



PLANNING COMMITTEE

10.00 AM - TUESDAY, 26 NOVEMBER 2024

***MULTI-LOCATION MEETING - COUNCIL CHAMBER, PORT TALBOT
& MICROSOFT TEAMS***

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

Webcasting/Hybrid Meetings:

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PART 1

1. Chairs Announcements
2. Declarations of Interest
3. Minutes of the Previous Meeting (*Pages 5 - 6*)
4. To Request Site Visit(s) from the Applications Presented

Report/s of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Application Recommended for Approval

5. Application No. P2024/0510 - Land to Rear of 60 Glyn Road, Lower Brynamman (*Pages 7 - 24*)
Two x two storey detached dwellings and associated works – at Land to Rear of 60 Glyn Road, Lower Brynamman, SA18 1ST.

Section B - Matters for Information

6. Appeals Determined - 16 September to 18 November 2024
(Pages 25 - 26)
7. Appeals Received - 16 September to 18 November 2024
(Pages 27 - 28)
8. Delegated Decisions - 16 September to 18 November 2024
(Pages 29 - 52)
9. Urgent Items
Any urgent items at the discretion of the Chairperson pursuant to Section 100BA(6)(b) of the Local Government Act 1972 (as amended).

F.O'Brien
Chief Executive

Civic Centre
Port Talbot

Tuesday, 19 November 2024

Committee Membership:

Chairperson: Councillor J.Jones

**Vice
Chairperson:** Councillor T.Bowen

Members: Councillors S.Paddison, D.Keogh, R.Davies,
H.Davies, C.James, C.Jordan, S.Thomas,
R.Mizen, P.Rogers and A.R.Aubrey

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

Requesting to Speak at Planning Committee

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

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

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

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

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

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

Commenting on planning applications which are to be reported to Committee

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

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

PLANNING COMMITTEE

(MULTI-LOCATION MEETING - COUNCIL CHAMBER, PORT TALBOT
& MICROSOFT TEAMS)

Members Present:

24 September 2024

Chairperson: Councillor J.Jones

Councillors: D.Keogh, R.Davies, C.James, C.Jordan,
S.Thomas, R.Mizen and A.R.Aubrey

UDP/LDP Member: Councillor W.F.Griffiths

Local Members: Councillor J.Hale (Bryncoch South;) and
C.Williams (Bryncoch South;)

Officers In Attendance: C.Morris, C.Davies, A.Davies, G.White,
J.Griffiths and C.Plowman

1. **CHAIRS ANNOUNCEMENTS**

The Chairperson welcomed everyone to the meeting.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

3. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 13 August 2024, were approved as an accurate record.

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

A site visit was proposed for Application No. P2024/0257 - Pure Gym Limited, Vale of Neath Retail Park.

Following the conclusion of the vote, the proposal for a site visit was not supported.

5. **APPLICATION NO. P2024/0257 - PURE GYM LIMITED, VALE OF NEATH RETAIL PARK**

Officers made a presentation to the Planning Committee on this Application (Change of use from Class A1 (retail) to Class D2 (gymnasium) at Vale Of Neath Retail Park, Neath) as detailed in the circulated report.

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

RESOLVED:

That in accordance with Officers' recommendations Application No. P2024/0257 - Pure Gym Limited, Vale of Neath Retail Park, be Approved, subject to the conditions detailed within the circulated report and amendment sheet.

6. **APPEALS RECEIVED - 5 AUGUST TO 16 SEPTEMBER 2024**

Members noted the list of Appeals Received from 5 August 2024 to 16 September 2024.

RESOLVED:

That the report be noted.

7. **DELEGATED DECISIONS - 5 AUGUST TO 16 SEPTEMBER 2024**

Members noted the list of Delegated Decisions from 5 August 2024 to 16 September 2024.

RESOLVED:

That the report be noted.

8. **URGENT ITEMS**

There were no urgent items received.

CHAIRPERSON

SECTION A – MATTERS FOR DECISION Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2024/0510	<u>DATE:</u> 9th August 2024
PROPOSAL: Two no. two storey detached dwellings and associated works	
LOCATION: Land To Rear Of, 60 Glyn Road, Lower Brynamman, SA18 1ST	
APPLICANT: Mr Iwan Thomas	
TYPE: Full Plans	
WARD: Gwaun-Cae-Gurwen and Lower Brynamman	

BACKGROUND

This application is reported to Planning Committee at the request of the local Ward Member Cllr. Sonia Reynolds to consider the impact the proposal will have on highway safety.

Cllr. Reynolds has confirmed that she has received a number of objections from local residents, particularly relating to parking and access issues.

SITE AND CONTEXT

The application site is located on a plot of land that constitutes part of the original rear garden of number 60 Glyn Road, Lower Brynamman. The site itself is laid to lawn, relatively level and contains no existing structures.

To the east of the site is the rear garden of number 59 Glyn Road, to the south, an unmade access lane beyond which are residential dwellings. The west of the site is bounded by Glyn Road and the north by the 'donor' property, number 60 Glyn Road. This property is a traditionally designed, rendered and extended two storey semi-detached dwelling. It has an existing driveway running parallel to its side elevation which is unaffected by the proposed development.

The immediate street scene is a mixture of 2 storey semi-detached and detached dwellings of traditional and more modern form.

DESCRIPTION OF DEVELOPMENT

The application seeks planning permission for the construction of two no. two storey detached dwellings. Both houses are shown to be finished in white render, with elements

of brick and timber cladding. There is a single storey element to the rear, of each dwelling which is finished in timber cladding to the external walls. A driveway will be provided to the side of each plot, directly accessed from Glyn Road. Each property will have a rear garden area and associated means of enclosure.

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

NEGOTIATIONS

The applicant has worked with the Local Planning Authority to arrive at a scheme which overcomes early issues with regards to the position and length of the driveways, pedestrian visibility splays, amount of hard surfacing and position of means of enclosure. The applicant agreed to provide revised plans to overcome these concerns.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Head of Engineering and Transport (Drainage): No objection, (SAB) required

Head of Engineering and Transport (Highways): No objection, subject to conditions

Community Council – we would like to express concerns over the impact this proposal will have by exacerbating existing parking issues (by the addition of dropped curbs on Maes Y Glyn) and in regards to overlooking of nearby properties.

Biodiversity: No objection, subject to condition.

Welsh Water: No objection, subject to condition

Natural Resources Wales: No objection

REPRESENTATIONS

A site notice was displayed and neighbouring properties consulted individually by letter. In response, to date 6 different representations have been received from 5 different members of the public. The issues raised are summarised below.

