



PWYLLGOR CYNLLUNIO

10.00 AM - DYDD MAWRTH, 1 AWST 2023

**CYFARFOD AML-LEOLIAD - SIAMBR Y CYNGOR, PORT TALBOT A
MICROSOFT TEAMS**

**RHAID GOSOD POB FFÔN SYMUDOL AR Y MODD DISTAW AR
GYFER PARHAD Y CYFARFOD**

Gweddarlledu/Cyfarfodydd Hybrid:

Gellir ffilmio'r cyfarfod hwn i'w ddarlledu'n fyw neu'n ddiweddarach drwy wefan y cyngor. Drwy gymryd rhan, rydych yn cytuno i gael eich ffilmio ac i'r delweddau a'r recordiadau sain hynny gael eu defnyddio at ddibenion gweddarlledu a/neu hyfforddiant o bosib

Rhan 1

1. Cyhoeddiad y Cadeirydd
2. Datganiadau o fuddiannau
3. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 8*)
4. Gwneud cais am ymweliad(au) safle gan y ceisiadau a gyflwynwyd

Adroddiad/au gan Bennaeth Cynllunio a Diogelu'r Cyhoedd

Adran A - Materion i'w Penderfynu

Ceisiadau Cynllunio wedi'u hargymell ar gyfer Cymeradwyaeth

5. Cais Rhif P2023/0240 - 9 Heol Uwchdir, Pontardawe
(*Tudalennau 9 - 20*)
Newid defnydd o anhedd-dŷ sengl (dosbarth defnydd C3) i gartref
gofal preswyl (dosbarth defnydd C2) ar gyfer hyd at 4 o blant a'u

gofalwyr yng Nghraig y Rhedyn, 9 Heol Uwchdir, Pontardawe SA8 4AH

6. Cais Rhif T2023/02 - 111 Heol Cimla, Castell-Nedd
(*Tudalennau 21 - 30*)
Cadarnhau T1 Pinwydden Corsica (*Pinus nigra*) a T2 Pinwydden yr Alban (*Pinus sylvestris*) yn 111 Heol Cimla, Castell-nedd SA11 3UE

Adran B - Materion Er Gwybodaeth

7. Apeliadau a Benderfynwyd - 19.04.23 i 24.07.23
(*Tudalennau 31 - 32*)
8. Apeliadau a Dderbyniwyd - 19.04.23 i 24.07.23
(*Tudalennau 33 - 38*)
9. Penderfyniadau a Ddirprwywyd - 19.04.23 i 24.07.23
(*Tudalennau 39 - 82*)
10. Eitemau brys
Unrhyw eitemau brys yn ôl disgrisiwn y Cadeirydd yn unol ag Adran 100BA(6)(b) o Ddeddf Llywodraeth Leol 1972 (fel y'i diwygiwyd)

K.Jones
Prif Weithredwr

Canolfan Ddinesig
Port Talbot

Dydd Mercher, 26 Gorffennaf 2023

Aelodaeth Pwyllgor:

Cadeirydd: Y Cyngorydd J.Jones

Is-Gadeirydd: Y Cyngorydd T.Bowen

Aelodau: Cyngorydd S.Paddison, D.Keogh, R.Davies, H.Davies, C.James, C.Jordan, S.Thomas, N.Goldup-John, R.Mizen a/ac P.Rogers

Aelod Cabinet: Cyngorydd W.F.Griffiths

Gwneud cais i siarad yng nghyfarfod y Pwyllgor Cynllunio

Mae gan y cyhoedd hawl i fynd i'r cyfarfod ac annerch y pwyllgor yn unol â gweithdrefn gytunedig y cyngor sydd ar gael yn www.npt.gov.uk/planning.

Os hoffech siarad yn y Pwyllgor Cynllunio ynghylch cais yr adroddwyd amdano i'r pwyllgor hwn, mae'n rhaid i chi:

- Gysylltu â'r Gwasanaethau Democrataidd yn ysgrifenedig, naill ai drwy'r post yn: Y Ganolfan Ddinesig, Port Talbot SA13 1PJ, neu'n ddelfrydol drwy e-bostio: democratic.services@npt.gov.uk.
- Sicrhau eich bod yn gwneud eich cais i siarad ddau ddiwrnod gwaith cyn dyddiad y cyfarfod fan bellaf (erbyn 2pm ar y dydd Gwener blaenorol os yw'r cyfarfod ar ddydd Mawrth).
- Nodi'n glir rif yr eitem neu'r cais rydych am siarad amdani/o a chadarnhewch a ydych yn cefnogi'r cais neu'n ei wrthwynebu.
- Rhoi eich enw a'ch cyfeiriad (a fydd ar gael i'r cyhoedd oni bai fod rhesymau penodol dros gyfrinachedd).

Sylwer, dim ond un person sy'n gallu siarad ar ran pob 'categori' ar gyfer pob cais h.y. y gwrthwynebydd, y cefnogwr, yr ymgeisydd/asiant, y Cyngor Cymuned/Tref. Ceir manylion llawn yng ngweithdrefn gytunedig y cyngor.

Yn ogystal, os yw gwrthwynebydd yn dymuno siarad, hysbysir yr ymgeisydd/asiant gan y cyngor.

Os ydych yn dymuno trafod unrhyw agwedd ar siarad cyhoeddus, ffoniwch dîm y Gwasanaethau Democrataidd ar 01639 763313.

Cyflwyno sylwadau ar geisiadau cynllunio yr adroddir amdanynt i'r pwyllgor

Os ydych yn dymuno cyflwyno sylwadau ar gais a gyflwynir i'r Pwyllgor Cynllunio hwn, sylwer bod rhaid i'r Adran Gynllunio dderbyn y rhain erbyn 2.00pm ar y dydd Gwener cyn cyfarfod y pwyllgor fan bellaf (yn seiliedig ar y cyfarfod dydd Mawrth arferol). Os nad yw'r cyfarfod ar ddydd Mawrth, dylid eu derbyn erbyn 2.00pm ar y diwrnod gwaith olaf ond un cyn y Pwyllgor Cynllunio fan bellaf.

Caiff sylwadau a dderbynnir yn unol â phrotocol y cyngor eu crynhoi a, lle y bo'n briodol, gwneir sylwadau arnynt ar ffurf Taflen Ddiwygio, a ddsberthir i aelodau'r Pwyllgor Cynllunio drwy e-bost ar y noson cyn cyfarfod y pwyllgor, a'i chyflwyno ar ffurf copi caled yn y cyfarfod.

PWYLLGOR CYNLLUNIO

(CYFARFOD AML-LEOLIAD - SIAMBR Y CYNGOR PORT, TALBOT A MICROSOFT TEAMS)

Aelodau'n bresennol:

Dydd Iau, 27 Ebrill 2023

Cadeirydd: Aelod J.Jones

Cynghorydd: C.James, S.Paddison, R.Davies, T.Bowen, H.Davies, C.James, C.Jordan, C.Phillips, S.Thomas a/ac C.Clement-Williams

Aelod CDU/CDLI: Aelod W.F.Griffiths

Aelodau Lleol: Aelod S.E.Freeguard (Port Talbot;), S.Rahaman (Port Talbot;) a/ac P.Rogers (Cadoxton;)

Swyddogion yn bresennol: C.Davies, G.White, R.MacGregor, J.Weeks, L.Thomas, M.Griffiths, T.Davies a/ac C.Plowman

1. **CYHOEDDIAD Y CADEIRYDD**

Croesawodd y Cadeirydd bawb i'r cyfarfod.

2. **DATGANIADAU O FUDDIANNAU**

Ni dderbyniwyd unrhyw ddatganiadau o fuddiannau.

3. **COFNODION Y CYFARFOD BLAENOROL**

Cymeradwywyd cofnodion y cyfarfod a gynhaliwyd ar 28 Mawrth 2023 fel cofnod cywir.

4. **GWNEUD CAIS AM YMWELIAD (AU) SAFLE O'R CEISIADAU A GYFLWYNWYD**

Ni dderbyniwyd unrhyw geisiadau am ymweliad(au) safle.

5. **CAIS P2022/1063 - SAFLE BLAENOROL YSGOL ISAF DYFFRYN**

Rhoddodd y Swyddogion gyflwyniad i'r Pwyllgor Cynllunio ar y cais hwn (datblygu 43 annedd fforddiadwy a gwaith cysylltiedig gan gynnwys mynedfa newydd, rhwydwaith ffyrdd mewnol, tirlunio, draenio cynaliadwy, parcio ar gyfer ceir a beiciau a dymchwel hen ysgol yn rhannol) ar hen safle Ysgol Isaf Dyffryn, Heol Talcennau, Port Talbot, fel a manylir yn yr adroddiad a ddsbarthwyd.

Roedd yr Aelodau Ward Lleol wedi gofyn i'r cais gael ei benderfynu gan y Pwyllgor Cynllunio ac roeddent yn bresennol i roi eu sylwadau yn y cyfarfod.

Yn unol â phrotocol siarad cyhoeddus cymeradwy y cyngor, anerchwyd y Pwyllgor Cynllunio gan wrthwynebydd i'r cais, wedi'i ddilyn gan gynrychiolydd yr ymgeisydd a oedd yn cefnogi'r cais.

PENDERFYNWYD: Cymeradwyo Cais Rhif P2022/1063, yn unol ag argymhellion Swyddogion, yn amodol ar yr amodau a gynhwyswyd yn yr adroddiad a ddsbarthwyd.

6. **CAIS. P2023/0168 - TIR Y TU ÔL I 35-37 WOODLANDS PARK DRIVE**

Rhoddodd Swyddogion gyflwyniad i'r Pwyllgor Cynllunio ar y cais hwn (gwaith ar 5 x derwen (a nodwyd fel 658, 659, 660, 661 a 664) a 2 ffawydden (a nodwyd fel 662 a 663) a warchodir gan Orchymyn Cadw Coed T001/A1) ar dir yng nghefn 35, 36 a 37 Woodlands Park Drive, Llangatwg, fel a manylir yn yr adroddiad a ddsbarthwyd.

Cyflwynwyd y cais i'r Pwyllgor gan fod yr ymgeisydd yn Aelod Etholedig o'r awdurdod. Roedd yr ymgeisydd yn bresennol i wneud sylwadau yn y cyfarfod.

PENDERFYNWYD: Cymeradwyo Cais Rhif P2023/0168, yn unol ag argymhellion Swyddogion, yn amodol ar yr amodau a gynhwyswyd yn yr adroddiad a ddsbarthwyd.

7. **PENDERFYNIADAU DIRPRWYEDIG - 20/03/2023 - 19/04/2023**

Nododd yr Aelodau'r rhestr o Benderfyniadau Dirprwyedig o 20 Mawrth 2023 i 19 Ebrill 2023.

PENDERFYNWYD: Bod yr adroddiad yn cael ei nodi.

8. **EITEMAU BRYD**

Ni dderbyniwyd unrhyw eitemau bryd.

CADEIRYDD

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

APPLICATION NO: P2023/0240	DATE: 18.07.2023
PROPOSAL:	Change of use from single dwellinghouse (use class C3) to residential care home (use class C2) for up to 4 children and their carers
LOCATION:	Craig Y Rhedyn 9 Uplands Road Pontardawe SA8 4AH
APPLICANT:	Athena Care Group Ltd
AGENT:	Mrs Arran Dallimore
TYPE:	Full Plans
WARD:	Trebanos

SITE AND CONTEXT

The application site comprises a large detached residential property, originally built as the doctor's house serving the steel and tinplate works in Pontardawe. The property currently has 7 bedrooms and 4 reception rooms and is set in a large plot with existing gardens to the front, side and rear.

The property is located in a narrow cul-de-sac, shared with other residential properties. The access road is steep with on-street parking restrictions. There are limited footways.

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the change of use of the residential dwelling to a children's care home for up to 4 young people (plus care staff).

