



PLANNING COMMITTEE

2.00 PM - TUESDAY, 2 DECEMBER 2014

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 11th November 2014 (*Pages 1 - 8*)
3. To request a Site Visit(s) from Applications Presented

Report of the Head of Planning

SECTION A MATTERS FOR DECISION

Planning Applications Recommended for Approval

4. **Application No: P2014/0788** (*Pages 9 - 18*)
Siting of demountable buildings for use as classrooms, staffrooms and toilets for a temporary period not exceeding 24 months. (Phase 1 of which was approved under P2014/0294) (Amended sewerage details) at Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera SA9 2JJ

Section B - MATTERS FOR INFORMATION

5. Delegated Applications Determined between the 14th October and 2nd November 2014 (*Pages 19 - 32*)
6. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 26 November 2014

Committee Membership:

Chairman: **Councillor R.G.Jones**

Vice Chairman: **Councillor E.E.Jones**

Members: Councillors Mrs.A.Chaves, D.W.Davies,
Mrs.R.Davies, Mrs.J.Dudley, S.K.Hunt, D.Keogh,
Mrs.S.Paddison, Mrs.S.M.Penry, R.Thomas,
Mrs.L.G.Williams

Cabinet UDP/LDP Councillor A.J.Taylor
Member:

PLANNING COMMITTEE

Members Present:

11 November 2014

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, D.W.Davies, Mrs.R.Davies,
Mrs.J.Dudley, S.K.Hunt, D.Keogh, Mrs.S.Paddison,
Mrs.S.M.Penry, and Mrs.L.G.Williams

UDP Member: Councillor A.J. Taylor

Local Members: Councillors C. Crowley, Mrs. L.H.James,
E.V.Latham, and Ms.C.Morgans

Officers In Attendance: Mrs.N.Pearce, I.Davies, D.M. Adlam, R.Borthwick
and Miss.G.Cirillo

1. **CHAIRMAN'S ANNOUNCEMENT**

At the request of the Chairman, the Committee held a minute's silence in respect of Armistice Day.

2. **MINUTES OF THE LAST MEETING**

RESOLVED: That the Minutes of the Planning and Development Control Committee, held on the 21st October, 2014, as circulated, be confirmed as a correct record.

Report of the Head of Planning

(Note: An Amendment Sheet, attached and agreed, was circulated at the commencement of the meeting, as detailed in Appendix A hereto.)

Planning Applications Recommended for Approval

3. **APPLICATION NO: P2011/1147 - RECOMMENDED SUBJECT TO THE SIGNING OF A SECTION 106 LEGAL AGREEMENT**

Outline application for mixed use development comprising of up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.(Additional information under Regulation 19 of EIA Regs with regard to an environmental statement addendum which incorporates a revised assessment of the landscape and visual, foul and surface water drainage, flood risk and ecology together with revised planning assessment and enabling statement), at Rheola Market, Glynneath Road, Glynneath, Neath, SA11 4DT.

RESOLVED: That the above mentioned application be approved, in accordance with the Officer's recommendation, subject to the signing of a Section 106 Legal Agreement and subject to the Conditions and draft Heads of Terms, as detailed in the circulated report and also subject to the amendments as stated, in the circulated amendment sheet attached at Appendix A.

4. **APPLICATION NO: P2014/0246 - FOLLOWING A SITE VISIT MADE BY THE PLANNING (SITE VISITS) SUB COMMITTEE HELD ON 9TH OCTOBER 2014**

Gas-powered electricity generating station (20MW) and associated works (Amended Block Plan, Location Plan, Elevation Plan and Floor Plan plus additional Construction Management Plan received on 15/10/14) - Ex Gas Works, Afan Way, Port Talbot SA12 6HQ.

Following a site visit made by the Planning (SiteVisits) Sub Committee on the 9th October 2014, the Planning Committee discussed the application in detail taking into account the views of the Local Members.

RESOLVED: That the above mentioned application be approved, subject to the Officer recommendation and Conditions as detailed in the circulated report, and also subject to the information contained in the circulated amendment sheet attached at Appendix A.

5. **APPLICATION NO: P2014/ 0843 - PROPOSED CERTIFICATE OF LAWFUL DEVELOPMENT**

Certificate of Lawful Development (proposed) for the incidental use of an existing single-storey rear extension as a dog day crèche for up to 5 dogs between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays at 70 Neath Road, Tonna, Neath SA11 3DJ.