- Maes Y Glyn Road will not be able to cope with lorries delivering and extra traffic to build the properties.
- Loss of on street parking

- Indiscriminate on street parking
- Proposal will result in access and egress issues to existing properties.
- Width of the carriageway would hinder emergency service vehicles from easily gaining access to Maes y Glyn and Heol Godfrey
- Children playing in the area, development will lead to associated highway safety issues including from lorries and extra traffic
- Glyn Road and Maes Y Glyn can't cope with the construction traffic

- Noise and pollution from construction phase
- Environmental / Noise when development complete
- Restricted light into the property
- Over development too close to property
- Lack of privacy into bedrooms

- Drainage problems to my property

- Harder to sell property
- Damage to vehicles

REPORT

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

National Planning Policy:

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

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

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership

Policy 9 – Resilient Ecological Networks and Green Infrastructure

The primary objective of Planning Policy Wales 12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

Planning Policy Wales 12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

Planning Policy Wales 12 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 11: Noise (1997)
- Technical Advice Note (TAN) 12: Design (2016)

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 SP11** Employment Growth
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policy

- **Policy SC1** Settlement limits

- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Topic Based Policies:

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- Parking Standards (October 2016)
- Pollution (October 2016)
- Open Space & Greenspace (July 2017)
- Design (July 2017)
- Development and the Welsh Language (July 2017)
- Biodiversity and Geodiversity (May 2018)

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

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has been screened in accordance with the requirements of Schedule 3 of the Regulations.

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

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 and highway safety.

Principle of Development

Strategic Policy SP3 Sustainable Communities states *“The delivery of Sustainable healthy and cohesive communities and the conservation of the countryside will be promoted”*, with Policy SC1 Settlement Limits stating that *“Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle.”*

The LDP Settlement Hierarchy underpins the Development Strategy and is considered to be fundamental in addressing the issues facing the County Borough. The Council's

overarching aim is to deliver strengthened communities that will make Neath Port Talbot a more vibrant, community focussed and sustainable place with better opportunities for all.

The identification of a Settlement Hierarchy has been used to provide a balanced approach to managing growth, directing development to areas reflecting the attributes contained within that community and their ability to accommodate growth. As well as assessing the role and function of settlements, the Council assessed the capacity of land within settlements to accommodate development and also considered the potential opportunities for settlement expansion. The settlement limits identified in the Local Plan provide clarity of where development may be directed.

The settlement of Cwmllynfell is identified as a small local centre which offers a good range of services and facilities including a primary school and shops. As a result, it has been designated to have some potential for new development, albeit more limited than in some other settlements. The proposal for two dwellings is considered to be an appropriate scale that complies with the settlement hierarchy. It therefore comprises an infill site where the principle of a residential development within settlements is generally acceptable subject to an assessment of the acceptability in terms of other policies within the LDP.

The proposal is for two residential units, the plot size of which does not comply with the minimum of 30dph density requirement of Policy BE1. However, it is considered that the proposal for two dwellings on the given plot depth, will respect and assimilate with the prevailing linear pattern of ribbon development that already exists in this area, including along Glyn Road itself. It is therefore considered that the proposal is acceptable in principle.

Impact on Visual Amenity

Policy BE1 requires that development complements and enhances the character and appearance of the site; respects the context of the site and its place within the local landscape; utilises materials appropriate to its surroundings; and incorporates appropriate landscaping. Detailed design guidance relevant to visual amenity is provided in the Authority's Supplementary Planning Guidance: Design (July 2017).

Being a garden area at present, the proposed development will clearly alter its character and appearance. However from a visual amenity perspective it is viewed as a logical extension of the existing ribbon, frontage development in the area, particularly as the dwellings would be built along and fronting an existing well established road.

Although the proposed houses would subdivide the existing residential curtilage of the donor property, they would occupy only a relatively modest part of what is a large and linear garden. There are also dwellings to the side, rear and opposite the application site. As such, it is considered that the proposed development would be generally sympathetic to the overall pattern of development in the area and the dwellings commensurate to the adjacent build form in terms of their siting and layout.

In terms of the scale, design and architectural detailing, given the variety of properties in vicinity of the site, it is not considered that there is a prevailing or established local distinctiveness. Notwithstanding this, the proposed design style, form, size, scale and materials to be used reflect that of the area and are generally in-keeping with the context.

For example, the proposed dwellings are two storey, of modest proportion and with gable ends. These design features are consistent with the majority of other properties in the locality, including those located at Glyn Road, Maes Y Glyn and School Road.

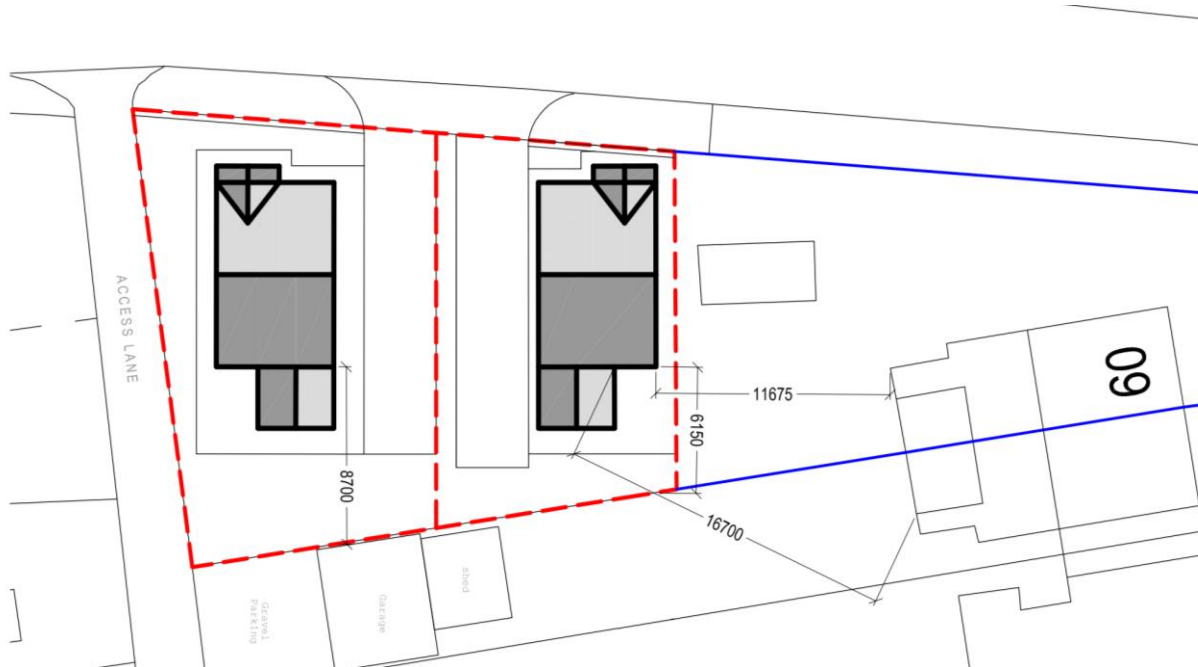
Material finishes include a concrete interlocking tile, rendered walls with a facing brick plinth and an element of timber cladding. It is considered that the timber will contrast well with the rendered finish of the main dwelling and will not appear intrusive from the street. However, to ensure appropriate materials are used, and in order to be able to assess their final specification, should this application be approved, a planning condition can be applied requiring final details are submitted to and agreed in writing by the local planning authority prior to commencement of development.