The existing property has the layout, facilities and services of, and has the character of, a single residential dwellinghouse. The proposed use would not change this, and the external appearance of the building would not be altered. Day-to-day living facilities, including bathroom, kitchen, dining and sitting rooms would be shared. Each child would have their own bedroom. The preparation of meals would be principally undertaken by the carers; however, the children would be encouraged to assist. The carers and children would eat their meals together at the dining table and the children would socialise together.

Up to four children, aged between 8 and 18 years, would live at the property as their principal residence. Children who are in the guardianship of Athena Care Group and who have been taken into care for a variety of reasons, including fears for their physical wellbeing, learning disabilities or because of emotional or behavioural difficulties. They would usually be long-term residents and would be expected to live independent lives as adults. Typically, the reason for the children needing care is simply that they are not yet old enough to live independently or require additional support that cannot be provided within their current setting.

On weekdays the children would usually attend school off-site during normal school hours and terms. The proposed staff levels are a transient nature due to shift work patterns. The maximum number of care staff (inclusive of manager) on site at any one time will be a maximum of 4 no. persons. The care staff and manager would live elsewhere, and the dwelling would not be their permanent residence.

NEGOTIATIONS

A site meeting was held with the Ward Councillor, applicant and local residents to discuss residents' concerns and the applicant then submitted further information about the nature of the use and amended plans showing an enlargement of existing on-site car parking areas.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

PONTARDAWE TOWN COUNCIL: Have significant concerns for the following reasons:

- Although parking had been factored into the application it was felt to be insufficient for this type of residential care home were there were multiple staff and visitors in an area where there was very limited on street parking
- The main road to the property was single track with double yellow lines. This would be unsuitable for the delivery vehicles frequenting a residential facility
- A site visit by planning officials was paramount prior to any decisions being made.

HIGHWAYS: No objection, subject to conditons.

COMMUNITY CARE & HOUSING: No reply received.

REPRESENTATIONS

The Ward Councillor was notified on 28 March 2023 and again on 16 May 2023.

The neighbouring properties were consulted on 28 March 2023 and reconsulted again on 15 May 2023.

A site notice was also displayed on 29 March 2023.

In response, to date 15 no. objections have been received, with the issues raised (traffic, parking, safety concerns, anti-social behaviour/crime, trees and bats) summarised as follows: -

- Uplands road is a steep Cul-De-Sac with a single restricted turning point at the top of the road. It is narrow and has no pedestrian footpaths. Pedestrians, cyclists and vehicles share the road. Access to the road is by a hairpin turn that requires anything larger than a car to make a 3 point turn. This means that emergency vehicles such as Ambulances and Fire Engines will struggle

to get round corner. There is also a safety concern if any of the potential occupants of the proposed home decide to play in the road or use the road without supervision. Increased traffic will make this even more dangerous.

- The proposed property is located on the outside of a blind bend. The narrow access driveway for the property is between the existing house and a retaining wall with a well established Laurel hedge on top of it. The Laurel hedge obscures the drivers line of sight when leaving the property, which increases the risk of accidents
- The application stated that no trees are on the property. In reality the garden is well established and includes several large apple trees and a large Magnolia tree. Any changes to this would damage the local landscape character.
- The application is for 5 employees, not 4 as implied in the proposal title and it would appear that none of them are to remain in the property as a permanent resident, which is a concern because it would mean that the 1:1 ratio implied in the proposal is not observed outside of normal working hours. This means that there would be no suitable constant supervision on site for the full 24 hours of the day, 7 days a week. In addition, there would be no familiar point of contact if something were to happen outside of the property.
- The worst case scenario should be considered, which is one car per employee and would mean a minimum of 5 cars. In addition to this, there may be visits from Drs, nurses or other professional services as well as the probability of deliveries and visitors to the residents. All this means there could be up to twice the number of vehicles than is suggested in the application. Uplands Road is already burdened with overcrowded parking and there is no space for additional vehicles on this scale. It is therefore likely that the Police will be called from time to time to remove any vehicles parked on double yellow lines and causing obstructions.
- It is possible that there may be use of hazardous substances in the care home, which would need to be controlled properly and disposed of safely. My concern is that normal residents and their children who live in the street may be unnecessarily exposed to anti-social behaviour including drug use and undesirable visitors to the road resulting in an increase in crime.
- Safety concerns about the impact of these the children being housed so close. They are likely to have emotional or behavioural needs based on the information I have seen, and having adolescents up to the age of 18 frighten with those needs housed so close is highly concerning. Our street is a residential area and not set up to have a care home operating on it.
- With an OAP sheltered accommodation so close to this site, and the area being on the rural residential area, I would suggest that adding a business use property would result in a very unbalanced community.
- If the clientele are not to include people with substance / alcohol issues or serious criminals, and permission is given, how will this be monitored and controlled in the future and what would prevent future use as an uncontrolled HMO? Once use has been granted it can easily be changed which is a great concern.
- The property will require extensive renovation to make it fit for purpose and this is likely to cause significant disruption for a long period of time.
- This is an old building with outbuildings as well. Bats are resident in many of these buildings and I frequently see the bats going to roost in the eaves of the roof. The bats cannot be disturbed with the change of use of the building.

- Athena care group does not have a very good rating from staff with regards to management, pay and conditions therefore I would question the suitability of establishing such a care home in the Pontardawe community.

REPORT

National Planning Policy:

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.

The Active Travel (Wales) Act 2013 makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or shops and services.

The Environment (Wales) Act 2016 places a duty on the Council to maintain and enhance biodiversity, promote the resilience of ecosystems and increase their ability to adapt to events such as the impacts of climate change.

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

The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

Policy 9 - Resilient Ecological Networks and Green Infrastructure

In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

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

- **Technical Advice Note 5: Nature Conservation and Planning (2009)**
- **Technical Advice Note 12: Design (2016)**
- **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 SP15** Biodiversity and Geodiversity
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage
- **Policy SP22** Welsh Language

Topic Based Policy

- **Policy SC1** Settlement limits
- **Policy EN6** Important biodiversity and geodiversity sites.
- **Policy EN7** Important Natural Features
- **Policy TR2** Design and Access of New development
- **Policy BE1** Design
- **Policy WL1** Development in Language Sensitive Areas

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)
- [Development and the Welsh Language](#) (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 and ecology.

Principle of Development

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

Whilst it has similar characteristics to use class C3(b), the current proposal seeks planning permission to change the property from use class C3 to use class C2 as the use is intended for children under the age of 18 who cannot live together as a single household without appropriate adult care and/or supervision on a 24 hour basis.

The property will therefore effectively run as a care home facility. There is no physical change to the property that would impact upon the character or appearance of the property, and no alteration of extensions proposed.

The application has been submitted for a maximum of four resident children receiving care (plus staff), and as such a condition can be imposed restricting any permission to that number as any increase in resident numbers could result in materially different impacts (see below).

As such, in principle it is considered that the proposed use, subject to other criteria and policy is acceptable, and would not be contrary to any land use policy within the Adopted Local Development Plan.

Impact on Visual Amenity

The proposals suggest no alterations to the property itself. As stated above, the only visual alteration is the widening of the existing off-road car parking within the existing parking areas. As such the proposed development accords with policy BE1 of the Adopted Local Development Plan.

Impact on Residential Amenity

As is evident from the large number of third party objections received in this case, so-called 'care in the community' type uses can lead to fears of possible criminal or antisocial activities being detrimental to the amenity of neighbouring residents. These uses often raise fears amongst neighbours or wider local communities which, although sometimes not based on fact or evidence, can find their way into grounds for refusal. The 'harm' to residential amenity is often based on perception rather than evidence of problems that actually occur. With appropriate management, the proposed use should not cause significantly any greater impact than its use as a large family dwelling. The property has 7 bedrooms therefore it is material to consider the fall-back position of it being used as a C3 dwellinghouse by a large family, who would require adult supervision of children in order to function properly. Albeit in this case there would be more supervision or control over the residents due to the nature of the use, than that imposed upon those residing in a family dwelling house.

A large family is just as capable of exhibiting anti-social behaviour, with little recourse for neighbours. The more intensive the use of a property however, the more likely other justifiable concerns with regard to noise and overlooking could be raised and which are not associated with the care needs of the intended occupants. Therefore the use should be restricted to a maximum of 4 resident children so that the impacts of this can be controlled.

It is considered that the proposals at this scale will not result in any unacceptable impacts upon residential amenity over and above that would be expected from its lawful C3 use as a single family dwellinghouse, and therefore whilst the concerns of the local residents are a material consideration, there is no evidence that this development would result in any harm to justify withholding planning permission. As such the proposal would be in accordance with Policy BE1 of the Adopted Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

It is accepted that the width and gradient of the existing access serving this cul-de-sac is sub-standard and poses difficulty for larger vehicles. However, as this is an application for a change of use, it is necessary to consider the existing use of the property and trip generation that could be attributed to the existing use and compare this 'fall-back' position with the new use class and development proposed. Having evaluated the type and size of the existing use (7 Bedroom detached dwelling) and the proposed use class the Highways Officer is satisfied that there will not be a considerable increase in trip generation based upon the proposed staffing numbers indicated. The application site benefits from an existing access point from

the adopted highway with a sizeable driveway to accommodate the parking requirements both the proposed and existing use. The Highways Officer requested that alterations be made to the existing car parking arrangement to ensure ease of access for the proposed members of staff at the changeover of shifts, and an amended plan to demonstrate this has been received. The driveway location is to remain as existing with vehicles either reversing into or out of the driveway into the public adopted highway however this is the same arrangement as the existing use class. There is no requirement for the applicant to provide a turning area within the site. However there does appear to be capacity to enhance the visibility splays by reducing the height of the boundary wall to provide betterment to visibility that may help appease the objections but this would not be a highway requirement as it is an established access. The 4 spaces satisfy the NPT parking standards in terms of size and quantity.

In accordance with the parking standard, the 7 bedroom dwelling would require 3 car parking spaces. A residential children's home (page 17 of parking standards) requires 1 space per resident staff and 1 space per non-resident staff and 1 visitor space per 4 beds. The applicant is proposing 5 non-resident staff therefore 2 operational spaces are required and 1 visitor space giving a total of 3 spaces. The applicant has accommodated the additional 1 car parking space required to ensure all staff are able to park within the confines of the site without causing any indiscriminate parking or obstructions within the adopted highway.

Having checked accident statistics for the area, there have been no recorded road traffic accidents at this location or along the highway route leading from the A474, Glanrhyd Road and Uplands Road to the application site. There are existing TRO's (Traffic Regulation Orders) in the form of Double Yellow lines on the bend of Uplands Road to ensure there is no parking in this area.

As an existing 7 bedroom residential dwelling this could easily encourage more than the 4 vehicular spaces required by the new proposal. The new proposal does have capacity to further increase parking facilities, and to include a turning area so that cars would be able to enter and egress in a forward gear, however these are not required to satisfy highway requirements.

The traffic movements associated with the use would also not be dissimilar to that of a residential dwelling of this scale, and as such not result in any unacceptable impacts upon congestion or free movement or traffic or pedestrians.

Accordingly it is considered that the proposals will not result in any unacceptable impacts upon highway and pedestrian safety, and as such would be in accordance with Policy TR2 of the Adopted Local Development Plan.

Biodiversity / Ecology

The application proposes no development to the property itself, but given that a third party has raised the possibility of bats, an advisory note is recommended to make the applicant aware that surveys for protected species may be required for future alterations or development, particularly if this involves any alteration to the roof.

The application proposes no loss of any existing soft landscaping features, which comprise mainly of maintained lawn and ornamental species of flora and more mature trees to the side and rear boundaries. Future Wales Policy 9 requires all developments to provide a net gain for biodiversity as part of a package of measures to maintain ecological resilience and mitigate the effects of the climate emergency. This can be controlled by condition.