RESOLVED: That the Lawful Development Certificate for the proposed use, as detailed in the circulated report, along with the additional information provided contained in the circulated amendment sheet attached at Appendix A, be approved on the following grounds:

- (1) There would be a maximum of 5 small dogs each weighing under 20kgs (excluding the applicant's two dogs).
- (2) The use would operate between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays only.
- (3) There would be no employment undertaken at the property, other than the applicant, or other business use operating from the property.

6. **APPLICATION NO:P2014/0922 - REMOVAL OF CONDITIONS**

Removal of Conditions 2, 3 and 4 (Code for sustainable Homes) from Planning Permission P2013/1010 (Approved on the 3/12/13) - Land Adjacent To Glas Y Dorlan, 65 Cardonnel Road, Skewen, Neath SA10 6BS.

RESOLVED: That the above mentioned application be approved in accordance with the Officer's recommendation, and subject to the Conditions, as detailed in the circulated report.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairman had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and the circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting)

7. **APPEALS DETERMINED**

RESOLVED: That the following Appeal determined be noted as detailed in the circulated report.

Appeal Ref: A2014/0009

Two-storey detached dwelling (Outline with details of means of access to be agreed) – Land to the rear of 80 Llantwit Road, Neath.

Decision: Dismissed

8. **DELEGATED APPLICATIONS BETWEEN 14TH OCTOBER AND 2ND NOVEMBER, 2014**

Members received a list of Delegated Applications which had been determined between the 14th October and 2nd November 2014, as detailed in the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN

PLANNING COMMITTEE

11 NOVEMBER 2014

ENVIRONMENT

AMENDMENT SHEET

SECTION A – MATTERS FOR DECISION

1. Planning Applications

<u>Agenda Item 4</u>	
<u>APPLICATION NO:</u> P2011/1147	<u>DATE:</u> 02/03/2012
PROPOSAL: Outline application for mixed use development comprising of up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.(Additional information under Regulation 19 of EIA Regs with regard to an environmental statement addendum which incorporates a revised assessment of the landscape and visual, foul and surface water drainage, flood risk and ecology together with revised planning assessment and enabling statement).	
LOCATION:	Rheola Market, Glynneath Road, Glynneath, Neath SA11 4DT
APPLICANT:	Mr Howard Rees
TYPE:	Outline
WARD:	Glynneath

Members are advised that the Highways Section of the report incorrectly makes reference to the CSS parking standards instead of the adopted Standing Conference on Regional Policy in South Wales – Parking Guidelines 1993.

In addition, the restaurant standard referred to in the report should read as follows:

‘Restaurant: 1 commercial vehicle and 1 per 3 non-residential staff and 1 per 7sq.m of dining space.’

Agenda Item 5

APPLICATION NO: P2014/0246

DATE: 15/10/2014

PROPOSAL: Gas-powered electricity generating station (20MW) and associated works (Amended Block Plan, Location Plan, Elevation Plan and Floor Plan plus additional Construction Management Plan received on 15/10/14).

LOCATION: Ex Gas Works, Afan Way, Port Talbot SA12 6HQ

APPLICANT: Mrs Sarah Ward

TYPE: Full Plans

WARD: Sandfields East

Members should note that the 7 letters of objection received and petition of 97 signatures detailed in the report relate to the originally submitted scheme.

No additional letters of objection have been received on the latest amended plans.

Agenda Item 6

APPLICATION NO: P2014/0843

DATE: 04/09/2014

PROPOSAL: Certificate of Lawful Development (proposed) for the incidental use of an existing single-storey rear extension as a dog day crèche for up to 5 dogs between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays.

LOCATION: 70 Neath Road, Tonna, Neath SA11 3DJ

APPLICANT: Mrs Ann Patricia Slattery-John

TYPE: LawfulDev.Cert-Prop.

WARD: Tonna

Members should note that an additional letter of objection was received. It relates to potential issues to residential amenity in terms of noise and disturbance from barking, that the business has been operating without consent and on evenings and weekends and that there has been no consultation with neighbours about this business, despite the proposed property being surrounded by neighbours to the side and rear.

In respect of potential noise and disturbance, this issue has been addressed in the main report.

With regards to the statement that the business has been operating already, this has also been addressed in the main report. The applicant has confirmed, in writing, that she has not been undertaking the business to date as she is waiting for the license and certificate to be issued.