Overall it is considered that the development will have an acceptable impact on the visual amenity of the area and it is therefore concluded that the development complies with LDP Policy BE1 requirements.

Impact on Residential Amenity

Policy BE1(4) requires that development does not have a significant adverse effect on the amenity of local residents. The Authority has Supplementary Planning Guidance (adopted July 2017) on Design which provides specific advice on how to consider residential amenity impacts in determining planning applications. In respect of the impact on amenity, a number of concerns have been raised locally in relation to the impact of the development.

Concerns were raised locally that the development will restrict light and is too close to existing properties. In response, numbers 60 (donor property) and 59 Glyn Road are two storey semi-detached properties set approximately 11.5m away from the nearest proposed property and set at a slightly higher level than the application site. It is likely that the proposed dwellings would cast some shadow on the rear (south) elevation of numbers 60 and 59 Glyn Road from midday and cause some limited overbearing impact. However, this will not significantly impact on the rear windows of these adjacent properties given the separation distance, but may cast a shadow on a small part of their rear gardens. These properties however have generous rear/side gardens that contain existing outbuildings. The outbuildings, located within number 59, for example, are located in such a position that the proposed dwellings have the greatest impact in terms of overshadowing on the garden where there are existing structures (so no extensive direct overbearing on existing free garden space). This relationship as demonstrated below:



Furthermore, the gable ended design of the proposed dwellings works well for these proposed plots as it results in a reduced impact in terms of overbearing by keeping the ridge line away from the boundaries with adjacent properties and particularly numbers 59 and 60 Glyn Road.

Given the distance between the proposed dwellings and other adjacent properties, including 62a and 62b Glyn Road to the west and the houses to the south at Maes y

Glyn, it is not considered that the development would adversely impact upon these neighbours' residential amenity in terms of overbearing.

In summary therefore, whilst there may be some limited impact in terms of overbearing and overshadowing on the rear amenity space numbers 59 and 60 Glyn Road, on balance, it will not be so significantly harmful as to justify refusing this application.

Concerns were also raised in respect of the development impact on privacy levels of adjacent properties, including unacceptable levels of overlooking. In response, it is proposed to install windows into the side, front and rear elevations of the proposed dwellings. The side and rear facing window at ground floor will be screened by proposed means of enclosure and views from the first floor side facing windows will be mitigated by a condition requiring the bathroom window is fitted with obscure glazing. Ground floor front facing windows look towards the rear section of properties located the opposite side of the road. These windows do not result in any direct or obtrusive overlooking issues.

Given the above, in this instance it is the first floor front and rear facing windows, together with the second floor attic space windows that could potentially lead to the greatest degree of overlooking towards adjacent properties.

The rear facing first floor and attic roof windows which all serve habitable rooms are shown orientated towards the south facing rear gardens of number 59 and 60 Glyn Road. A similar arrangement exists with the first floor front facing windows that face 62a and 62b Glyn Road. To a lesser extent, these first floor windows (front and back) also look towards the rear habitable room windows of the adjacent properties. However, the proposed houses are not located directly opposite the neighbouring properties and would be set at an oblique angle to them meaning a direct view into adjacent houses would be difficult without considerable effort. This, together with the separation distance maintained between the habitable rooms windows of the respective properties would ensure that there would not be any direct or obtrusive overlooking in this respect.

In terms of overlooking towards the rear gardens of adjacent properties the relationship is considered to be acceptable. While views will be available to the rear garden areas of adjacent properties, these views will be towards the middle / end of the respective gardens which can reasonably be expected to be used less intensively than the area immediately to the rear of the house. This, together with the separation distance that is retained is sufficient to ensure that there will be no significant or obtrusive views of the private garden areas of neighbouring dwellings.

In addition to the above assessment, in order to safeguard the amenities of adjacent properties from future unacceptable overlooking, particularly those to the rear of the site, a condition will be imposed removing permitted development rights for dormer extensions / windows.

In addition to those matters assessed above, concern was raised that the construction phase would lead to noise and environmental issues. Whilst there is potential for an increase in noise and air pollution during the construction phase, with particular regard to vehicle movements, this is only temporary and therefore not to an extent to merit refusal of this application. Following the construction phase there is unlikely to be a significant impact in this respect. The proposal is therefore considered to be acceptable in this respect and there would not be a significant environmental impact.

Given the above, it is not considered that the development would adversely impact upon the neighbours' residential amenity and the proposal is considered to comply with LDP Policy BE1 criteria in this regard.

Parking and Access Requirements and Impact on Highway Safety

LDP policy SP20 is a strategic policy which includes criteria seeking to: restrict development which would have an unacceptable impact on highway safety; requires appropriate parking provision; and requires safe and efficient access and promotion of sustainable transport. LDP policy TR2 identifies that proposals will only be permitted where: there is no adverse impact on highway safety or unacceptable levels of traffic generation; there are appropriate levels of parking and cycling facilities provided.

A number of concerns were raised locally relating to highway safety implications of the proposed development. These predominately focused on the loss of on street parking, extra traffic, substandard existing highway, access and egress issues, as well as indiscriminate on street parking.

In response to these concerns, the scheme incorporates the formation of a new independent access for each dwelling, parking provision of 3 parking spaces for each dwelling. The level of parking accords with the Highways Authority's parking standards. Furthermore, following amendments received to address some concerns about the driveway dimensions and visibility standards, the Head of Engineering and Transport (Highways) has not raised any concerns with regard to the access to the site, parking provision, loss of on street parking, the suitability of the existing highway, or traffic congestion within the area and now raises no objection to the proposal subject to conditions.

In respect of the concern raised relating to the loss of on street parking provision. It is accepted that some on street parking provision will be lost as the proposal includes direct access from the highway to serve the proposed dwellings. However, the highways authority have confirmed that the highway that the proposed properties will be fronting onto are not currently managed by TRO's, therefore the highway allows for the displacement of the current parking that will occur due to the creation of the new driveways. Furthermore, there are existing TRO's that protect the junction from Maes y Glyn onto Glyn Road and the existing carriageway width of Maes y Glyn allows for on street parking.

It should be noted that technically no one has the right to park on a specific location on the adopted highway (unless it is in a specific residential parking zone). It is also important to note that the Town and Country Planning (General Permitted Development) Order 2015 (the GPDO) identifies that the formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road is permitted development (planning permission not required). In this case the road from where access to the proposed dwellings would be formed is from an unclassified road. As such, the applicant could, at any time, form a point of access without requiring planning permission which would result in the loss of on street parking.

Also, as alluded to earlier in this report, the settlement of Cwmllynfell is identified as a small local centre which offers a good range of services and facilities including a primary school and shops. The application site is therefore an inherently sustainable location in an urban area where the reliance on cars should be limited. Inconsiderate unlawful parking complained of would be a matter for the appropriate authorities to address, such as the local police force.

In addition, whilst the proposed new houses will undoubtedly generate more vehicle movements the impact of this increase is not considered to be so great as to cause a substantive increase in the overall level of traffic that would merit refusal of this planning application on highway grounds and traffic resulting from the construction phase will be controlled via a construction method statement that will be secured by planning condition.