Section 106 Planning Obligations

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

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 already been addressed elsewhere in this report, the following comments are made:

- The property does not require extensive renovation to make it fit for purpose
- The employment credentials of the applicant company are not a material planning consideration, the planning assessment is of the intended C2 use and is not personal to the particular applicant company

CONCLUSION

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 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 BE1 and TR2 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and 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.

Conditions:-

Time Limit 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.

List of Approved Plans

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

AL(90)02 Proposed Site Plan
AL(00)02 Proposed Floor Plans
AL(90)01 Location Plan
Athena Care Group Supporting Statement

Reason:

In the interests of clarity.

Action Conditions

- 3 Prior to the first use of the development hereby approved the existing car parking areas shall be enlarged as set out on the amended plan hereby approved and made available for use by occupiers of the property, and retained for use as such thereafter.

Reason

In the interests of highway and pedestrian safety and to accord with Policy TR2 of the Local Development Plan.

- 4 Prior to the first beneficial occupation of the use hereby permitted, an artificial nesting site for birds shall be erected on the property to one of the following specifications, and retained as such thereafter:
Nest Box Specifications for House Sparrow Terrace:
Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs.
To be placed under the eaves of buildings.
Entrance holes: 32mm diameter
Dimensions: H310 x W370 x D185mm
or
Swift Nest Box Specification:
Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.
Dimensions: H150 x W340 x D150mm

Reason:

In the interest of biodiversity, to mitigate the loss of foraging habitats, and to accord with Policy 9 of Future Wales: The National Development Plan 2040 and Policy SP15 of the Adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 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.

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

APPLICATION NO: T2023/02	DATE: 20.07.2023
PROPOSAL:	Confirm T1 Corsican Pine (Pinus nigra) and T2 Scots Pine (Pinus sylvestris)
LOCATION:	111 Cimla Road, Neath SA11 3UE
APPLICANT:	N/A
TYPE:	Tree Preservation Order Confirmation
WARD:	Neath South

TPO REFERENCE

T2023/02

DESCRIPTION

Request for confirmation of a Tree Preservation Order

SITE ADDRESS

111 Cimla Road, Neath SA11 3UE

BACKGROUND INFORMATION

A provisional Tree Preservation Order was issued for this site on the 16th May 2023. Appropriate notice was served on the owners of the land. The Authority was made aware that the trees were at imminent risk of being felled.

a.Local Plan Policies

Local Development Plan Policies:
SP16 Environmental Protection
SC1 Settlement Limits

b.Other Policies

Future Wales - the National Plan 2040
Planning Policy Wales (Edition 11, 2021)
Technical Advice Note 10: Tree Preservation Orders (1997)

c.Relevant Planning History

The site is within the settlement development limit in the Local Development Plan but has no planning history.

d.Responses to TPO Consultation

Name &/or Address	Served a copy of TPO (Y/N)?	Date comments received	Acknowledged (Y/N)?	Objection, No objection or Neutral
Tai Tarian, Ty Gwyn, Brunel Way	Y	9.6.23	Y	Neutral
111 Cimla Road	Y	N/A	-	-
113 Cimla Road	Y	13.6.23	Y	Objection
38 Moorland Road	Y	N/A	-	-
40 Moorland Road	Y	12.6.23	Y	Objection
42 Moorland Road	Y	17.5.23	N	No objection (telephone call)
109 Cimla Road	Y	12.6.23	Y	Objection
107 Cimla Road	N	14.6.23	Y	Objection
36 Moorland Road	N	13.6.23	Y	Objection
114 Cimla Road	N	13.6.23	Y	Objection
116 Cimla Road	N	13.6.23	Y	Objection

The issues raised by the objectors can be summarised as follows:

1. Safety

The trees have caused us great stress over the last few years, especially when there's high winds. They are directly behind us and within reach of our property. They are frightening to look at when we have bad weather and surely common sense would prevail that taking these trees down would be the right thing to do before they cause catastrophic damage.

If they fall on the houses this will be life threatening for occupiers. They will bring down electricity and telephone cables if they fall into the road which is a risk to motorists and pedestrians alike.

These trees are in close proximity to 111 and 113 and if they were to fall or branches were to snap off (as happened during lockdown) this could cause significant damage to property and/or life.

In addition to the obvious concern that the very tall trees may come down in adverse worse weather, every year the trees constantly drop pine needles and branches. The pine needles block guttering and drains and this has resulted in damp and flooding in my home. I have to regularly clear the drains and in bad weather find myself so anxious about flooding that I get up during the night to ensure the drains have not become blocked. The branches of various sizes often cause damage to cars parked in neighbouring property and on the road.

Our children play on the driveway and we worry about their safety under the trees with the constant pine cones falling. It was only during lockdown that we had to stop them from playing on the driveway as a big branch overhanging our driveway snapped. It took Tai Tarian 3 weeks to come out and sort it. Our daughter who sleeps in one of our front bedrooms often wakes in the middle of a windy night asking if she can sleep in the back bedroom as she is scared of the movement of the trees.

2. Damage to Property

A few years ago, Tai Tarian had to rebuild the whole of their pine end and re roof 111 on the tree side. Our boundary wall has also been damaged by the trees. I had a structural engineer to have a look at the wall who said that this was damage caused by the trees being so close. I didn't ask the engineer for a written report as this would've been costly and Tai Tarian had agreed in the meantime to take the trees down which made it pointless for myself to waste money on a report.

Photos:



Damage that you see below came from troughs, which due to pine needles, were overflowing penetrating dining room kitchen and hallway wooden floor was ruined skirting's ruined floor damage from water and certain walls needed plastering and we still not finished.

Photos:





3. Nuisance

Sap on cars, pine needles in gutters and on driveways.

They drop a terrible amount of sharp needles and pines which pollute our garden and have punctured our pool, as well as caused injury to my children's feet when they have been accidentally stepped on.

The trees block sunlight for many of our neighbours, including us, where we only get sunlight from afternoon onwards, as it blocks the morning sunshine. This often makes us feel down and depressed and affects our mood as a family.

4. Size

Although big, they are in between two houses. They can only be seen driving up Cimla hill from the turning to hillside, and coming down from Tesco onwards. We've driven around the Cimla Crescent area and Moorland road behind and they can't be seen from anywhere else apart from between two houses in the crescent.

In response to the objections, both Ward Members have indicated a preference for the trees to be felled in accordance with the wishes of the neighbouring residents. The Ward Members have been advised that the owner of the trees (Tai Tarian) and tenant occupier(s) of No.111 Cimla Road have not objected to the TPO or requested that the trees be felled. Furthermore the Ward Members were advised that there were no legitimate grounds for felling the trees as no arborist or engineering evidence to support allegations of risk of or actual structural defect or damage to property from the trees has been provided by the objectors, despite this being asked for and an extension of the consultation period given in order for such evidence to be submitted.

APPRAISAL

The TPO relates to the following:

Trees specified individually (encircled in black on the map)

Reference on Map	Description	Situation*
T1	Corsican Pine (Pinus nigra)	111 Cimla Road, Neath SA11 3UE

T2	Scots Pine (<i>Pinus sylvestris</i>)	111 Cimla Road, Neath SA11 3UE
----	--	-----------------------------------

The trees have been surveyed by the Authority's Arboricultural Officer who estimates the trees to be in the region of 90 years old with an estimated lifespan of a further 40 years. The height of the Corsican Pine is 21m and the height of the Scots Pine is 22.5m. There is no evidence of any significant decay, disease or structural defects on either of the trees.

The Authority's Arboricultural Officer has confirmed, that prior to the provisional tree preservation order being issued, a TEMPO – Tree Evaluation Method for Preservation Orders assessment of the trees was undertaken.

The TEMPO assessment is in two parts and is an appropriate way for the Authority to consider the merits of a Tree Preservation Order. The two parts to an assessment are:

1. Amenity Assessment
2. Expediency Assessment

These are considered in turn below:

Amenity Assessment

- Condition - The trees were assessed as having no significant defects, disease or decay and scored 3 (Fair/Satisfactory Condition).
- Retention Span – Assessed to have a probable life expectancy of over 40 years and scored 4 (Suitable/Very Suitable for a TPO)
- Relative Public Visibility – Assessed as highest score 5 (very large trees with some visibility or prominent large trees). The trees are highly visible and prominent in the public realm from the highway and surrounding area, both from long and short distance.
- Other Factors - Assessed as score 1 with both trees being of good form and structure.

Expediency Assessment

There is a prospect of trees being felled, with the tree owners (Tai Tarian) having previously acceded to neighbouring residents' request to do so and the Council being notified of the intent to remove both trees. This would represent a foreseeable threat to the trees – Score 3.

Other Considerations

The trees have been assessed by the Authority's Biodiversity Woodland Officer in accordance with CAVAT – Capital Asset Valuation for Amenity Trees

methodology, and has considered the size of the trees and the extent of their canopy cover and contribution to biodiversity and air quality considerations.

Canopy cover (the total area covered by leaves and branches of trees when viewed from above) for this Lower Super Output Area (sub-ward) area is currently 16%, which is well below the average of 32% for the County Borough. The ward itself has a canopy cover of only 17%, which is well below the average of 32% for the County Borough, and has seen a decrease in 1% from 2011-2019. 1% is considered to be quite a significant loss and can be attributed to the removal of medium to large trees in the area over the last 10-13 years. The overall trend is a decrease in canopy of 2% over the County Borough since 2011. In light of these figures, the retention of medium to large trees in this area would be considered to be a priority.

The ecosystems benefits in relation to trees, including air quality, carbon sequestration, water runoff etc. are all based on the canopy size. The loss of any large trees will have a negative effect on the ability of the area to maintain these systems. Having mature large trees in urban areas are known to also provide significant mental health and well-being benefits.

Habitat wise, Pine trees are of particular importance for our smallest birds such as the goldcrest and firecrest, and as there is a lack of this type of tree in the area the loss of these trees could be significant in this regard. Connectivity between habitats is also a key consideration when considering the potential loss, as these trees will act as stepping stones to other habits in the area in particular for bats and birds.

CAVAT value wise, as a rough estimate based on the TEMPO survey and the CAVAT quick method:

The Corsican pine would be valued at £62,549
 Scots Pine £43,848

Therefore in accordance with CAVAT, which has been widely and successfully used in court to secure financial compensation in relation to trees, there is a potential value over £100k for these trees, which is not an insignificant asset value.

Response to Representations

The Authority's Arboricultural Officer has considered the height of the trees and their distance from each of the addresses that have objected to the provisional order as follows:

Address	Distance to boundary (metres)*	Distance to dwelling (metres)*	Leaf litter	Shading	Roots	Overhanging branches
107 Cimla Road	21.0	21.0	Low	Low	No impact	No

109 Cimla Road	14.5	14.5	Low	Low	No impact	No
113 Cimla Road	1.5	13.0	Moderate	Moderate	Some impact	Yes
114 Cimla Road	33.0	39.5	Low	Low	No impact	No
116 Cimla Road	32.5	38.0	Low	Low	No impact	No
36 Moorland Road	15.0	26.0	Low	No impact	No impact	No
40 Moorland Road	9.0	18.5	Low	No impact	No impact	No

***KEY:**

Distance to boundary – The distance between the nearest point of the properties boundary and the nearest Pine tree.

Distance to dwelling – The distance between the nearest point of the dwelling and the nearest Pine tree.

Leaf litter – Taking into consideration the prevailing wind direction and distance of the property from the trees, the level of perceived nuisance from leaf litter.

Shading – Taking into consideration the orientation of the summer and winter sunlight and the distance of the property from the trees, the impact of reduced natural light.

Roots – The impact of root growth on neighbouring properties.

Overhanging branches – The presence of overhanging branches into the neighbouring property.