Finally, the issue relating to fact that there has been no public consultation. It should be noted that this application is for a Certificate of Lawful Development (Proposed) and not a Planning Application. As such, there is no statutory requirement to consult with neighbours or members of the public in the same way as a Planning Application. Nevertheless, the application has been advertised on the planning register on the Authority's website as part of the weekly list.

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PLANNING COMMITTEE

REPORT OF THE HEAD OF PLANNING – N. PEARCE

2ND DECEMBER 2014

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended for Approval

<u>APPLICATION NO: P2014/0788</u>	<u>DATE: 31/10/2014</u>
PROPOSAL:	Siting of demountable buildings for use as classrooms, staffrooms and toilets for a temporary period not exceeding 24 months. (Phase 1 of which was approved under P2014/0294) (Amended sewerage details)
LOCATION:	Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera SA9 2JJ
APPLICANT:	NPTCBC Education Department
TYPE:	Full Plans
WARD:	Ystalyfera

BACKGROUND INFORMATION

This application has been called to committee by the Local Member Cllr Llewellyn to ensure that all of the issues raised through the consultation are fully considered by the members.

Planning History:

P2014/0294 - Siting of 1 No. demountable building for use as a classroom, construction of an access track, and erection of perimeter fencing to facilitate the use of the land for temporary classroom provision for a temporary period not exceeding 24 months- Approved- 28/05/14

Publicity and Responses if applicable:

The application was advertised on site. In addition one individual property was consulted by letter.

One objection has been received relating to the following matters;

1. Concerns over consultation.
2. Concerns over trees located between the application site and the adjoining property.
3. Potential light pollution, and noise impacts.
4. Issues with access.
5. Concerns over the Substation, and provision of a cesspit.
6. Loss of privacy, overlooking and visual impacts of development.

Head of Engineering and Transport, Highway Section- No Objection.

Head of Engineering and Transport, Drainage Section- No Objection.

Natural Resources Wales (NRW)- No Objection, subject to conditions.

Description of Site and its Surroundings:

The application site forms part of a wider area used as playing fields, and currently provides a form of all weather surface, within the south east corner of the wider playing fields area. The site is bounded to the south and east by an existing tree line, and is level, if slightly raised above the ground level of the adjoining grassed areas.

The existing school lies to the west, off Glan Yr Afon Road, and is separated from the playing fields by the River Twrch that runs parallel to the road. An existing footbridge crosses the river opposite the school to allow pedestrian access.

Members will be aware of a previous application relating to Phase 1 of this development. That application was for the installation of 1 No. demountable building for use as a classroom, construction of an access track, and erection of perimeter fencing to facilitate the use of the land for temporary classroom provision for a temporary period not exceeding 24 months. That application was approved on the 28th May and the works have been implemented on site.

Brief description of proposal:

This application proposes the installation of demountable buildings for use as classrooms, staffrooms and toilets for a temporary period not exceeding 24 months.

Members may be aware that the existing school at Ysgol Gyfun Ystalyfera is to undergo significant improvements and alterations as part of the 21st Century Schools Programme, and this will result in a number of the existing sub-standard blocks within the site being demolished, and new buildings constructed, together with renovation and alterations to other buildings on the site.

As the site is constrained by adjoining development, the site cannot accommodate these works and the number of existing pupils. In addition the works cannot be undertaken outside of term times and still achieve its required deadline for completion. As such alternative temporary accommodation needs to be sought, in a suitable location and provided in phases in readiness for these forthcoming works.

This application can therefore be considered to be phase 2 of the works in preparation for the main site works, and further temporary works to facilitate the redevelopment of the school.

The existing fence line encloses an area measuring roughly 94m by 57.3m, and measures 3m in height and is of a Heras zenith Welded mesh design, and is provided with three single gates, and one double gate access.

The demountable buildings are located around the perimeter of this existing compound. They are standard demountable structures, measuring between approximately 16.6m in length, by 9.6m wide, with a flat roof to a height of 3.5m. The applicant has indicated that this can accommodate twenty classrooms, a staff room, offices and toilets.

In addition to these works the applicant proposes to provide a small cabinet sub station within the compound, and external lighting. Two lighting columns to the existing footpath link serving the development, and wall mounted lights within the compound to safely light the walkways within the site.