It is therefore considered that the proposed development will not give rise to highway safety concerns provided the required parking, and visibility is provided in accordance with the approved plans.

Surface water drainage will be subject of separate SAB approval.

Biodiversity / Ecology

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) Edition 12 sets out that the quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement must be submitted with all planning applications, that is proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. The green infrastructure statement is an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step wise approach (Paragraph 6.4.15 of PPW12) has been applied.

In this case there are no ecological constraints that would restrict the development, the site being predominantly poor amenity grass / lawn and no evidence of any protected species or habitats.

The biodiversity net gain duty is met through the recommendations contained within the submitted Green Infrastructure Statement and proposed Biodiversity Enhancement Scheme, namely an externally mounted bird box (woodstone House sparrow box). These enhancements can be secured by condition. The Council's Biodiversity Officer raises no objection to the amended proposals.

Other Matters

A number of objections have been received, most of these relate to the impact the proposal will have upon amenity and highway safety. These issues have been addressed within the report.

The comments made in relation to the development will result in it being harder to sell neighbouring dwellings is not a material planning consideration and cannot therefore be considered in the determination of this planning application. Similarly, concern that cars will be damaged as a result of the development is not a planning matter and is an issue to be addressed privately and with the relevant authorities.

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 Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the visual amenity of the area, residential amenity, highway safety or ecology considerations. Accordingly, the proposed development is in accordance with Policies EN6, EN7, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

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

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:

- Drawing number CPD-001 Existing site plans
- Drawing number CPD-003 Proposed elevations
- Drawing number CPD-004 Proposed floor plans
- Drawing number CPD-002 Proposed site plans and street scene elevation

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

- 4 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

The parking of vehicles of site operatives and visitors ;loading and unloading of plant and materials;

Storage of plant and materials used in constructing the development;

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

Action Conditions

- 5 Prior to their use in the construction of the development hereby permitted, details of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 The development hereby approved shall be connected to the mains sewerage system prior to the first beneficial use of either of the approved dwelling and retained as such thereafter.

Reason:

In the interest of satisfactory drainage of the site, and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 7 The development hereby approved shall be carried out in accordance with the finished ground, floor, and ridge levels shown on approved drawing number CPD-002 Rev D.

Reason

In the interest of the amenities of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 8 Prior to the occupation of either of the approved dwellings, the boundary treatment as detailed on approved plan CPD-002 Rev D shall be completed, as approved and retained as such thereafter.

Reason:

In the interest of visual amenity, highway safety and to ensure compliance with Policy BE1 and TR2 of the Neath Port Talbot Local Development Plan.

- 9 Prior to the first beneficial occupation of either of the dwellings hereby permitted, the pedestrian and vehicular visibility splays for each dwelling and the lane shown on approved drawing no. CPD-002 Rev D shall be provided and retained as such thereafter. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking or re-enacting that order, no obstruction exceeding 600mm high shall be erected, placed or allowed to grow within the visibility splays for the lifetime of the development.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 10 Prior to the occupation of either of the dwellings hereby approved, the biodiversity enhancement measures detailed within the approved Green Infrastructure Statement shall be completed, as approved, and retained as such thereafter.

Reason:

In the interest of Biodiversity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 11 Notwithstanding the details submitted, prior to the first beneficial use of either of the dwellings hereby approved, the window on the first floor side elevation of each dwelling serving the bathroom shall be fitted with obscured glazing, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter,

Reason :

In the interest of the amenities of the adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 12 Prior to occupation of the dwellings a vehicular footway crossing shall be provided in the position shown on the approved plans and to Highway Authority specification and shall be retained as such thereafter.
Reason:
In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 13 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network including any increase in the roof area of the building /or impermeable surfaces within the curtilage.
Reason:
To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.
- 14 Any gates provided across the access drive(s) shall be of a type which open inward only and can be seen through, and shall be retained as such thereafter.
Reason:
In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.
- 15 Prior to occupation of any dwelling, three off-street parking spaces per dwelling as shown on the approved plans shall be provided which shall be hard surfaced in a permeable tarmacadam, concrete or block paving to gradients not exceeding 1 in 9 and drained so that no surface water flows out onto the public. The parking spaces shall be retained as such thereafter solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose.
Reason:
In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a highway, carriageway, shared driveway or footpath.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such enclosures having regard to the particular layout and design of the development, in the interests of highway safety and to accord with Policies BE1, TR2 and SC1 of the Neath Port Talbot Local Development Plan.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such additional doors / windows, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

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SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2024/0006 **Planning Ref:** P2023/0655

PINS Ref: CAS-03238-F0D9F7

Appellant: Mr Roy Harris

Proposal: Section 73 application to remove condition 1 (agricultural occupancy restriction) of planning permissions 2/2/91/0182/01 dated 21 November 1991 and 2/2/92/0471/02 dated 11 December 1992

Site Address: Pant Y Gwanyd Farm Allt Y Grug Farm Road
Link To Carreg Pentwyn Farm Ystalyfera SA9
2BE

Appeal Method: Written Representations

Decision Date: 2 October 2024

Decision: Appeal Dismissed

Appeal Decision Letter

Appeal Ref: A2024/0008 **Planning Ref:** P2024/0111

PINS Ref: CAS-03616-H0P0T7

Appellant: Alight Media

Proposal: Replacement of an existing illuminated 48-sheet advertisement display with an illuminated 48-sheet digital advertisement display

Site Address: 1 James St Pontardawe Swansea SA8 4LR

Appeal Method: Fast Track

Decision Date: 10 October 2024

Decision: Appeal Allowed with Conditions
Appeal Decision Letter

Appeal Ref: A2024/0010 **Planning Ref:** P2024/0191

PINS Ref: CAS-03677-B1G1Y7

Appellant: Mrs Claire Francis

Proposal: Proposed first floor rear extension with flat roof

Site Address: 9 Cambrian Place Port Talbot SA13 1HD

Appeal Method: Fast Track

Decision Date: 14 October 2024

Decision: Appeal Dismissed
Appeal Decision Letter

b) Enforcement Appeals

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2024/0012 **Planning Ref:** P2024/0160

PINS Ref: CAS-03604-M1V7G6

Appellant: Mr Penny

Proposal: Detached dwelling and associated works

Site Address: School House New Road Gwaun Cae Gurwen
Ammanford Neath Port Talbot SA18 1UN

Start Date: 23 October 2024

Appeal Method: Written Representations

b) Enforcement Appeals

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SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 16 SEPTEMBER 2024 AND 18 NOVEMBER 2024

App No: **P2021/0973**

Proposal: Retention and completion of three detached dwellings and associated access and works (Revised drawing received 14/08/2024)

Location: 4 Cherry Grove Pontardawe SA8 4PX

Decision: Approved

Ward: Pontardawe

App No: **P2023/0441**

Proposal: Regularisation of the construction of a replacement dwellinghouse with associated retaining works, erection of screening and construction of a pergola.