Despite requests for further evidence from the objectors e.g. an independent arborist or structural engineer's report, no such evidence has been provided. Confirmation of the TPO does not prohibit such evidence being submitted in future to accompany an application to carry out work to the trees, including felling. This supporting information, dependant on the justification for the works/felling is a National Validation requirement for TPO applications, as set by Welsh Government, and set out on the standard application forms. Copies of this have been sent to relevant parties. Tai Tarian, who own the trees, are aware of the objections to the provisional order and have advised that, if the Local Authority make the decision to permanently protect the trees (by confirming the provisional order), Tai Tarian will follow any requirements set out in the TPO, working closely with the Local Authority.

Conclusion

The trees have scored highly and are worthy of protection by a TPO. Under the TEMPO guidance the trees passed both the initial amenity test and expediency

test for a TPO. The scoring exceeds 16 points which within the TEMPO guidance indicates a TPO is merited.

Notwithstanding this, the value that these trees provide for the wider area both visually, ecologically as habitat and foraging for multiple species and as set out within the reply from the Authority's Biodiversity Woodland Officer in terms of imbedded Carbon, air quality and water absorption, should deter any unjustified felling of these mature trees from an area that has already seen an overall reduction in tree cover over recent years.

No objection has been received from the owner of the trees or the tenant(s) occupying the property on which they are located (111 Cimla Road). The third party representations have been considered, but the arguments and evidence put forward are not considered sufficient to justify amending the provisional Order or allowing it to lapse.

To clarify, this does not prevent an application being submitted to undertake works to the trees now or in the future, or if justified an application for their felling. It does however, ensure that due regard is taken to the justification for these works and that if necessary mitigation secured by re-planting. This would be in line with the overarching principles set out within Future Wales for protection of the environment, but also in line with the Authority's own aims and objectives with regard to placemaking, and its objectives in terms of carbon and ecological protection and enhancement to maintain ecological resilience and mitigate the effects of the climate emergency in accordance with duties under Section 6 of the Environment Act.

RECOMMENDATION

It is **RECOMMENDED** that the provisional Tree Preservation Order dated 16th May 2023 be confirmed as a Tree Preservation Order.

Given the comments of residents it is further **RECOMMENDED** that the Council write to the tree owners (Tai Tarian) and invite them to make an application for remedial works to mitigate the nuisance element from overhanging branches.

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2023/0005 **Planning Ref:** P2022/0654

PINS Ref: CAS-02237-F7Y5B6

Appellant: Mr Tavis Knoyle

Proposal: Retention of building for use as a barber shop ancillary to the gym.

Site Address: Unit 9 Gym Quay Road Neath SA11 1SL

Appeal Method: Written Representations

Decision Date: 23 June 2023

Decision: Appeal Dismissed

Appeal Decision Letter

Appeal Ref: A2023/0006 **Planning Ref:** P2022/0111

PINS Ref: CAS-02664-M4K2K2

Appellant: Mr Joshua Chambers

Proposal: Installation of 1no. digital display panel to replace current classic panel

Site Address: Warehouse Wall Afan Way SA12 6NP

Appeal Method: Written Representations

Decision Date: 19 June 2023

Decision: Appeal Dismissed
Appeal Decision Letter

b) Enforcement Appeals

Appeal Ref: A2023/0004 **Planning Ref:** E2022/0178

PINS Ref: CAS-02235-Z5Q1V1

Applicant: Tavis Knoyle

Alleged Breach: Appeal against

Site Address: Unit 9 Gym Quay Road Neath Neath Port Talbot
SA11 1SN

Start Date: 13 March 2023

Appeal Method: Written Representations

Decision Date: 23 June 2023

Decision: Appeal Allowed no Conditions
Appeal Decision Letter

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2023/0006 **Planning Ref:** P2022/0111

PINS Ref: CAS-02664-M4K2K2

Appellant: Mr Joshua Chambers

Proposal: Installation of 1no. digital display panel to replace current classic panel

Site Address: Warehouse Wall Afan Way SA12 6NP

Start Date: 2 May 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0007 **Planning Ref:** P2022/0268

PINS Ref: CAS-02377-C7R0S0

Appellant: Mrs A White

Proposal: Removal of existing structure and construct replacement two storey detached dwelling

Site Address: Tor Y Graig Farm Ty Llwyd Bryncoch SA10 7DX

Start Date: 5 May 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0008 **Planning Ref:** P2022/0866

PINS Ref: CAS-02575-F0P4H0

Appellant: D Shepherd

Proposal: Outline application (all matters reserved except access) for a 2 bed dwelling with associated garden and off road parking and new vehicular access

Site Address: 45 Burrows Road Skewen Neath Neath Port Talbot SA10 6AE

Start Date: 12 May 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0009 **Planning Ref:** P2022/0311

PINS Ref: CAS-02695-V7G7T4

Appellant: Mr Philip Morgan

Proposal: Retention and completion of garage and associated shutters for domestic storage and use of land as a vegetable plot

Site Address: Land Adjacent To Ynys Y Nos Ynys Y Nos Pontwalby Neath Port Talbot SA11 5LS

Start Date: 25 May 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0010 **Planning Ref:** P2022/0641

PINS Ref: CAS-02409-M4Y0T9

Appellant: Mr Jay Clark

Proposal: Change of use of a domestic garage into a barbershop (A1 use class). Access for clients will be available via the back road access, on street

parking and off street parking within residential curtilage. Clients will be invited to the shop by appointment only, no more than one/two clients waiting at one time.

Site Address: 20 New Street Tonna Neath Neath Port Talbot SA11 3JH

Start Date: 5 June 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0012 **Planning Ref:** P2023/0129

PINS Ref: CAS-02758-R4T0W3

Appellant: Mr Billy Doyle

Proposal: Retention of parcel of land as garden curtilage in association with the property known as Afan Forest Cottage.

Site Address: Afan Forest Cottage Tai'r Ynys Fawr
Pontrhydyfen Port Talbot Neath Port Talbot SA12 9RU

Start Date: 21 June 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0013 **Planning Ref:** P2022/0663

PINS Ref: CAS-02517-V8M9K4

Appellant: Mr Gareth Tomlinson

Proposal: Change of use from social club to dwelling (C3 use) and associated works

Site Address: Former Constitutional Club 1-3 Office Place

Glyncorrgwg SA13 3DH

Start Date: 3 July 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0014 **Planning Ref:** P2022/0539

PINS Ref: CAS-02565-V6R4B5

Appellant: Mrs Sarah Davies

Proposal: Creation of a new vehicular access and 1 no. off road parking space.

Site Address: 27 Gelligron Road Pontardawe SA8 4LU

Start Date: 17 July 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0015 **Planning Ref:** P2022/0826

PINS Ref: CAS-02603-F8G8J6

Appellant: MBNL (EE (UK) Ltd And H3G (UK) Ltd)

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

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

Start Date: 20 July 2023

Appeal Method: Written Representations

b) Enforcement Appeals

Appeal Ref: A2023/0002 **Planning Ref:** E2020/0299

PINS Ref: CAS-02521-F9X1W2

Applicant: Roger Morris Trustee Of The Late William Donald Heggie

Alleged Breach: The unauthorised change of use of the land for the storage of vehicles and parts.

Site Address: Land At Eaglesbush Valley Neath Neath Port Talbot SA11 2AN

Start Date: 4 July 2023

Appeal Method: Written Representations

Appeal Ref: A2023/0011 **Planning Ref:** E2021/0309

PINS Ref: CAS-02436-V9F7X8

Applicant: Andrew Edward Tranter

Alleged Breach: Appeal against Extension with balcony above and raised platform to rear of garden

Site Address: Sycamores School Road Jersey Marine Neath Neath Port Talbot SA10 6JE

Start Date: 6 June 2023

Appeal Method: Written Representations

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 19th APRIL 2023 AND 24TH JULY 2023

App No: **P2020/0214**

Proposal: Retention and completion of realignment and improvement of existing track, reduction of width and improvement of existing bridleway and associated drainage, landscaping and surfacing works including culverting and re-profiling of land

Location: Land Adjacent To Bryncoed Farm Starvin Hill
Crynant SA10 8PP

Decision: Approved

Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2021/0902**

Proposal: Proposed conversion of public house into eight one bedroom self contained flats with associated works comprising part demolition of single storey rear extension, installation of window openings on rear and side elevations.

Location: Dynevor Arms Dynevor Terrace Pontardawe SA8
4HX

Decision: Approved subject to a 106 agreement

Ward: Pontardawe

App No: **P2021/1214**

Proposal: Retention of change of use of land into residential curtilage that has facilitated an extended garden area for the existing dwelling known as Drummau Cottage located at 37 Ormes Road

Location: Land Adjacent To Drummau Cottage 37 Ormes Road
Skewen SA10 6TA

Decision: Approved

Ward: Coedffranc North

App No: **P2021/1215**

Proposal: Retention of temporary change of use of land to facilitate the use of a static caravan (currently located on site and residential occupation of it has commenced) for temporary living accommodation on land adjoining Drummau Cottage, 37 Ormes Road together with associated installation of above ground effluent cesspool tank (both for a temporary period up to a maximum of 24 months)

Location: Land Adjacent To 37 Ormes Road Skewen SA10 6TA

Decision: Approved

Ward: Coedffranc North

App No: **P2021/1277**

Proposal: Revised restoration profile of Tip 890 including continuation of waste importation to 31st October 2023 with restoration completed by 31st October 2025.

Location: Pwllfawatkin Refuse Tip Pontardawe Link Road To Baran Road Pontardawe SA8 4RX

Decision: Approved

Ward: PontardawePontardawePontardawe

App No: **P2022/0146**

Proposal: Change of use of existing nursing home (Class C2) into a mixed use of cafe (Class A3), 6 No's shops (Class A1), 10 industrial units, (Class A1, B1& B8), managers office, plant room and parking (Amendment to Proposal and Plans)

Location: Min Yr Afon Residential Home London Row Cwmavon Port Talbot Neath Port Talbot

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2022/0203**

Proposal: Details to be agreed in association with conditions 13 (verification report confirming completion of remediation scheme) 15 (traffic management scheme (including any Traffic Regulation Orders)) and 16 (Travel Plan) of planning permission P2019/5679 granted on 5 February 2020 (condition 13 verification Statement received 08/06/2022)

Location: Former Dwr Y Felin Lower Comprehensive School
Heol Penlan Neath SA10 7LB

Decision: Approved

Ward: Dyffryn

App No: **P2022/0215**

Proposal: Listed Building Consent for replacement windows / front door & rear door to property, rebuilding of Porch extension to rear

Location: 1 Gelli Houses A4107 From Cymmer To Blaengwynfi
Cymmer SA13 3NP

Decision: Approved

Ward: Cymmer & Glyncorrwg

App No: **P2022/0216**

Proposal: Variation of condition 3 (list of approved plans and documents) of planning permission P2014/0883(Installation of 5 wind turbines, together with ancillary development including substation and control building, on site underground electrical cables, access tracks, meteorological mast, crane hard standings, temporary construction compound, palisade fencing on site pond and site access) granted on 16/05/2018 to amend the maximum heights of the turbines from 145m to tip to 149.9m to tip. (Additional information received)

Location: Melin Court Wind Farm Land To The East Of Melin
Court Resolven Neath Neath Port Talbot

Decision: Approved subject to a 106 agreement

Ward: Resolven & Tonna

App No: **P2022/0281**

Proposal: Proposed development of 3 No. camping pods and ancillary development

Location: Land At Tycoch Lane Between Glan Gwrelych And Ynys Y Nos Avenue Glynneath Neath Neath Port Talbot

Decision: Approved

Ward: Glynneath Central & East

App No: **P2022/0365**

Proposal: Demolition of existing steel frame open storage building and construction of a detached two storey holiday amenity building incorporating covered parking and storage areas at ground floor and communal recreation facilities at first floor together with change of use of existing concrete farm building and associated single storey side extension and external alterations to accommodate a 1 bed holiday flat at first floor and communal holiday facilities, storage and reception room at ground floor (Proposed building, extension and uses to be used in associated with existing tourism complex known as Swansea Valley Holiday Cottages only) (new bat survey and ecology information received 25.01.23)

Location: Steel Frame Open Storage Building And Concrete Farm Building Plas Farm Lane From Church Road To Plas Farm Rhos Pontardawe

Decision: Approved

Ward: Rhos

App No: **P2022/0366**

Proposal: Listed building consent for a new single storey side extension, replacement of existing roof, rainwater goods, windows, doors, handrail to external stair (and new tread grates) together with replacement of existing ground and first floor structures (including all necessary waterproofing and insulation), repair and recoating of the external wall finishes, internal lining of the external walls to include insulation, in addition to placement of new windows and doors within existing unframed openings together with works to accommodate bat roosting within the new roof design (works proposed to accommodate a change of use of existing building to a 1 bed holiday flat at first floor and communal facilities at ground floor for use by occupiers of holiday residences at Swansea Valley Holiday Cottages)

Location: Concrete Farm Building Plas Farm Lane From Church Road To Plas Farm Rhos Pontardawe

Decision: Approved

Ward: Rhos

App No: **P2022/0463**

Proposal: Details to be agreed in association with the re-discharge of condition 5 (remediation strategy) of application P2019/5679 granted on 5th February 2020 (condition originally discharged on 27.11.20 under reference P2020/0811 but remediation strategy report has been updated requiring the condition to be agreed again)

Location: Former Dwr Y Felin Lower Comprehensive School, Heol Penlan, Neath, SA10 7LB

Decision: Approved

Ward: Dyffryn

App No: **P2022/0491**

Proposal: Full planning permission for the construction of 5 detached dwellings with associated engineering works and parking.