The applicant was originally proposing to provide a septic tank to temporarily serve the development. However, the applicant has amended the scheme to connect the development to the main sewer. This is a more cost effective proposal, and also removes any potential environmental concerns. Where possible, all developments should use mains sewerage rather than rely on private means of disposal.

Material Considerations:

The material considerations relate to land use and development plan policy, highway and pedestrian safety, amenity of adjoining properties, visual amenity,

flood risk and sewerage and drainage issues, together with impacts upon loss of open space provision.

Policy Context:

Neath Port Talbot Unitary Development Plan

- GC1 New buildings/structures and changes or use.
- ENV1 Development in the open countryside.
- ENV17 Design.
- T1 Location, layout and accessibility of new proposals.
- RO1 Protection of recreation, sports facilities and open spaces.
- IE4 Private sewage treatment facilities.

As set out within the report for the previous development at this site, the site lies outside of settlement limits, as defined by the Neath Port Talbot Unitary Development Plan. Policy ENV1 relates to development within the open countryside, and sets out an overarching presumption against unjustified forms of development. The policy refers to exceptions, and includes; “it is development that is necessary to serve the social, recreational or economic needs of the local community”

In this specific case the land that the development is to be located, whilst outside of settlement limits, is presently used for formal recreation purposes, and as such has an existing function and use within the wider community of Ystalyera. It is not open countryside in visual or land use terms, but protected from permanent unjustified development by this policy. In addition, the previous temporary development has been implemented in preparation for the temporary relocation of the school activities.

In addition Policy RO1 refers to the protection of recreation, sport facilities and open spaces. Again the need to retain these important formal and informal open spaces, and recreation facilities within communities is afforded protection. The temporary nature of the development, as set out previously, would ensure that the land and use is restored, and that therefore the impacts of the loss of this small area of the wider playing fields area would not be significant in the long term.

The use proposed is temporary in nature, and forms phase 2 of a previously approved temporary development, and as such the land will be returned to its recreational use following completion of the school redevelopment. It is therefore considered that due to the existing uses, and the temporary nature of the works, the proposals are an essential requirement to facilitate the development of

the existing school for the benefit of the local community, which would not represent a harmful or material departure from the Development Plan.

Visual Amenity:

The development, whilst temporary in nature will be enclosed within a fenced compound for security, and for the health and safety of the pupils. The demountables proposed are single storey and will be finished in suitable materials as not to result in any unacceptable visual impacts. These are shown arranged around the edges of the fenced off area, creating a courtyard arrangement, and are provided in a single storey form.

It is considered that whilst the development would provide a significant physical change in the visual appearance of the site, it is temporary, and the site will be restored to its former condition once the site is no longer required.

Residential Amenity:

The nearest residential property is located at Abertwrch Farm. This is located to the south of the application site beyond the existing tree line, and shares a common access that runs to the west of the application site in a north/south direction along the boundary with the River Twrch.

The development will be visible from this property, but due to the scale and temporary nature of the development, is not considered to significantly impact upon the amenity of residents within this property, either through overlooking, overbearing or loss of privacy. It should be noted that the application site is presently playing fields and therefore used by the public already. Whilst the use of this area will increase, the activities and thus the impacts on the nearest neighbouring property would be restricted to term time, and school hours only, therefore reducing the potential activity in this area. Such temporary impacts, are in any event, considered acceptable.

In relation to the objection received in respect of amenity issues. Whilst the use of the site on a temporary basis will have an impact. It is not considered that the development would raise significant impacts on visual amenity (Being temporary for a period of 24 months only) nor upon noise or loss of privacy (taking into consideration the unrestricted public use of the site as it presently stands). In relation to the windows of any building overlooking their property, the applicant has confirmed that all of the windows facing towards the common boundary can be obscured. This will be a condition of any permission issued.

In relation to light pollution, the proposed lighting is either to the internal areas of the fenced compound or provided to the footpath link. It is not considered that the scale of the lighting, nor the location of the lighting would impact detrimentally upon residential amenity.

Highway Safety (e.g. Parking and Access):

The Head of Engineering and Transport, Highway Section offers no objection to the development. There are no parking facilities proposed, and all parking would need to be accommodated at the existing school site, where staff and pupils would be required to walk or cycle to this site, via the existing public access points.

In respect of the objection in relation to access and Highway and pedestrian safety, the Head of Engineering and Transport, Highway Section, offer no objection to the development. It should be noted that a condition restricting parking within the site and wider playing fields area (as edged blue on the submitted plans) has been suggested. In relation to private individuals rights of access, this is a private matter. The provision of passing bays along this track and/or improvements are not proposed under this planning permission, and may not require planning permission.