Location: 143A High Street Glynneath SA11 5AP

Decision: Approved

Ward: Glynneath Central & East

App No: **P2023/0699**

Proposal: Change of use from ground floor retail shop (A1 Use) to two-bedroom ground floor flat (C3 Use) (amended plans received)

Location: 2 Swansea Road Pontardawe Swansea Neath Port Talbot SA8 4AB

Decision: Approved

Ward: Pontardawe

App No: **P2023/0735**

Proposal: Construction of 2no. residential apartments and associated car parking.

Location: 28 Michna Street Aberavon Port Talbot Neath Port Talbot SA12 6UH

Decision: Refused

Ward: Aberavon

App No: **P2023/0833**
Proposal: Construction of a single storey detached building for the washing, processing and pressing of fruit into cider; retrospective application for raising the ground level at the site by approximately 300mm to create an area of level surface and retrospective application for the widening of vehicular access.
Location: Land West Of Neath Road (A474) And Approximately 350M South Of Rhos Neath Road Fforest Goch
Decision: Refused
Ward: Rhos

App No: **P2023/0834**
Proposal: Change of use from hairdressers (class A1) to a single 4no. bedroom residential dwelling (class C3). New front access and front alterations, replacing window with a door at rear ground floor level, and parking to the rear.
Location: 2A Victoria Road Sandfields SA12 6AB
Decision: Refused
Ward: Sandfields East

App No: **P2024/0065**
Proposal: Demolition of existing building and construction of a three storey class A1 retail store attached to numbers 28 and 32 Queen Street (retail ground floor and ancillary storage to the first and second floors)
Location: 30 Queen Street Neath SA11 1DL
Decision: Approved
Ward: Neath North

App No: **P2024/0160**
Proposal: Detached dwelling and associated works
Location: School House New Road Gwaun Cae Gurwen Ammanford Neath Port Talbot
Decision: Refused
Ward: Gwaun Cae Gurwen & Lower Brynamman

App No: **P2024/0194**

Proposal: Re-development of existing Multi-Use Games Area (MUGA) to an all-weather third-generation ('3G') pitch, spectator stand, changing rooms and clubhouse, sustainable drainage and associated works.
Location: Muga Adjacent To Afan Lido Football Club The Princess Margaret Way Aberavon
Decision: Approved
Ward: Sandfields East

App No: **P2024/0196**

Proposal: Refurbishment of the existing buildings to provide a 12 no. bed care home (works to existing building as per approved lawful development certificate ref: P2024/0002) and the construction of 4 no. residential care units (use class C2), provision of a car park and associated works.

Location: Gellinudd Hospital Lon Catwg Gellinudd Pontardawe SA8 3DX

Decision: Approved

Ward: Rhos

App No: **P2024/0250**

Proposal: Erection of a single storey rear extension to clubhouse to provide new changing room facilities and physio room. Construction of a raised terrace and canopy along southwest elevation to provide a covered seating and viewing area with access via new bifold doors.

Location: Tonna Rugby Football Club Mount Pleasant Tonna Neath Neath Port Talbot

Decision: Approved

Ward: Resolven & Tonna

App No: **P2024/0269**

Proposal: Proposed single storey rear extension with raised decking area to the rear.

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

Decision: Approved

Ward: Bryncoch North

App No: **P2024/0296**
Proposal: Construction and operation of a hydrogen production facility including associated compression, storage and infrastructure, a hydrogen tube-trailer filling station and renewable electricity connection via a private wire from the existing biomass plant.
Location: Western Wood Energy Biomass Plant Longland Lane Margam Neath Port Talbot SA13 2NR
Decision: Approved
Ward: Margam & Taibach

App No: **P2024/0303**
Proposal: Click and collect parking with double canopy
Location: Tesco Supermarket Neath Abbey Road Neath Neath Port Talbot SA10 7FE
Decision: Approved
Ward: Dyffryn

App No: **P2024/0322**
Proposal: Change of use from single dwelling class C3 to 5 bedroom HMO class C4 and construction of single storey rear extension
Location: 15 Bethel Street Briton Ferry Neath Neath Port Talbot SA11 2HQ
Decision: Refused
Ward: Briton Ferry East

App No: **P2024/0330**
Proposal: Proposed detached toilet facility located in between two twin tennis courts.
Location: Neath Community Tennis Courts Dyfed Road Sports Ground Dyfed Road Neath SA11 3AW
Decision: Approved
Ward: Neath North

App No: **P2024/0370**

Proposal: Construction of a detached two-storey dwelling, with basement garage.
Location: Land East Of Dan Y Bryn Maesteg Road Bryn Port Talbot SA13 2RW
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2024/0394**
Proposal: Temporary satellite construction compound to facilitate necessary maintenance works to Cwmwernderi Reservoir
Location: Temporary satellite construction compound to the east of Cwmwernderi Reservoir
Decision: Approved
Ward: Margam & Taibach

App No: **P2024/0403**
Proposal: Retrospective application for 1 no. shed for storage purposes in relation to agricultural use.
Location: Land To Rear Of 7 - 12 Gelli Houses A4107 From Cymmer To Blaengwynfi Cymmer Port Talbot
Decision: Approved
Ward: Cymmer & Glyncorrwg

App No: **P2024/0408**
Proposal: Demolition of existing single storey rear extension and construction of single storey rear extension and creation of one additional first floor flat.
Location: Railway Tavern, Flat 1 Dulais Fach Road Tonna SA10 8EP
Decision: Approved
Ward: Resolven & Tonna

App No: **P2024/0413**
Proposal: Installation of a 6m CCTV column and CCTV camera.
Location: Grassed Area On Parc Newydd Opposite Giants Grave And Briton Ferry Boys Club
Decision: Approved
Ward: Briton Ferry West

App No: **P2024/0414**
Proposal: Installation of 6m CCTV column and Camera
Location: Corner Of Olive Branch Crescent And LLansawel Crescent
Decision: Approved
Ward: Briton Ferry West

App No: **P2024/0415**
Proposal: Installation of 6m CCTV column and Camera.
Location: Brynhyfyd Recreation Ground Ruskin Street Briton Ferry
Decision: Approved
Ward: Briton Ferry West

App No: **P2024/0419**
Proposal: Change of use of redundant schoolhouse at rear of chapel to form a single residential dwelling (Use Class C3)
Location: Gorffwysfa Welsh Calvinistic Methodist Chapel New Road Skewen SA10 6YF
Decision: Approved
Ward: Coedffranc Central

App No: **P2024/0424**
Proposal: Proposed two storey rear extension.
Location: 9 Ynysygerwn Crescent Aberdulais Neath Neath Port Talbot SA10 8HW
Decision: Approved
Ward: Aberdulais

App No: **P2024/0445**
Proposal: 2 no. single storey side extensions, new shop front incorporating new external glazed door, together with new safety bollard, replacement glazing and high level window (revised Construction Phase Health and Safety Plan received 08.08.24)

Location: Mcdonalds Restaurant Layby Off A465 To Skewen
Service Station Skewen SA10 7DR
Decision: Approved
Ward: Coedffranc Central