Location: Land Between 4 Forest View And 100 Neath Road Resolven

Decision: Approved
Ward: Resolven & Tonna

App No: **P2022/0492**
Proposal: Detached dwelling and detached garage together with associated means of enclosure, retaining works / engineering operations and access (amended plans received 19.05.23 and 08.06.23)
Location: Plot 1 Treforgan Road Treforgan Crynant
Decision: Approved
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2022/0557**
Proposal: Construction of highway, 8 detached self-build dwellings with associated landscaping, drainage and ancillary development (Phase1).
Location: Land North Of Maes Ty Canol Baglan SA12 8US
Decision: Approved
Ward: Baglan

App No: **P2022/0588**
Proposal: Proposed conversion of existing building from Offices (Class A2) into 7 self-contained residential units comprising: 2 No studio, 3 No 1 bed and 2 No 2 bed, three and single storey rear extension and demolition of existing detached storage to rear and construction of detached two storey building comprising: 2 No 2 bed residential units at the rear of main building together with associated works.
Location: 96 Gnoll Park Road Neath SA11 3DD
Decision: Approved subject to a 106 agreement
Ward: Neath North

App No: **P2022/0619**
Proposal: Proposed siting of No. 3 mobile trading vehicles for either A1 or A3 use on Aberavon Beachfront, vehicles to be removed from site each day
Location: Land At Aberavon Beachfront The Princess Margaret Way Sandfields Port Talbot Neath Port Talbot

Decision: Approved
Ward: Sandfields East

App No: **P2022/0622**

Proposal: For the creation of one traveller/gypsy pitch with one residential static unit, touring caravan, conversion of part of existing stable block to create a utility/day room with improved access, parking and turning area

Location: Land Between Cwmavon And Dan Y Bont Maes Y Bettws Pontrhydyfen SA12 9SD

Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/0670**

Proposal: Full planning permission to change of use of existing building from A3 takeaway and 1no flat into 3no. Flats, with 2no. parking spaces, bin storage and cycle parking.

Location: 78 Neath Road Briton Ferry Neath SA11 2YR

Decision: Approved
Ward: Briton Ferry East

App No: **P2022/0692**

Proposal: Demolition of existing building and construction of residential development comprising 36 apartments with cycle storage, refuse storage and communal amenity areas

Location: 38-42 Wind Street Neath SA11 3HA

Decision: Approved subject to a 106 agreement
Ward: Neath North

App No: **P2022/0764**

Proposal: Discharge of conditions 3 (contaminated land assessment), 4 (contaminated land remediation strategy), 5 (construction method statement and traffic management plan) and 6 (construction environmental management plan) of planning permission P2022/0433 for the construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit with all associated landscaping and infrastructure approved on 22/7/22.

Location: Neath Port Talbot Hospital Baglan Way Aberavon SA12 7BX

Decision: Approved

Ward: Aberavon

App No: **P2022/0825**

Proposal: Retrospective permission for retention of cafe and decking area and proposed extension with associated ancillary development.

Location: Former TRW Car Park Neath Vale Supplier Park Resolven Neath Neath Port Talbot

Decision: Approved

Ward: Resolven & Tonna

App No: **P2022/0878**

Proposal: Proposed side and rear extensions, the works for which include the demolition of an existing single storey rear extension, car port and detached garage. Alterations to the existing roof, to provide living accommodation within the roof space, in the form of two rear dormer extensions and the installation of velux windows, the works for which include the removal of an existing rear dormer. Plus increase in garden levels to the front to accommodate an extended level parking area and to the rear to accommodate a raised terrace area. The works will also include a full re-roofing of the existing dwellinghouse.

Location: 9 Primrose Lane Rhos Pontardawe SA8 3ES

Decision: Approved

Ward: Rhos

App No: **P2022/0912**
Proposal: Demolition of existing derelict 3 storey building and replacement with 3 storey apartment building (comprising 4no. 2-bed on ground and first floor and 2no 1-bed at top floor) together with a detached dwelling all with associated works and car parking.
Location: 121 Heol Cae Gurwen Gwaun Cae Gurwen SA18 1PD
Decision: Refused
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2022/0916**
Proposal: Construction of rear outbuilding and reconstruction of retaining wall with new hardstanding areas, balustrade and timber fence (AMENDED PLANS RECEIVED).
Location: 3 Heol Las Ynysmeudwy Pontardawe SA8 4PR
Decision: Approved
Ward: Pontardawe

App No: **P2022/0966**
Proposal: Creation of one gypsy pitch with one residential static unit, touring caravan, a utility/day room and boundary fencing (partly retrospective)
Location: No 1 Ponderosa Church Street Briton Ferry Neath SA11 2HZ
Decision: Refused
Ward: Briton Ferry West

App No: **P2022/0981**
Proposal: Retention of change of use from public house (A3 use) to guesthouse (C1 use), including public bar/restaurant and 8 no. guest rooms to allow for premises to be used for private hire/functions together with repositioned boundary fence
Location: Ynysmeudwy Arms 168 Ynysmeudwy Road Ynysmeudwy Pontardawe SA8 4QJ
Decision: Approved
Ward: Pontardawe

App No: **P2022/1008**
Proposal: Retention and completion of a detached dwelling
Location: Plot 36 Forest Lodge Lane Cwmavon Port Talbot
SA13 2RX
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2022/1021**
Proposal: Erection of a dwelling (Plot 4) with associated
landscaping, drainage and access.
Location: Plot 4 Land North Of Maes Ty Canol Baglan Port
Talbot SA12 8US
Decision: Approved
Ward: Baglan

App No: **P2022/1024**
Proposal: Erection of a dwelling (Plot 5) with associated
landscaping, drainage and access.
Location: Plot 5 Land North Of Maes Ty Canol Baglan SA12
8US
Decision: Approved
Ward: Baglan

App No: **P2022/1057**
Proposal: Outline application (all matters reserved) for
construction of 1 no detached dwelling in the garden
area of No. 37 Heol Derwen, plus outline planning
permission for construction of a garage to serve No. 37
Heol Derwen
Location: 37 Heol Derwen Cimla Neath Neath Port Talbot
SA11 3YY
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2022/1082**

Proposal: Works to 17 trees covered by tree preservation order T277. Proposed works are as follows:
Tag number 581 Oak - remove deadwood above footpath, 582 Beech - reduce crown by 3 metres, 583 Oak - reduce over extended branches above footpath by 2.5 metres and remove deadwood, 584 Oak - reduce height by 2.5 metres, 585 Oak - reduce branch over garden by 1.5 metres and branches over footpath by 2.5 metres, 587 Beech - reduce crown by 2.5 metres, 588 Oak - reduce branches over gardens by 3 metres, 589 Beech - reduce three large branches on north side by three metres, 591 Oak - reduce one large branch over footpath and branches over gardens by three metres, 592 Sycamore - reduce upper crown branches over garden by 2.5 metres, 593 Oak - reduce branches on north side of crown by 2.5 metres, 594 Oak - reduce crown over gardens by 3 metres, 595 Oak - reduce major branches over footpath by three metres and remove deadwood, 596 Oak - reduce upper crown by two metres, 597 Oak - reduce one major branch on north side by three metres, reduce branches over garden by 2.5 metres, remove deadwood over footpath and on northern side of crown, 598 Oak - remove all branches within one metre of washing line, 600 Ash - reduce southern stem by 2.5 metres.

Location: Footpath Off Heol Glynderwen Heol Glynderwen
Caewern Neath SA10 7QU

Decision: Approved

Ward: Bryncoch South

App No: **P2023/0030**

Proposal: Retrospective application for the construction of raised platforms and steps including retaining works, means of enclosure and associated landscaping to the front and side of the property

Location: 45 Swansea Road Pontardawe SA8 4AL

Decision: Approved

Ward: Trebanos

App No: **P2023/0035**
Proposal: Construct a garage and separate covered walkway to provide access to No.157 Shelone Road
Location: Land Adjacent To 2A Brynhyfryd Road Briton Ferry SA11 2HT
Decision: Approved
Ward: Briton Ferry West

App No: **P2023/0050**
Proposal: Change the upper and rear floors of existing garage into a 1 bed holiday let/Airbnb (use class C6) whilst retaining garage for one vehicle parking and workshop with bike storage.
Location: Ty Gwennol Main Road Cilfrew SA10 8NE
Decision: Approved
Ward: Aberdulais

App No: **P2023/0054**
Proposal: Non-material amendment to planning permission ref. P2021/0351 approved 13th Aug 2021:
1.Reduce length of garage from 13m to 9m. The reduction of the garage is from the rear elevation of the garage leaving the front elevation of the garage in the same position and distance set back from the property frontage.
2.Replace pervious hard standing and eco drain leading to detached garage with pervious grass mesh.
Location: 13 Derwen Road Alltwen Pontardawe SA8 3AU
Decision: Approved
Ward: Alltwen

App No: **P2023/0055**
Proposal: Change of use of parcel of land to form part of the residential curtilage of No.10 Llys Harry, Godre'r Graig, SA9 2EQ.
Location: Land Adjacent To 10 Llys Harry Godre'r Graig SA9 2EQ
Decision: Approved
Ward: Godre'rgrraig

App No: **P2023/0059**
Proposal: Two storey front extension to accommodate an internal wheelchair lift.
Location: 236 Western Avenue Sandfields SA12 7NE
Decision: Approved
Ward: Sandfields West

App No: **P2023/0063**
Proposal: Part single storey & part two storey side and rear extensions
Location: 138 The Highlands Neath Abbey SA10 6PE
Decision: Approved
Ward: Dyffryn

App No: **P2023/0066**
Proposal: Proposed construction of 1 No 3 bedroomed & 1 No 2 bedroomed semi-detached split level dwellings with associated landscaping, site works and SUDs drainage
Location: Plot Adjacent To 24 Curwen Close Pontrhydyfen Neath SA12 9UT
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0067**
Proposal: Proposed detached dwelling with off street parking and associated engineering works.
Location: Plot 14 The Oaks, Adj To 15 The Oaks Cimla SA11 3RJ
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0072**
Proposal: Single storey rear extension, extension to existing driveway and development of retaining walls to support driveway and access ramp with balustrade.
Location: 51 Tregelles Road Longford Neath Neath Port Talbot SA10 7HT

Decision: Approved
Ward: Dyffryn

App No: **P2023/0078**

Proposal: Outline application (all matters reserved) for construction of 1no detached dwelling in the garden area of 1 Lansbury Avenue

Location: Land Adj To 1 Lansbury Avenue Margam SA13 2LE

Decision: Approved

Ward: Margam & Taibach

App No: **P2023/0080**

Proposal: Change of use from phone shop (A1 use) to tea shop (A3 use).