Whilst clearly the construction phase of the development will cause a level of disruption, this is transient in nature, and relatively quick, as the buildings are demountables and do not require significant levels of deliveries of construction material.

Flood risk/ Drainage/ Sewerage.

The site is located within a Zone C2 area as defined by the development advice map referred to by TAN15 (July 2004). However, NRW confirm that they have recently updated the modelling along the River Twrch, and that the results of this modelling work has removed the majority of the site from the area at risk of flooding. Based on the results of this modelling, NRW would have no objection to the proposal in terms of flood risk, especially as it is temporary in nature.

The Authority's Emergency Planning Section have been consulted on the application, and specifically to address the comments provided by NRW that state: "parts of the access to the temporary buildings (which is assumed to be via the bridge across the River Twrch), do fall within flood zone 2 (the 0.1% annual probability event). As such, compliance with Table A1.15 in TAN15 should be demonstrated. Safe access /egress is a matter for your Authority to determine in consultation with the emergency services. The Local Resilience Forum for your area may be able to provide further advice in liaison with Local Authority

Emergency Planners.” No response has been provided, it is noted that NRW seek the provision of a flood management plan.

The access to the site still lies within an area at risk of flooding, and NRW request that a condition be imposed requiring a “Flood Management Plan” to be drawn up and implemented for the development. This will be a condition of any permission issued, to be in place prior to the first use of the development.

The applicant now proposes to connect the development temporarily to the main sewer. This is the most suitable method, and NRW offer no objection.

Objections

In relation to the objections received, that are not addressed within the forgoing report, the following comments are provided.

In relation to trees the site is currently a “red gravel” area free of all vegetation. There are trees located to the boundaries of the playing fields but these are unaffected by the development.

The cess pit, as clarified within the report is no longer required. The application will be connected to the main sewer.

In relation to the substation, it will serve this development only, and will be located within the compound, and removed from the site once the use of the site ceases.

In relation to noise and disturbance, these matters have been addressed in the forgoing report. Specifically in relation to an incident where the alarm was triggered, clearly any development should be secured, and protected. It is not considered that this is a significant issue, and would be a matter for the ongoing management of the site.

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. All reports and recommendations are prepared in the light of the Council’s obligations under the Act and with regard to the need for any decision to be informed by the principles of fair balance and non-discrimination.

Conclusion:

The proposed development, whilst located outside of defined settlement limits, is temporary in nature. As such whilst the provision of a permanent development at this site may not be acceptable, the temporary provision of the development for a period of 24 months to facilitate the development/redevelopment of the adjoining school buildings can be supported. The development would not result in any unacceptable impacts upon the amenity of adjoining property, nor highway and pedestrian safety, and subject to conditions can appropriately address flood risk and environmental issues raised through the consultation process. As such the proposals would accord with Policies GC1, ENV1, ENV17, T1, RO1 and IE4 of the Neath Port Talbot Unitary Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

(1)The development hereby approved shall be limited to a period of 24 months from the date of this permission, and within 3 months of the cessation of this period, or the cessation of use, whichever is the earlier, all works shall be removed from site, and the land returned to its former use and condition.

Reason

As the development and use is temporary in nature, and that the development is located within the open countryside.

(2) Notwithstanding the details submitted and prior to the first use of the development hereby approved all windows on the southern elevation of the site shall be glazed with obscured glass and retained as such.

Reason

In the interest of the amenities of the adjoining property.

(3) Prior to the first use of the development hereby approved a Flood Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall be fully implemented as approved, and shall be available to all staff and appropriate persons on site to view and follow at all times that the site is occupied. The Flood Management Plan shall include full details of how the site will be effectively managed /evacuated should a flood event occur, including emergency access and egress routes, and safe assembly points.

Reason

In the interests of safety, and that the access points to the site are at risk of flooding.

(4) No staff or visitors to the school shall park within the site as edged red or blue on the plans hereby approved.

Reason

In the interests of Highway and pedestrian safety.

(5) There shall be no external lighting, or security lighting, other than that approved as part of this application, unless otherwise as part of a scheme to be submitted to and approved by the Local Planning Authority. Upon cessation of the use hereby approved all lighting shall be removed from site, and the site returned to its formal use and condition.