App No: **P2024/0466**
Proposal: Retrospective change of use of part of ground floor
from shop (A1) to dwelling (C3).
Location: 29 Commercial Road Resolven Neath Neath Port
Talbot SA11 4NA
Decision: Approved
Ward: Resolven & Tonna

App No: **P2024/0467**
Proposal: Details to be agreed in association with condition 6
(remediation) of planning application P2023/0679
determined on 22.12.2023.
Location: Car Park At Waun Wen Cwmafan Neath Port Talbot
SA12 9ED
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2024/0468**
Proposal: Change of use from dwelling house (class C3) to
residential care home (class C2) for up to 4 children
and their carers together with extension to existing
driveway (revised drawings and application forms
received 29.08.24)
Location: The Vicarage Glan Yr Afon Ystalyfera SA9 2EP
Decision: Approved
Ward: Cwmllynfell & Ystalyfera

App No: **P2024/0471**
Proposal: Change of use from ground floor cafe (class A3) to
form dwelling (class C3).
Location: 8 Bridge Street Glyncorrwg Port Talbot Neath Port
Talbot SA13 3AH
Decision: Approved
Ward: Glyncorrwg

App No: **P2024/0482**
Proposal: Replacement single storey rear extension and new front canopy
Location: 46 Sitwell Way Sandfields Port Talbot Neath Port Talbot SA12 6BL
Decision: Approved
Ward: Sandfields East

App No: **P2024/0484**
Proposal: Replacement single storey rear extension
Location: 40 Cimla Road Neath SA11 3TL
Decision: Approved
Ward: Neath North

App No: **P2024/0485**
Proposal: Two storey and single storey rear and side extensions and new rear roof dormer (amended plans).
Location: 35 Thomas Street Pontardawe SA8 4HD
Decision: Approved
Ward: Pontardawe

App No: **P2024/0489**
Proposal: New shopfront
Location: 31 Commercial Road Taibach Port Talbot Neath Port Talbot SA13 1LN
Decision: Approved
Ward: Margam & Taibach

App No: **P2024/0494**
Proposal: Temporary change of use of land for the siting of a mobile hot-food facility on existing car park together with associated works including gazebo, bollards and retention of existing means of enclosure (operating hours 10:00-14:00, Monday to Friday)
Location: British Legion Club Eastland Road Neath SA11 1LA
Decision: Approved
Ward: Neath East

App No: **P2024/0496**
Proposal: Micro hydroelectric installation (11kw) including intake structure, underground and overground pipeline, detached turbine house incorporating turbine and electrical control system, buried electrical cable together with discharge pipe and outfall structure
Location: Plas Farm Lane From Church Road To Plas Farm Rhos Pontardawe SA8 3JQ
Decision: Approved
Ward: Rhos

App No: **P2024/0498**
Proposal: External alterations to both properties no.43 and no.44. New shopfront glazing and entrance door set. Horizontal timber cladding to be installed on front and side elevation of no.44 and other associated works
Location: 44 Alfred Street Neath Neath Port Talbot SA11 1EH
Decision: Approved
Ward: Neath North

App No: **P2024/0500**
Proposal: Change of use of a first and second floor office (Use Class B1) to a House of Multiple Occupation (Use Class: Sui Generis).
Location: 43 Neath Road Briton Ferry Neath SA11 2DX
Decision: Approved
Ward: Briton Ferry East

App No: **P2024/0514**
Proposal: Demolish existing rear extension and construct a single-storey side and rear extension.
Location: 10 Pen Yr Heol Skewen Neath Neath Port Talbot SA10 6YT
Decision: Approved
Ward: Coedffranc Central

App No: **P2024/0515**

Proposal: Raise roof height to create additional living space with three velux windows to the front, two dormer extensions to the rear and a two storey rear extension.
Location: Summit View 6 Varteg Row Bryn Port Talbot Neath Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2024/0518**

Proposal: Non-Material Amendment (NMA) application to vary Condition 2 (approved plans) and 18 (planting and green infrastructure plan) of planning permission P2023/0233 for residential development of up to six dwellings and associated works. Variation to address a discrepancy between the approved layout drawing and the approved engineering drawing for the SAB approval.

Location: Land At Harvey Crescent Aberavon Port Talbot SA12 6DF

Decision: Approved
Ward: Sandfields East

App No: **P2024/0521**

Proposal: Details to be agreed in association with condition 11 (Reptile Management Plan) of planning application P2023/0369 determined on 16.02.2024.

Location: Land At Heol Crwys Cwmafan Port Talbot SA12 9NT

Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2024/0523**

Proposal: Proposed first floor rear extension

Location: 18 Millbank Waunceirch Neath Port Talbot SA10 7FJ

Decision: Approved
Ward: Bryncoch South

App No: **P2024/0525**

Proposal: Retrospective application for the change of use from a ground floor solicitors office (Use class A2) to a nail bar (Sui Generic)
Location: 28 Forge Road Port Talbot Neath Port Talbot SA13 1NU
Decision: Approved
Ward: Port Talbot

App No: **P2024/0529**

Proposal: Construction of single storey rear extension and extension of existing garage.

Location: 96 Ynys Y Gored Velindre Neath Port Talbot SA13 2EB

Decision: Approved
Ward: Port Talbot

App No: **P2024/0530**

Proposal: Certificate of lawfulness (proposed) for the conversion of 2.no existing flats to a single Dwellinghouse.

Location: 3 & 4 Clyne Court Clyne Neath SA11 4EU

Decision: Issue Certificate
Ward: Resolven & Tonna

App No: **P2024/0536**

Proposal: Proposed double storey rear extension and detached garage.

Location: Dolgoch Pontardawe Road Pontardawe Neath Port Talbot SA8 4SX

Decision: Approved
Ward: Pontardawe

App No: **P2024/0538**

Proposal: Outbuilding in front garden (revised block plan)

Location: 3 Village Gardens Aberavon Neath Port Talbot SA12 7LW

Decision: Approved
Ward: Aberavon

App No: **P2024/0545**
Proposal: Change of use from a children day care centre and creche (Class D1) to 5 bed HMO property (Class C4), with associated works including bicycle and bin storage.
Location: 12 London Road Neath Neath Port Talbot SA11 1HB
Decision: Approved
Ward: Neath North

App No: **P2024/0548**
Proposal: Certificate of lawfulness for a proposed single storey rear extension
Location: 33 Addison Road Sandfields Neath Port Talbot SA12 6HZ
Decision: Issue Certificate
Ward: Sandfields East

App No: **P2024/0549**
Proposal: Certificate of lawful development- single storey rear extension (proposed).
Location: 19 Penscynor Cilfrew Neath Port Talbot SA10 8LF
Decision: Issue Certificate
Ward: Aberdulais

App No: **P2024/0551**
Proposal: Installation of a 20m high M-range v2 apollo pole, 6no antenna, 1no 300mm dish, 4no cabinets, and ancillary development.
Location: Bryngurnos Farm Neath Road Bryn Port Talbot Neath Port Talbot
Decision: Refused
Ward: Bryn And Cwmavon