Location: 6 Green Street Neath Neath Port Talbot SA11 1DR

Decision: Approved

Ward: Neath North

App No: **P2023/0090**

Proposal: Two storey rear extension

Location: Tairysgol 93 Pen Yr Alltwn Alltwn Pontardawe Swansea

Decision: Approved

Ward: Rhos

App No: **P2023/0091**

Proposal: Variation of condition 2 (approved plans) of planning permission P2022/0147 approved on 29.09.2022 to revise front car parking. Details to be agreed in association with condition 3 (landscaping), condition 4 (CMS), condition 5 (vision splay) condition 6 (Drairage Scheme) and condition 8 (ecological enhancement).

Location: Bulldogs Gym Fenbrook Close Aberavon SA12 7PA

Decision: Approved

Ward: Aberavon

App No: **P2023/0105**
Proposal: Installation of 6 no. internally illuminated 'M' and 'McDonald's' fascia signs, 3 no. internally illuminated booth lettering signs and 1 no. internally illuminated pay booth screen to new drive-thru restaurant
Location: Tesco Supermarket A4067 From Glais To Pontardawe Alltwen Pontardawe SA8 3AZ
Decision: Approved
Ward: Alltwen

App No: **P2023/0106**
Proposal: Various site signage including 4 no. freestanding internally illuminated digital menu board signs, 2 no. 'McDonald's' banner unit signs, 1 no. internally illuminated 'Play Land' sign and 27 no. individual 'dot' signs to assist with patron circulation, including pedestrian crossing, speed limit and similar directional/warning signs
Location: Tesco Supermarket A4067 From Glais To Pontardawe Alltwen Pontardawe SA8 3AZ
Decision: Approved
Ward: Alltwen

App No: **P2023/0107**
Proposal: Insertion of new internally illuminated acrylic 'McDonald's' logo panel to existing 7m high Tesco totem petrol sign
Location: Tesco Supermarket A4067 From Glais To Pontardawe Alltwen Pontardawe SA8 3AZ
Decision: Approved
Ward: Alltwen

App No: **P2023/0110**
Proposal: Details to be agreed in association with condition 3 (piling/foundation details) of planning application P2020/0303 granted on 23/03/2020
Location: Land Adjacent To 1A Julian Terrace Port Talbot SA12 6UE
Decision: Approved

Ward: Aberavon

App No: **P2023/0112**

Proposal: Proposed rear single storey extension.

Location: 117 Cae Morfa Skewen SA10 6EE

Decision: Approved

Ward: Coedffranc West

App No: **P2023/0115**

Proposal: Advertisement consent for the erection of 1no non-illuminated sign with company branding on front elevation.

Location: 6 Green Street Neath Neath Port Talbot SA11 1DR

Decision: Approved

Ward: Neath North

App No: **P2023/0129**

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 Port Talbot Neath Port Talbot

Decision: Refused

Ward: Bryn And Cwmavon

App No: **P2023/0130**

Proposal: Subdivision of existing retail (A1 use class) unit into 2 with change of use of one of the units to a hot food takeaway (A3 use class) and 2 new shopfronts and an extraction system located to the rear elevation.

Location: 2 Parry Road Sandfields Port Talbot Neath Port Talbot SA12 7TR

Decision: Approved

Ward: Sandfields West

App No: **P2023/0136**
Proposal: Section 73 application to vary condition 1 (time limit), of planning permission reference P2018/0173 for the erection of a rear and side extension to provide additional storage (Use class B8) and associated works, to allow additional time for development to commence.
Location: Baglan Industrial Park, Unit 4 Aberavon Road
Aberavon SA12 7DJ
Decision: Approved
Ward: Aberavon

App No: **P2023/0139**
Proposal: Proposed single storey side extension, the works for which would include the demolition of two existing single storey side extensions and alterations to the ground level immediately surrounding the development. Plus demolition of existing front ramp access and construction of replacement front access steps.
Location: 57 Delffordd Rhos Pontardawe SA8 3EJ
Decision: Approved
Ward: Rhos

App No: **P2023/0140**
Proposal: Proposed internal lighting upgrade to remove current tungsten & fluorescent lighting and replace with modern energy efficient LED lighting (Listed Building Consent).
Location: 5 Windsor Road Neath SA11 1LP
Decision: Approved
Ward: Neath North

App No: **P2023/0155**
Proposal: Proposed change of use from former air conditioning workshop/store/office/garage to residential unit with ancillary garage
Location: Temperature House Hazelwood Row Cwmavon Port Talbot Neath Port Talbot
Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2023/0158**

Proposal: Outline application for construction of a single storey dwelling with attached garage (appearance and landscaping are reserved)

Location: 103 Wern Road Skewen SA10 6DP

Decision: Refused

Ward: Coedffranc Central

App No: **P2023/0173**

Proposal: Details pursuant to the discharge of conditions 4 (dust management action plan), 5 (noise monitoring and management action plan), 13 (Preliminary Investigation and Assessment) of P2020/0362 granted on 31/07/2020

Location: Land at and surrounding Nant Helen Open Cast Coal Site, Powys and Onllwyn Distribution Centre, Neath Port Talbot

Decision: Approved

Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2023/0181**

Proposal: Request for Information to Inform a Scoping Opinion from the Development of National Significance Team of PEDW under Regulation 33(7) of the Town and Country Planning (Environmental Impact Assessment)(Wales) Regulations 2017 for construction of a solar farm (79MW) on a site area of 99.5ha with associated Battery Energy Storage System and Sub-station for a period of 40 years.

Location: Eirlys Solar Farm Land To The South Of Moel Tonmawr And West Of Mynydd Margam

Decision: Scoping Opinion

Ward: Margam & Taibach

App No: **P2023/0184**
Proposal: Two storey side extension, single storey side and rear extensions, front porch and roof canopy and replacement landing window in first floor side elevation of main dwelling.
Location: 7 Cobham Drive Cimla SA11 2BP
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0185**
Proposal: Single storey rear extension
Location: 185 Old Road Briton Ferry SA11 2ER
Decision: Approved
Ward: Briton Ferry East

App No: **P2023/0192**
Proposal: Proposed single storey extension to existing outbuilding for home office/storage use
Location: 3 Court Lane Pontardawe SA8 4JL
Decision: Refused
Ward: Pontardawe

App No: **P2023/0194**
Proposal: Proposed construction of single storey garage with store and WC.
Location: Clun Y Bont High Street Cwmgwrach Neath Neath Port Talbot
Decision: Approved
Ward: Blaengwrach & Glynneath West

App No: **P2023/0195**
Proposal: Removal of existing shopfront and development of new shopfront with two windows and two doors.
Location: 60 Commercial Street Ystalyfera SA9 2HS
Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2023/0197**
Proposal: Increase in height of part of existing bungalow to provide first floor living accommodation.
Location: 17 Wellfield Road Baglan Port Talbot Neath Port Talbot SA12 8AB
Decision: Approved
Ward: Baglan

App No: **P2023/0199**
Proposal: Proposed single storey rear extension, the works for which would include the demolition of an existing single storey rear extension
Location: 82 Dulais Road Seven Sisters Neath SA10 9ES
Decision: Approved
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2023/0200**
Proposal: Retention and regularisation of the site for permanent use for tyre changing bay, inspection ramp, manual car wash, burger bar and ancillary storage (Sui Generis).
Location: Unit 1-2 Brunel Industrial Estate Cwmavon SA12 9DE
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2023/0204**
Proposal: Discharge of condition 6 (aviation lighting), of planning permission P2022/0372 for the erection of a single wind turbine up to 100m high to tip (up to 71m max rotor diameter) and installation of associated infrastructure.
Location: Land At Kenfig Industrial Estate Margam Port Talbot
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0206**
Proposal: Details to be agreed in association with condition 15 (complaints investigation procedure for noise arising from the sports pitch) of application P2019/5028 granted on 30/07/2019.
Location: Cefn Saeson Comprehensive School Afan Valley Road Cimla Neath SA11 3TA
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0208**
Proposal: Retrospective application for the re-design of shopfront
Location: 13 New Street Neath SA11 1RT
Decision: Approved
Ward: Neath North

App No: **P2023/0210**
Proposal: Advertisement Consent: Entrance sign for "Margam Green Energy Plant" with the dimensions of 5500mm x 2000mm.
Location: Margam Green Energy Plant Longlands Lane Margam
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0211**
Proposal: Proposed single storey side extension and replacement parking space.
Location: 66 Clos Ysbyty Cimla Neath Neath Port Talbot SA11 3PL
Decision: Approved
Ward: Neath South

App No: **P2023/0218**
Proposal: Proposed garage conversion to living space and the creation of replacement parking.
Location: 68 Crymlyn Parc Skewen SA10 6DG

Decision: Approved
Ward: Coedffranc West

App No: **P2023/0219**
Proposal: Prior Notification Application for a proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.
Location: Land Opposite 3 Grove Cottage Margam Port Talbot SA13 2SY
Decision: Prior Notification Approval Required
Ward: Margam & Taibach

App No: **P2023/0220**
Proposal: Single storey rear extension and first floor front/side extension.
Location: 105 Caeglas Cwmavon Port Talbot SA12 9AZ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2023/0222**
Proposal: Proposed single storey side extension
Location: 35 Darran Park Neath Abbey Neath Neath Port Talbot SA10 6PX
Decision: Approved
Ward: Dyffryn

App No: **P2023/0224**
Proposal: Request for Screening Opinion under Regulation 6 of the Town and Country Planning (Environment Impact Assessment) (Wales) Regulations 2017 for proposed Skewen Flood Alleviation scheme
Location: Caenant Terrace, Whitegates Court, Drummau Road And Old Road Skewen Neath
Decision: Not EIA Development
Ward: Coedffranc Central

App No: **P2023/0227**
Proposal: Erect a single storey conservatory to the rear elevation, reposition access steps to the lower garden area, and remove rear bay window to be replaced with patio doors.
Location: 145 Crymlyn Parc Skewen Neath Neath Port Talbot SA10 6EF
Decision: Approved
Ward: Coedffranc West

App No: **P2023/0230**
Proposal: Detached residential dwelling and associated works (amended plans received 21.04.23)
Location: Land Between 2A And 4 Neaudd Road, Gwaun Cae Gurwen Ammanford SA18 1UH
Decision: Approved
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2023/0232**
Proposal: Proposed construction of summerhouse and decking, the works for which would include alterations to the upper garden retaining wall. Plus erection of 2m high close boarded fence with privacy screen 2.2m high for 1.2m in length.
Location: 19 Firwood Close Bryncoch Neath SA10 7UR
Decision: Refused
Ward: Bryncoch North

App No: **P2023/0236**
Proposal: Change of use from a residential care home (use class C2) to 5 no. supported living accommodation units (use class C3b).
Location: 9-11 James Street Pontardawe SA8 4LR
Decision: Approved
Ward: Pontardawe

App No: **P2023/0238**
Proposal: Single storey side and rear extensions and patio area -
Amended plan received 12/04/2023.
Location: 54 Greenwood Road Baglan SA12 8PF
Decision: Approved
Ward: Baglan

App No: **P2023/0242**
Proposal: Single storey rear extension
Location: 26 Brynhyfryd Road Margam Port Talbot Neath Port
Talbot SA13 2DF
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0243**
Proposal: Single storey rear and side extensions, first floor
extension above existing garage incorporating
increased ridge and wall height and two no. front
dormers, together with front porch and flat roof rear
dormer
Location: 5 The Avenue Neath Neath Port Talbot SA11 2FD
Decision: Approved
Ward: Neath East

App No: **P2023/0246**
Proposal: Erection of double storey back extension incorporating
a kitchen, bathroom and bedroom
Location: 36 The Uplands Port Talbot SA13 2EW
Decision: Approved
Ward: Port Talbot

App No: **P2023/0248**
Proposal: Cutting and removing Rhododendron in T309/W3 area.
Stump injection - hand weeding for small plants.
Treatment for all established bushes manual cutting
(cut material stacked) mulching of leaves and small
branches.

