover an existing sports facility)  
Location: Llandarcy Academy Of Sport Access Road To Llandarcy Village Llandarcy SA10 6JD  
Decision: Approved  
Ward: Coedffranc West

App No: **P2022/0911**  
Proposal: Detached garage.  
Location: 40 Henfaes Road Tonna SA11 3EZ  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/0927**  
Proposal: Details in pursuant of condition 4 (remediation strategy) of planning application P2021/0780 approved 06/05/2022  
Location: Land At Pearson Way Penrhiwtyn Neath SA11 2EJ  
Decision: Approved  
Ward: Neath East

App No: **P2022/0938**  
Proposal: Single storey side extension - Lawful Development Certificate (Proposed)  
Location: 23 Wern Road Taibach Port Talbot Neath Port Talbot SA13 2BD  
Decision: Issue Certificate  
Ward: Margam & Taibach

App No: **P2022/0945**  
Proposal: Internal minor amendments with associated relocation / addition of windows to suit.  
Amendment to material locations on elevations.  
Location: The Rise Glyncastle Resolven SA11 4NW  
Decision: Approved  
Ward: Resolven & Tonna

App No: **P2022/1026**  
Proposal: Non-Material Amendment to Planning Application  
P2018/0225 for amendments to internal layout,  
external materials, to retain existing flat roof rear  
extension and alterations to fenestration to front and  
rear of building.  
Location: 40 Victoria Gardens Neath Neath Port Talbot SA11  
3BH  
Decision: Approved  
Ward: Neath North