App No: **P2024/0554**

Proposal: Reconfiguration of existing flat complex, including demolition of existing 2no. rear annexe extensions, construction of 2no. two storey rear extensions (blocks 3 and 5), external alterations including to existing rear window openings, in order to facilitate the formation of a 10 no. flat complex (number of flats in the building would be reduced from 12 to 10 as a result of proposed development)

Location: 1, 3 & 5 Rugby Avenue Neath Neath Port Talbot SA11 1YT

Decision: Approved

Ward: Neath East

App No: **P2024/0558**

Proposal: Non-material amendment to planning permission P2023/0265 dated 22/08/23 to amend the wording of condition 12 (remediation strategy) to allow site clearance work to be undertaken prior to submission of the remediation strategy/report

Location: Land To The North Of Old Foundry Road Pontardawe Swansea SA8 4ET

Decision: Approved

Ward: Pontardawe

App No: **P2024/0562**

Proposal: Fit out vacant retail unit for delicatessen and organic grocery store, including provision of a new mezzanine floor, covered external seating area to front and installation of extraction and ventilation equipment, heat pump and condenser units on the roof

Location: Unit 2 Neath Town Centre Retail Development Neath SA11 3ES.

Decision: Approved

Ward: Neath North

App No: **P2024/0565**

Proposal: Details to be agreed in association with condition 6 (foul water drainage scheme) of planning application P2022/0365 approved on 30/6/23

Location: Cottages Plas Farm Cilybebyll Rhos Swansea

Decision: Approved
Ward: Rhos

App No: **P2024/0569**
Proposal: Garage
Location: 67 Main Road Dyffryn Cellwen Neath Port Talbot
SA10 9LA
Decision: Approved
Ward: Crynant, Onllwyn & Seven Sisters

App No: **P2024/0574**
Proposal: Discharge of condition 10 (Boundary Treatment) of
planning permission P2023/0233 for residential
development of up to six dwellings and associated
works.
Location: Harvey Crescent Aberavon Port Talbot SA12 6DF
Decision: Approved
Ward: Sandfields East

App No: **P2024/0575**
Proposal: Application under section 73 to vary conditions 2 (time
limit for submission of reserved matters) of planning
permission P2021/0173 (outline planning permission,
all matters reserved, for the construction of two
dwellings and associated works) to allow a further 3
years for the submission of reserved matters.
Location: Land At Graig Road (adjacent To Camelot), Godrer
Graig, SA9 2NX
Decision: Approved
Ward: Godre'rgrraig

App No: **P2024/0580**
Proposal: Works to x1 Horse Chestnut covered by Tree
Preservation Order T044. Cut back damaged limbs by
2.5-3m.
Location: Ty'n Y Coed 1 Blaenwern Bryncoch Neath Port
Talbot SA10 7AA
Decision: Approved
Ward: Bryncoch South

App No: **P2024/0581**
Proposal: Discharge of Condition 03 (Tree Protection) of Planning Consent P2024/0185 (Proposed community hub within the school grounds to provide a cafe, office and classroom, with viewing deck to rear and relocation of gates and fencing) granted on 13.06.2024.
Location: Ysgol Cwm Brombil Bertha Road Margam SA13 2AN
Decision: Approved
Ward: Margam & Taibach

App No: **P2024/0582**
Proposal: Discharge of conditions 4 (Contaminated land assessment) and 5 (Contaminated land remediation strategy) of planning permission P2022/1063 for the development of 43 no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school.
Location: Former Dyffryn Lower School Talcennau Road Port Talbot SA13 1EP
Decision: Approved
Ward: Port Talbot

App No: **P2024/0590**
Proposal: Rear ground floor shower room extension
Location: 37 Crown Street Port Talbot Neath Port Talbot SA13 1BG
Decision: Approved
Ward: Port Talbot

App No: **P2024/0596**
Proposal: Non-material amendment to planning permission P2023/0732 dated 23.05.2024 to amend the wording of condition 4 to allow specified minor works to commence prior to undertaking intrusive site investigations

Location: Gnoll House And Cellar Remains Gnoll Estate
Country Park Fairyland Neath SA11 3TQ
Decision: Approved
Ward: Neath North

App No: **P2024/0599**
Proposal: Partial discharge of condition 12 (litter/recycling bins) of
planning permission P2023/0101 granted on
16.08.2024 (for the erection of a freestanding drive-
thru/restaurant, car parking, landscaping and
associated works)

Location: Tesco Supermarket A4067 From Glais To Pontardawe
Alltwen Pontardawe Swansea
Decision: Approved
Ward: Alltwen

App No: **P2024/0603**
Proposal: Works to 1x Horse Chestnut (identified as T1) covered
by Tree Preservation Order T019/A9:
- Reduce crown by 2m in height.
- Reduce crown spread by 2m.
- Lift canopy to give clearance from the ground of 4m.
Location: Plas Farm Lane From Church Road To Plas Farm
Rhos Pontardawe SA8 3JQ
Decision: Approved
Ward: Rhos

App No: **P2024/0606**
Proposal: Non-material amendment to conditions 2 (list of
approved plans) and 19 (materials) of planning
permission P2021/0428 dated 21.12.2021 (for 52
affordable dwellings and associated works) to replace
brick slips on overhanging gables with a Cedral Board
Location: Land Off Meadow Road Eaglesbush Valley Neath
SA11 2AF
Decision: Approved
Ward: Neath East

App No: **P2024/0607**

Proposal: Discharge of condition 15 (verification report) of planning permission P2021/0428 dated 21.12.2021 (for 52 affordable dwellings and associated works)
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF
Decision: Approved
Ward: Neath East

App No: **P2024/0608**
Proposal: Single storey side extension
Location: 46 Lletty Dafydd Clyne Neath Port Talbot SA11 4BG
Decision: Approved
Ward: Resolven & Tonna

App No: **P2024/0609**
Proposal: Advertisement Consent for retention of internally illuminated Press Glass fascia sign.
Location: Land At Baglan Way Port Talbot
Decision: Approved
Ward: Aberavon

App No: **P2024/0610**
Proposal: Prior Notification for Improvements to 575m of existing forestry track along the lower part of Graig Fawr (Dyffryn Woods Margam) with construction of a T-shaped lorry turning head to allow access for timber lorries.
Location: Dyffryn Woods Margam Port Talbot Neath Port Talbot
Decision: Prior Notification Approval Not Required
Ward: Margam & Taibach

App No: **P2024/0612**
Proposal: Crown reduction of a maximum of 2.5m on x2 Oak trees (identified as T1 and T7) covered by Tree Preservation Order T272.
Location: 13 Cloda Avenue Bryncoch Neath Port Talbot SA10 7FH
Decision: Approved

Ward: Bryncoch South

App No: **P2024/0617**

Proposal: Proposed works to trees protect by Tree Preservation Order T115.
T1 Oak, which is to have deadwood removed over the garden of number 4 and the first main limb growing over the garden of number 4 to be removed back to the stem. As well as reduce upper canopy by approx 1-1.5m to suitable growth points.
G1 which comprises of 2x Alder. Both of which are to have the lowest 4 branches to be removed back to the main stem. And the remaining upper canopy to be reduced by approx 0.5-1m to suitable growth points. With deadwood to be removed over garden of number 4.