Location: Ty Gwyn Farm Penlan Road Rhydyfro Pontardawe
Swansea
Decision: Approved
Ward: Pontardawe

App No: **P2023/0249**

Proposal: Details to be agreed in association with condition 3 (ecological enhancement measures) and condition 4 (external finishes) of application P2022/0113 granted on 19/10/2022.

Location: Hafod Wennol Farm Lane From Baran Road To
Hafod Wennol Farm Rhydyfro Pontardawe SA8 4RU

Decision: Approved
Ward: Pontardawe

App No: **P2023/0250**

Proposal: Discharge condition 3 (structural calculations and drawings for retaining walls) of planning permission P2023/0086 issued on 17/03/2023.

Location: Tegfan 18 Efail Fach Pontrhydyfen Port Talbot
Neath Port Talbot

Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0254**

Proposal: Proposed means of enclosure (railings) forward of front elevation along driveway side boundaries

Location: 14 Heol Cynfeli Rhos Pontardawe Swansea Neath
Port Talbot

Decision: Approved
Ward: Rhos

App No: **P2023/0255**
Proposal: Discharge of conditions 8 (landscape management plan) and 9 (contaminated land verification report) of planning permission P2022/0433 for the construction of extension to existing hospital to provide development of an Elective Orthopaedic & Spinal Surgical Unit with all associated landscaping and infrastructure approved on 22/7/22.
Location: Neath Port Talbot Hospital Baglan Way Aberavon SA12 7BX
Decision: Approved
Ward: Aberavon

App No: **P2023/0256**
Proposal: Lawful Development Certificate (Proposed) for a single storey side extension and roof extension.
Location: Ty Ffynnon Dan Y Ffynnon Port Talbot SA13 2EY
Decision: Issue Certificate
Ward: Port Talbot

App No: **P2023/0261**
Proposal: Details to be agreed in association with condition 3 (drainage scheme) of planning application no. P2022/0929 granted 13/01/2023.
Location: Rhos Primary School Neath Road Rhos Pontardawe Swansea
Decision: Approved
Ward: Rhos

App No: **P2023/0262**
Proposal: Proposed single storey rear conservatory
Location: 1 Oak Hill Way Pontardawe Swansea Neath Port Talbot SA8 4LJ
Decision: Approved
Ward: Pontardawe

App No: **P2023/0263**

Proposal: Change of use of part of land within red line boundary to garden and erection of detached storage building for domestic storage.
Location: Land Adjacent To Front Of 44 Lletty Dafydd Clyne SA11 4BG
Decision: Approved
Ward: Resolven & Tonna

App No: **P2023/0269**
Proposal: Non-material amendment to planning application P2018/0225 to amend the layout of the proposed disabled access ramp to the front of the property (amended application number 17.05.23)
Location: 40 Victoria Gardens Neath SA11 3BH
Decision: Approved
Ward: Neath North

App No: **P2023/0270**
Proposal: New first floor side extension supported off brickwork pillars
Location: 48 Castle Drive Cimla SA11 3UY
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0275**
Proposal: Single storey front porch extension
Location: 70 The Meadows Cimla Neath Neath Port Talbot SA11 3XF
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0276**
Proposal: Replacement single storey rear extension.
Location: 13 Osprey Drive Cimla Neath Neath Port Talbot SA11 3SL
Decision: Approved
Ward: Cimla & Pelenna

App No: **P2023/0278**
Proposal: Proposed Juliet balcony and patio doors on rear elevation of dwelling.
Location: 21 Alltygrug Road Ystalyfera Swansea SA9 2AQ
Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2023/0284**
Proposal: Retrospective application for the construction of a 1.8m high boundary fence, together with the proposed construction of a single storey rear extension.
Location: 86 Ffynnon Dawel Aberdulais Neath Neath Port Talbot SA10 8EN
Decision: Approved
Ward: Aberdulais

App No: **P2023/0285**
Proposal: Single storey rear extension, replace flat roofs of existing two storey and single storey side/rear extensions with pitched roofs, replace existing balcony steel balustrade with glass balustrade.
Location: 24 Ffordd Afan Cwmavon Port Talbot SA12 9BR
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2023/0286**
Proposal: Proposed single storey rear extension
Location: 90 Ocean View Jersey Marine Neath Neath Port Talbot SA10 6JZ
Decision: Approved
Ward: Coedffranc West

App No: **P2023/0288**
Proposal: Change of use from a retail premises (class A1) to a coffee shop (class A3) together with installation of external extraction vent to side elevation and open seating area to the front of the premises

Location: 35 Furzeland Drive Bryncoch Neath Neath Port
Talbot SA10 7UG
Decision: Approved
Ward: Bryncoch North

App No: **P2023/0290**
Proposal: Proposed garage conversion to living room and the
development of replacement parking.
Location: 147 Crymlyn Parc Skewen Neath SA10 6EF
Decision: Approved
Ward: Coedffranc West

App No: **P2023/0291**
Proposal: Conversion of existing outbuilding to granny annex
ancillary to host dwelling.
Location: 32 Chestnut Road Cimla Neath SA11 3PB
Decision: Approved
Ward: Neath South

App No: **P2023/0295**
Proposal: Details to be agreed in association with conditions 3
(demolition management plan) and condition 4 (CMS)
of planning application P2022/0940 granted on
04.04.2023
Location: Peacehaven Cottage 5 Queen Street Glyncorrwg
Port Talbot Neath Port Talbot
Decision: Approved
Ward: Cymmer & Glyncorrwg

App No: **P2023/0297**
Proposal: Retention of a masonry retaining wall built alongside
boundary and fronting Bay View Gardens and retention
of outbuilding.
Location: 71 Bay View Gardens Skewen Neath SA10 6NF
Decision: Approved
Ward: Coedffranc Central

App No: **P2023/0300**
Proposal: Single storey rear/side extension
Location: 9 Hedd Aberth Seven Sisters Neath SA10 9BT
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2023/0304**
Proposal: Non-Material Amendment to Planning Application P2020/0645 to reduce the size of extension, remove window from side elevation of extension and install two roof lights, and retention of existing front canopy roof.
Location: 65 Mill Race Neath Abbey Neath SA10 7FL
Decision: Approved
Ward: DyffrynDyffryn

App No: **P2023/0307**
Proposal: Works to five trees covered by tree preservation order T062. Proposed crown reduction of 3m: T1 (Alder); T2 (Sycamore); T3 (Sycamore); T4 (Silver Birch); T5 (Silver Birch).
Location: Riverside House Woodview Terrace Farmers Road Bryncoch Neath
Decision: Refused
Ward: Bryncoch North

App No: **P2023/0308**
Proposal: Single storey rear extension, the works for which include the demolition of an existing shed
Location: 5 Gellidderw Rhydyfro Pontardawe SA8 4NB
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2023/0311**

Proposal: Non-Material Amendment to application P2022/0470 to amend the detailed design of approved building, including alterations to the dimensions of the administration unit to measure 80000mm (length) x 9000mm (depth); plus alteration to glazing of the administration unit; louvered parapet to be added to the administration block measuring 2030mm; opaque panel introduced to conceal sliding door mechanisms and ceiling lid which form draught lobby; floor to floor height of the administration block increased by 340mm to accommodate services; openable vents added; glazing of light tunnel to measure 8000mm; roller door heights amended to 5020mm on north and south elevation and to 3020mm on west elevation; alterations fire doors, general doors, roller doors to meet end user requirements; fixed ladder added on western elevation to provide access to plant roof and alternative means of escape from main roof; louvers relocated and added on the western elevation; parapet height of plant and services block reduced to 12230mm; plant screening omitted on the main roof; and parapet height of building reduced by 450mm to measure 17300mm.

Location: Land At Baglan Way Port Talbot

Decision: Approved

Ward: Aberavon

App No: **P2023/0314**

Proposal: Works to 1x Oak (identified as T1) covered by Tree Preservation Order T283:
-Undertake epicormic trimming of oak tree and crown reduction of approximately 1.5-2m where branches are encroaching the roof of the house.

Location: 2 Derwen Deg Bryncoch Neath Neath Port Talbot SA10 7FP

Decision: Approved

Ward: Bryncoch South

App No: **P2023/0315**
Proposal: Erection of a 15 metre high H3G telecommunication pole with associated apparatus cabinets and ancillary works
Location: Land At The Junction Of Alltywerin And Lon Y Coed Pontardawe
Decision: Refused
Ward: Pontardawe

App No: **P2023/0316**
Proposal: Demolition of existing conservatory and construction of a part two storey/part single storey rear extension, with additional windows to existing dwelling and increasing window size to front of existing dwelling
Location: 34 Parc Gilbertson Rhydyfro Pontardawe SA8 4PU
Decision: Approved
Ward: Pontardawe

App No: **P2023/0317**
Proposal: Proposed ground floor and lower ground floor rear extensions, replacement raised patio, steps, alterations of main roof of dwelling from hip to gable, rear dormer and new window to loft stairs in side elevation of main dwelling house.
Location: 31 Pentwyn Baglan Road Baglan Port Talbot Neath Port Talbot SA12 8EA
Decision: Approved
Ward: Baglan

App No: **P2023/0319**
Proposal: Prior notification for proposed demolition of Neath Leisure Centre
Location: Neath Leisure Centre Dyfed Road Neath Neath Port Talbot SA11 3AW
Decision: Prior Notification Approval Not Required
Ward: Neath North

App No: **P2023/0320**
Proposal: Change of use from 2 x residential units (flats) back to original use of 1 x single residential dwelling.
Location: 46 New Road Gwaun Cae Gurwen SA18 1UN
Decision: Issue Certificate
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2023/0321**
Proposal: Retrospective application for existing engineering and retaining works, together with proposed installation of iron railings and pedestrian access gate to enclose front amenity area.
Location: 241 Swansea Road Trebanos Pontardawe SA8 4BT
Decision: Approved
Ward: Trebanos

App No: **P2023/0324**
Proposal: Proposed new build cafe and catering kiosk (including public toilets) to replace the existing catering kiosk.
Location: Memo Beach Cafe The Princess Margaret Way Sandfields Port Talbot Neath Port Talbot
Decision: Approved
Ward: Sandfields West

App No: **P2023/0328**
Proposal: Change of use of verge land into garden and replacement of part of boundary with fencing.
Location: 61 Waun Wen Cwmavon SA12 9TD
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2023/0331**
Proposal: Replacement/upgrading of existing 3G sports pitch and erection of new perimeter fencing
Location: Llandarcy Academy Of Sport Access Road To Llandarcy Village Llandarcy SA10 6JD
Decision: Approved
Ward: Coedffranc West

App No: **P2023/0332**
Proposal: Consultation Request from Associated British Ports (ABP) in relation to a Harbour Revision Order to extend their jurisdiction to improve navigational safety and operational efficiency of Port Talbot Harbour.
Location: Port Talbot Harbour
Decision: No Objections
Ward: Margam & Taibach

App No: **P2023/0342**
Proposal: Single storey side extension.
Location: 4 Sunny Bank Glyncorrgw Port Talbot SA13 3BU
Decision: Approved
Ward: Cymmer & Glyncorrgw

App No: **P2023/0343**
Proposal: Details to be agreed in association with condition 4 (bat and bird mortality monitoring plan) and condition 5 (bat survey schedule) of permission P2022/1048 granted on 29.03.2023
Location: Cefn Gwrgan Road Port Talbot SA13 2BZ
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0345**
Proposal: 7m high bird nesting tower
Location: Glantawe Riverside Park Pontardawe Swansea SA8 3DP
Decision: Approved
Ward: Pontardawe

App No: **P2023/0346**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed
Location: 27 St Illtyds Close Baglan Port Talbot Neath Port Talbot SA12 8BA
Decision: Issue Certificate

Ward: Baglan

App No: **P2023/0349**

Proposal: Single storey rear extension (retention and completion)

Location: 18 Varteg Row Bryn Port Talbot Neath Port Talbot
SA13 2RF

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2023/0352**

Proposal: Proposed extension to front porch, and construction of a single storey rear extension, which includes the installation of an approximately 5.2m high flue projecting from the rear roof space of the single storey rear extension to facilitate a log burner, plus construction of single storey detached garage.