Reason

In the interests of amenity.

(6) The development hereby approved shall be connected to the main sewer prior to its first use or occupation.

Reason

In the interests of amenity.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant 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 proposed development, whilst located outside of defined settlement limits, is temporary in nature. As such whilst the provision of a permanent development at this site may not be acceptable, the temporary provision of the development for a period of 24 months to facilitate the development/redevelopment of the adjoining school buildings can be supported. The development would not result in any unacceptable impacts upon the amenity of adjoining property, nor highway and pedestrian safety, and subject to conditions can appropriately address flood risk and environmental issues raised through the consultation process. As such the proposals would accord with Policies GC1, ENV1, ENV17, T1, RO1 and IE4 of the Neath Port Talbot Unitary Development Plan.

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SECTION B – MATTERS FOR INFORMATION

Delegated Applications

Determined Between 14th October 2014 and 2nd November 2014

1	App No. P2013/0135	Type Hazardous Subst.Cons
Proposal	Revocation of Hazardous Substances Consent under Section 14 of the Planning (Hazardous Substances Act) 1990.	
Location	Aberavon Gas Holder Station, Victoria Road, Sandfields, Port Talbot	
Decision	Approval with no Conditions	
Ward	Sandfields East	

2	App No. P2013/1061	Type Full Plans
Proposal	Erection of 5 dwellings, access road and associated car parking and engineering works. (Amended development layout.)	
Location	Land Off Pearson Way, Neath SA11 2EJ	
Decision	Approved subject to s.106	
Ward	Neath East	

3	App No. P2014/0044	Type Full Plans
Proposal	Retention and completion of 2 no pairs of semi-detached dwellings and construction of two detached dwellings with associated access and retaining works. (Amended and additional information received in respect of Contaminated land Validation Report, soakaway calculations, site plan and bin store details)	
Location	Cilfrew Hotel, Main Road, Cilfrew, Neath, SA10 8LP	
Decision	Approval with Conditions	
Ward	Aberdulais	

4	App No. P2014/0233	Type Full Plans
Proposal	Proposed new dwelling	
Location	33 Parish Road, Blaengwrach, Neath, SA11 5SW	
Decision	Approval with Conditions	
Ward	Blaengwrach	

5	App No. P2014/0319	Type Full Plans
Proposal	Rear extension to barn	
Location	Alltwen Ganol Farm, Alltwen Hill, Alltwen Pontardawe, Swansea, SA8 3BP	
Decision	Approval with Conditions	
Ward	Alltwen	

6	App No. P2014/0326	Type Vary Condition
Proposal	Variation of conditions 5 of planning application P2003/0369 granted on the 27th May 2003 to allow for the submission of samples of materials to be used in the construction of the external surfaces of the development prior to occupation of the dwelling	
Location	Alltwen Ganol Farm, Alltwen Hill, Alltwen, Pontardawe, Swansea, SA8 3BP	
Decision	Approval with Conditions	
Ward	Alltwen	

7	App No. P2014/0349	Type Listed Building Cons
Proposal	Listed building consent for internal alterations including alteration to partition walls, suspended ceiling plus new flooring	
Location	35 Green Street, Neath, SA11 1DB	
Decision	Approval with Conditions	
Ward	Neath North	

8	App No. P2014/0417	Type Householder
Proposal	Replacement of carport, garage and store with two storey side and rear extension, single storey rear extension, front porch and canopy	
Location	11 Richley Close, Baglan, Port Talbot, SA12 8TA	
Decision	Approval with Conditions	
Ward	Baglan	

9	App No. P2014/0420	Type Discharge of Cond.
Proposal	Details pursuant to discharge of Conditions 8 (Landscaping Scheme) 9 (Capture and release of reptiles) & 10 (Ecological Mitigation Scheme) of Planning Permission P2012/0189 (Approved on the 15/3/14)	
Location	Land Near Western Wood Energy Plant, 1 Longland Lane, Margam, Port Talbot, SA13 2NR	
Decision	Approval with no Conditions	
Ward	Margam	

10	App No. P2014/0452	Type Vary Condition
Proposal	Variation of condition 4 (fume extraction details) of application P2013/0741 granted on 4/12/13	
Location	49A Castle Drive, Cimla, Neath, SA11 3YF	
Decision	Approval with Conditions	
Ward	Cimla	