Location: 4 Perth Y Dion Resolven Neath Port Talbot SA11 4NJ

Decision: Approved

Ward: Resolven & Tonna

App No: **P2024/0619**

Proposal: Details to be agreed in association with condition 3 (scheme for the extraction and control of noise and cooking odours from the Kitchen) of P2024/0165 granted on 26/04/2024

Location: 3 The Parade Neath Neath Port Talbot SA11 1PU

Decision: Approved

Ward: Neath North

App No: **P2024/0622**

Proposal: Details to be agreed in association with condition 3 (Biodiversity Enhancement) of application P2023/0816 granted on 23/02/24.

Location: Unit 3 Kenfig Industrial Estate Road Margam Neath Port Talbot SA13 2PE

Decision: Approved

Ward: Margam & Taibach

App No: **P2024/0627**
Proposal: Certificate of lawfulness for a proposed single storey rear extension.
Location: 51 Beechwood Road Margam Neath Port Talbot SA13 2AD
Decision: Issue Certificate
Ward: Margam & Taibach

App No: **P2024/0632**
Proposal: Works to trees protected by Tree Preservation Order No T206: G1 (Goat willow) remove entire 1 no. overhanging branch to west facing side of tree; G2 (Common oak) remove entire 1 no. overhanging branch to east facing side of tree; G3 (Common oak) remove entire 1 no. overhanging branch to east facing side of tree; T1 (Common oak) remove entire 1 no. overhanging branch east facing side of tree & T2 (Common oak) remove entire 1 no. overhanging branch to west facing side of tree
Location: Land Between 77 And 79 Pen Yr Alltwn Alltwn Pontardawe Neath Port Talbot SA8 3EA
Decision: Approved
Ward: RhosRhos

App No: **P2024/0633**
Proposal: Section 73 application to remove condition 10 (gas protection) and condition 12 (verification report) of planning permission P2023/0963 for construction of four industrial units (Class B1, B8) with associated car parking drainage and landscaping.
Location: Land Adjacent To Unit 19/20 Mardon Park Baglan SA12 7AX
Decision: Approved
Ward: Baglan

App No: **P2024/0635**
Proposal: Pruning of canopy and reduction of lateral branches of x1 Beech tree covered by tree preservation order T146 to the rear of 49 Daphne Road.

Location: 49 Daphne Road Bryncoch Neath Port Talbot SA10
8DU
Decision: Approved
Ward: Bryncoch South

App No: **P2024/0637**
Proposal: Works to x1 Silver Birch Tree covered by Tree
Preservation Order no.T208. Overall canopy reduction
by approx. 1-1.5m to suitable growth points.
Location: Ael Y Nant 40B Derwen Road Alltwen Pontardawe
Neath Port Talbot
Decision: Approved
Ward: Alltwen

App No: **P2024/0639**
Proposal: Application to carry out works to trees covered by Tree
Preservation Order T238.
Reduce crown of Cherry Laurel T1 by pruning with
1.2m - 1.5m reduction of the crown branches to growth
points along with dead wood removal.
Reduce crown of Cherry Laurel T2 by pruning with 1m -
1.2m reduction of the crown branches to growth points
along with dead wood removal.
Location: 15 St Catherines Court Baglan Neath Port Talbot
SA12 8AJ
Decision: Approved
Ward: Baglan

App No: **P2024/0643**
Proposal: Proposed first floor rear extension and installation of
new first floor window within side elevation.
Location: 18 Chestnut Road Cimla Neath Port Talbot SA11
3PB
Decision: Approved
Ward: Neath South

App No: **P2024/0644**
Proposal: Single storey rear and side extension - certificate of
lawfulness proposed

Location: 6 Rheola Avenue Resolven Neath Port Talbot SA11
4HL
Decision: Issue Certificate
Ward: Resolven & Tonna

App No: **P2024/0645**
Proposal: Proposed Lawful Development Certificate- single
storey side extension.
Location: 45 Waun Penlan Rhydyfro Pontardawe Neath Port
Talbot SA8 3BB
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2024/0646**
Proposal: Proposed Lawful Development Certificate: Construction
of a rear dormer roof extension and insertion of
rooflights to the front elevation
Location: 191 Swansea Road Trebanos Pontardawe Neath
Port Talbot SA8 4BT
Decision: Issue Certificate
Ward: Trebanos

App No: **P2024/0650**
Proposal: Single storey side extension, the works for which
include the demolition of an existing single storey
garage structure
Location: 48 Bryn Catwg Cadoxton Neath Port Talbot SA10
8BG
Decision: Approved
Ward: Cadoxton

App No: **P2024/0651**
Proposal: Proposed single storey side extension
Location: Dakota House Pentwyn Baglan Road Baglan Neath
Port Talbot SA12 8AH
Decision: Approved
Ward: Baglan

App No: **P2024/0663**
Proposal: Non-Material Amendment application to amend condition 2 (Plan List) of planning consent P2023/0679 determined 22.12.2023 to reduce the height of the lower roof section by 200mm and reduce the size of the windows on the east and west elevations.
Location: Car Park At Waun Wen Cwmafan Neath Port Talbot SA12 9ED
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2024/0665**
Proposal: Prior notification for the construction of an extension to an existing agricultural building
Location: Llwyn Prydferth Farm Gwrhyd Road Pontardawe Neath Port Talbot SA8 4TP
Decision: Prior Notification Approval Not Required
Ward: Pontardawe

App No: **P2024/0669**
Proposal: Proposed single storey rear extension to be used as additional storage
Location: Cymmer Swimming Pool School Road Cymmer Neath Port Talbot SA13 3EL
Decision: Approved
Ward: Cymmer & Glyncorrgwg

App No: **P2024/0681**
Proposal: Non-material amendment to change the wording of condition 4 (affordable housing) to allow submission of affordable housing scheme prior to first occupation, condition 2 (approved plans) and 6 (bin store details) to allow the bin store to be formed without enclosure and to also vary condition 2 (approved plans) to allow different roof covering of planning permission P2021/1178 approved on 08/12/22
Location: 20 Victoria Gardens Neath Neath Port Talbot SA11 3BH
Decision: Approved

Ward: Neath North

App No: **P2024/0687**

Proposal: Non Material Amendment to application P2024/0353 to change external finish to horizontal cladding to match the existing dormer windows

Location: 2A Waungron Glynneath Neath Port Talbot SA11 5AS

Decision: Approved

Ward: Glynneath Central & East

App No: **P2024/0701**

Proposal: Details to be agreed in association with condition 4 (Affordable Housing) of planning permission P2021/1178 (Change of use of commercial premise Class B1 to 6 No. 1 Bed residential apartments Class C3) approved on 08/12/22

Location: 20 Victoria Gardens Neath SA11 3BH

Decision: Approved

Ward: Neath North

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