Location: 4 Cedar Road Neath Neath Port Talbot SA11 3AE

Decision: Approved

Ward: Neath North

App No: **P2023/0355**

Proposal: Replacement side porch, extended raised walkway to front of porch and additional new steps

Location: 4 Jays Field Cimla Neath Neath Port Talbot SA11
3SJ

Decision: Approved

Ward: Cimla & Pelenna

App No: **P2023/0357**

Proposal: Change of use of paved land to front of property to facilitate outdoor seating and dining area with associated screening structures and outdoor planting.

Location: 1-2 Old Town Hall New Street Neath Neath Port
Talbot SA11 1RT

Decision: Approved

Ward: Neath North

App No: **P2023/0361**
Proposal: Details to be agreed in association with condition 9 (hard and soft landscaping) of planning permission P2022/0515 dated 16.03.23 (to construct a two-storey side extension and convert existing building to provide 12 no. self-contained flats)
Location: Ty Mawr Ynisderw Road Pontardawe SA8 4EG
Decision: Approved
Ward: Pontardawe

App No: **P2023/0364**
Proposal: Works to 1x Silver Birch (identified as T5), 2x Sessile Oak (identified as T6 & T7), and 1x Alder (identified as T8) protected by Tree Preservation Order T282:
-T5 (Silver Birch) - prune branches overhanging patio by approximately 2m to suitable growth points.
-T6 (Sessile Oak), T7 (Sessile Oak) & T8 (Alder) - prune branches overhanging conservatory by approximately 2m to suitable growth points.
Location: 6 Cloda Avenue Bryncoch Neath Neath Port Talbot SA10 7FH
Decision: Approved
Ward: Bryncoch South

App No: **P2023/0367**
Proposal: Details to be agreed in association with condition 5 (extraction) and condition 6 (noise management) of permission P2022/1059 granted on 22.03.2023.
Location: 1 Lloyds Terrace Cymmer Port Talbot Neath Port Talbot SA13 3HT
Decision: Approved
Ward: Cymmer & Glyncorrwg

App No: **P2023/0370**
Proposal: Works to three ash trees covered by tree preservation order T360 to trim back overhanging branches to a maximum of 3.5m.
Location: 5 Bittern Court Bryncoch Neath Neath Port Talbot SA10 7EX

Decision: Approved
Ward: Bryncoch South

App No: **P2023/0372**

Proposal: Alterations to existing bungalow in the form of extensions to the front, rear and both sides to include accommodation in the roof space, and the construction of front and rear dormer extensions. Plus the incorporation of a section of the rear garden area of 83 Penywern Road into the residential curtilage of the application dwelling, and alterations to the parking arrangements.

Location: 2A Gilfach Road Bryncoch Neath Neath Port Talbot SA10 8EH

Decision: Refused
Ward: Bryncoch North

App No: **P2023/0376**

Proposal: Single storey rear extension - Lawful Development Certificate Proposed

Location: 34 Sunnybank Road Sandfields Port Talbot Neath Port Talbot SA12 6JE

Decision: Approved
Ward: Sandfields East

App No: **P2023/0377**

Proposal: Single storey conservatory on rear elevation.

Location: 36 Daphne Road Bryncoch Neath Neath Port Talbot SA10 8DP

Decision: Issue Certificate
Ward: Bryncoch South

App No: **P2023/0382**
Proposal: Proposed rear extension and alterations to existing roof of original dwelling, to include increase in ridge height, to allow accommodation in the roof space plus construction of a single storey side extension and the installation of steps leading from the rear elevation of the proposed development down to the lower garden area.
Location: 7 Oak View Cilfrew Neath Neath Port Talbot SA10 8LU
Decision: Approved
Ward: Aberdulais

App No: **P2023/0385**
Proposal: Details to be agreed in association with condition 3 (cycle storage) and condition 5 (proposed amplified music system) of application P2022/1065 granted on 20.02.2023.
Location: Baglan Bay Retail Park, Unit 5 Christchurch Road Aberavon SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2023/0389**
Proposal: Non-material amendment of application P2017/0861 to amend the wording of condition 3 to allow submission and agreement of materials after their use on the construction of the extension and alteration to the ground floor door to a set of patio doors and the alteration of the ground floor window dimensions to match the window above.
Location: 4 Alma Terrace Taibach Port Talbot Neath Port Talbot SA13 1TN
Decision: Approved
Ward: Margam & Taibach

App No: **P2023/0395**
Proposal: Non-Material Amendment to planning permission P2021/0780 dated 06/05/2022 to add solar panels to the rear roof slopes, reconfigure internal room layouts and reposition rooflights on all 8 houses and minor alterations to opening sizes, void areas and balustrades on House Type A (Plots 1-4)
Location: Land At Pearson Way Penrhiwtyn Neath SA11 2EJ
Decision: Approved
Ward: Neath East

App No: **P2023/0396**
Proposal: Single storey side and rear extension.
Location: 9 Robert Street Glynneath Neath Neath Port Talbot SA11 5EG
Decision: Approved
Ward: Glynneath Central & East

App No: **P2023/0400**
Proposal: Single storey rear extension - Certificate of Lawful Development Proposed.
Location: 10 Silver Avenue Sandfields Port Talbot Neath Port Talbot SA12 7RT
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2023/0401**
Proposal: Advertisement Consent: Erection of a pair of illuminated 48-sheet digital poster displays.
Location: Land At Baglan Industrial Estate Port Talbot SA12 6DT
Decision: Refused
Ward: Aberavon

App No: **P2023/0408**
Proposal: Proposed single storey side and rear extension, the works for which would include the demolition of an existing single storey extension.

Location: 4 Fforest Hill Aberdulais Neath Neath Port Talbot
SA10 8HD

Decision: Approved

Ward: Aberdulais

App No: **P2023/0412**

Proposal: Agricultural storage building.

Location: Blaen Egel Fawr Farm Perthigwynion Access Road
From A474 Pontardawe Road Pontardawe SA8 4TA

Decision: Prior Notification Approval Not Required

Ward: Pontardawe

App No: **P2023/0414**

Proposal: Details to be agreed in association with condition 3
(details of materials) of planning application no.
P2022/0422 granted 14/07/2022.

Location: 114 Crymlyn Road Skewen Neath Neath Port Talbot
SA10 6DT

Decision: Approved

Ward: Coedffranc Central

App No: **P2023/0416**

Proposal: Proposed conversion of two houses into one dwelling,
the works for which would include alterations to the
internal layout

Location: 61 & 63 Wern Road Ystalyfera Swansea Neath Port
Talbot SA9 2LX

Decision: Issue Certificate

Ward: Cwmllynfell & Ystalyfera

App No: **P2023/0417**

Proposal: Single storey rear and side extension, new access
steps to existing patio area and carport to side
elevation over part of driveway.

Location: 56 Glannant Way Cimla Neath Neath Port Talbot
SA11 3YN

Decision: Approved

Ward: Cimla & Pelenna

App No: **P2023/0421**
Proposal: Installation of double postal pouch box
Location: Junction Of Grove Road / Brecon Road Pontardawe
SA8 4HH
Decision: Approved
Ward: Pontardawe

App No: **P2023/0428**
Proposal: Proposed single storey rear extension
Location: 93 Main Road Dyffryn Cellwen Neath Neath Port
Talbot SA10 9LG
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2023/0430**
Proposal: Conversion of an integral garage into a bedroom with
shower room.
Location: 71 Ascot Drive Baglan Port Talbot Neath Port Talbot
SA12 8YL
Decision: Approved
Ward: Baglan

App No: **P2023/0431**
Proposal: Replacement parking scheme to facilitate garage
conversion
Location: 10 Edith Mills Close Penrhiwtyn Neath Neath Port
Talbot SA11 2JL
Decision: Approved
Ward: Neath East

App No: **P2023/0434**
Proposal: Proposed Certificate of Lawful Development
Application for the construction of a single storey rear
extension.
Location: 56 Brynna Road Cwmavon Port Talbot Neath Port
Talbot SA12 9LL
Decision: Issue Certificate
Ward: Bryn And Cwmavon

App No: **P2023/0435**
Proposal: Proposed single storey rear extension.
Location: 30 Julian Terrace Aberavon Port Talbot Neath Port Talbot SA12 6UG
Decision: Approved
Ward: Aberavon

App No: **P2023/0438**
Proposal: Prior Notification Application for proposed 5G telecoms installation: 20m high slim line phase 8 H3G street pole, wrap around cabinet and 3no. cabinets with ancillary works.
Location: Ffordd Baglan Streetworks Ffordd Baglan Glamorgan SA12 6UX
Decision: Prior Notification Approval Not Required
Ward: Baglan

App No: **P2023/0442**
Proposal: Proposed single storey rear extension
Location: 22 Heol Y Waun Seven Sisters SA10 9BL
Decision: Issue Certificate
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2023/0445**
Proposal: Retrospective application for a single storey rear extension for shower room and lobby.
Location: 19 Baldwin Street Bryn SA13 2SB
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2023/0464**
Proposal: Certificate of lawfulness for a proposed single story rear extension.
Location: 127 Delffordd Rhos Pontardawe Swansea Neath Port Talbot
Decision: Issue Certificate
Ward: Rhos

App No: **P2023/0465**
Proposal: Proposed re-surfacing of existing hardstanding, and construction of two rockery areas which will comprise of non-continuous placement of random mixed small rocks, no greater than 500-600mm in height and 300-400mm in width, inter-planted with flowering shrubs, heathers, prostrate conifers and hebes, and finished with small slate chippings.
Location: 30 Waun Gron Rhydyfro Pontardawe Swansea Neath Port Talbot
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2023/0482**
Proposal: Domestic outbuilding to serve donor property
Location: Swn Yr Afon Garth Road Pontardawe SA8 4TE
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2023/0492**
Proposal: Certificate of lawfulness for a proposed single storey rear extension
Location: 34 Chestnut Road Cimla Neath Neath Port Talbot SA11 3PB
Decision: Issue Certificate
Ward: Neath South

App No: **P2023/0498**
Proposal: Consultation Request from DNS Team - PEDW in relation to a Screening Opinion for the proposed 50MW ground mounted photovoltaic solar farm with associated equipment, infrastructure, grid connection and ancillary works.
Location: Mynydd Emroch Penycae Neath Port Talbot
Decision: Objections
Ward: Bryn And CwmavonBryn And Cwmavon

App No: **P2023/0504**
Proposal: Non-Material Amendment: Alteration to the wording of condition 1 to change the approved plans attached to planning permission P2022/0481 to allow amendments to the design of air source heat pumps and their screening.
Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
Decision: Approved
Ward: Sandfields East

App No: **P2023/0518**
Proposal: Certificate of lawfulness for two rear dormer extensions and two velux windows to the front elevation
Location: 36 Maes Yr Hafod Cadoxton Neath Neath Port Talbot SA10 8AZ
Decision: Issue Certificate
Ward: Cadoxton

App No: **P2023/0524**
Proposal: Certificate of lawfulness for a proposed single storey side extension
Location: 2 Farm Cottages Lane From Nant Hir To Farm Cottages Glynneath Neath Neath Port Talbot
Decision: Issue Certificate
Ward: Glynneath Central & East