11	App No. P2014/0548	Type Householder
Proposal	Retention and completion of a two storey rear and single storey side extension with roof terrace.	
Location	Penlan Farm, Penlan Road, Rhydyfro Pontardawe, Swansea, SA8 4RP	
Decision	Approval with Conditions	
Ward	Pontardawe	

12	App No. P2014/0565	Type Full Plans
Proposal	Galvanised steel arched building to be used for train maintenance.	
Location	TATA Rail Depot, Margam Sidings, Margam, Port Talbot SA13 2NS	
Decision	Approval with Conditions	
Ward	Margam	

13	App No. P2014/0576	Type Full Plans
Proposal	Construction of 2 dwellings, associated car parking and engineering works. (Amended proposal as previously approved under P2012/0397)	
Location	Plot 31 Pearson Way, Neath, SA11 2EJ	
Decision	Approved subject to s.106	
Ward	Neath East	

14	App No. P2014/0589	Type App under TPO
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Proposal	Works to Oak tree (TPO T200 A9) to remove epicormic growth to a height of 6M and reduction of lower branches by 3m to south west canopy.
Location	26 Corner Meadow, Rhos Pontardawe, Swansea, SA8 3DR
Decision	Approval with Conditions
Ward	Rhos

15	App No. P2014/0590	Type	App under TPO
Proposal	Reduce and remove secondary branches to a height of 6.5m (Oak T1) Reduce branches growing towards property by 2-2.5M and remove one small secondary branch overhanging boundary (T2 Oak) Prune overhanging branches to suitable uprights (Rowan T3) of TPO T200 A9.		
Location	21 Corner Meadow, Rhos Pontardawe, Swansea, SA8 3DR		
Decision	Approval with Conditions		
Ward	Rhos		

16	App No. P2014/0632	Type	LawfulDev.Cert-Prop.
Proposal	Certificate of lawful development for a proposed side extension.		
Location	56 Railway Terrace, Cwmllynfell, Swansea, SA9 2GP		
Decision	Issue Lawful Dev.Cert.		
Ward	Cwmllynfell		

17	App No. P2014/0671	Type	Full Plans
Proposal	Conversion of chapel to residential dwelling, plus creation of off street car parking, installation of velux windows, 2 new windows and door, demolition of chimney and outbuildings (Amended car parking layout received 14/10/14)		
Location	Rhiwfawr Independent Chapel, Rhiw Road, Rhiwfawr, Swansea		
Decision	Approval with Conditions		
Ward	Cwmllynfell		

18	App No. P2014/0675	Type	Householder
Proposal	Demolition of existing garage and construction of new double garage.		
Location	94 Delffordd, Rhos Pontardawe, SA8 3EN		
Decision	Approval with Conditions		
Ward	Rhos		

19	App No. P2014/0709	Type Householder
Proposal	Demolition of existing garage and single storey rear extension, and construction of a two storey side extension and hardstanding	
Location	33 George Street, Pontardawe, SA8 4HQ	
Decision	Approval with Conditions	
Ward	Pontardawe	

20	App No. P2014/0756	Type Full Plans
Proposal	Extension to existing Industrial unit comprising new production, re-cycling and storage areas, plus additional hard and soft landscaping areas.	
Location	Envases, Unit 1, Christchurch Road, Aberavon, Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

21	App No. P2014/0758	Type Householder
Proposal	Single storey rear extension	
Location	Pen Y Bryniau, Lane From Heol Hir To Pen Y Bryniau, Gwaun Cae Gurwen, SA18 1PP	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

22	App No. P2014/0768	Type Full Plans
Proposal	Construction of one dormer bungalow	
Location	Plot Adjacent To, 41 Main Road, Crynant, Neath, SA10 8NT	
Decision	Approval with Conditions	
Ward	Crynant	

23	App No. P2014/0779	Type Householder
Proposal	Increase in ridge height to facilitate replacement roofs and boiler flues	
Location	No 40,42,44,46,48,50,52,54,56,58, Sandown Road, Sandfields Neath Port Talbot	
Decision	Approved with 5yr expiry only	
Ward	Sandfields East	

24	App No. P2014/0780	Type Full Plans
Proposal	Increase in ridge height to facilitate replacement roofs and boiler flues	
Location	NO 1,2,3,4,5,6,7,8,9,10,11,12,13,14,14A, Abbeyville Avenue, Sandfields	
Decision	Approved with 5yr expiry only	
Ward	Sandfields East	

25	App No. P2014/0787	Type Full Plans
Proposal	Detached two storey dwelling, garage and associated drainage works	
Location	Plot 1 Huwel Drive, Off New Road Caenewydd, Gwaun Cae Gurwen, Ammanford	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

26	App No. P2014/0794	Type Discharge of Cond.
Proposal	Details pursuant to condition 26 (Details of design) of Planning Permission 2008/1409 (App Ref APP/Y6930/A/2135473) Allowed on the 8 March 2011	
Location	Longlands Lane, Margam, Port Talbot, SA13 2SU	
Decision	Permitted Development	
Ward	Margam	

27	App No. P2014/0801	Type App under TPO
Proposal	Felling of one oak tree covered by Tree Preservation Order number T213/T1	
Location	8 Cefn Llan Road, Rhydyfro Pontardawe, SA8 4NA	
Decision	Approval with Conditions	
Ward	Pontardawe	

28	App No. P2014/0806	Type App under TPO
Proposal	Felling of one holly tree covered by Tree Preservation Order number T272/T5	
Location	41 Rowan Tree Close, Bryncoch, Neath, SA10 7SJ	
Decision	Refusal	
Ward	Bryncoch South	

29	App No. P2014/0830	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 10 (Footpath improvement scheme for Green Park Street) of application P2014/0046 granted on 23/06/14.		
Location Land At Green Park Industrial Estate, Green Park Street, Aberavon, Port Talbot, SA12 6LD		
Decision Approval with no Conditions		
Ward Aberavon		

30	App No. P2014/0850	Type Householder
Proposal Increase in ridge height to facilitate replacement roofs and boiler flues		
Location 101 - 119 Sandown Road, Sandfields, Port Talbot		
Decision Approved with 5yr expiry only		
Ward Sandfields East		

31	App No. P2014/0870	Type Discharge of Cond.
Proposal Details pursuant to the partial discharge (Zones B & C Plots 6-27, 47-56 only) of Condition 32 ,33 & 35 (Contamination assessment, remediation, and monitoring) of Planning Permission P2012/1116 (Approved on the 12/05/14)		
Location Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, Swansea, SA8 3DE		
Decision Approval with no Conditions		
Ward Alltwen		

32	App No. P2014/0882	Type Full Plans
Proposal First floor rear extension plus means of enclosure to existing flat roof to create external walkway (to facilitate additional letting accommodation)		
Location New Swan Inn, 50 Gurnos Road, Ystalyfera, Swansea, SA9 2HY		
Decision Approval with Conditions		
Ward Ystalyfera		

33	App No. P2014/0884	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 8 (Remediation Strategy) of Planning Permission P2014/0314 granted on 05/09/14.	
Location	Plot 6B, Brunel Way, Baglan Energy Park, Briton Ferry, Neath	
Decision	Approval with no Conditions	
Ward	Briton Ferry West	

34	App No. P2014/0886	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 16 (Construction Method Statement) of Planning Permission P2014/0314 granted on 05/09/14.	
Location	Plot 6B, Brunel Way, Baglan Energy Park, Briton Ferry, Neath	
Decision	Approval with no Conditions	
Ward	Briton Ferry West	

35	App No. P2014/0896	Type Discharge of Cond.
Proposal	Details pursuant to condition 3 (Roadway embankment design) of Planning Permission P2012/0189 (Approved on the 6/3/14) Additional details for embankment construction	
Location	Land Near Western Wood Energy Plant, 1 Longland Lane, Margam, Port Talbot, SA13 2NR	
Decision	Approval with no Conditions	
Ward	Margam	

36	App No. P2014/0901	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 6 (Reptile Survey) of P2014/0314 granted on September 5th 2014.	
Location	Plot 6B, Brunel Way, Baglan Energy Park, Briton Ferry, Neath	
Decision	Approval with no Conditions	
Ward	Briton Ferry West	

37	App No. P2014/0902	Type Householder
Proposal	Two storey side extension, to provide a car port at ground floor and bedroom accommodation above.	
Location	1 Glannant Way, Cimla, Neath, SA11 3YA	
Decision	Approval with Conditions	
Ward	Cimla	

38	App No. P2014/0904	Type App under TPO
Proposal	Works to four Oak trees including removal of deadwood and epicormic growth, plus T2- Removal of lower lateral branch, T3- Reduction in western lateral branches by 2.5m, and T4- Removal of one stem overhanging boundary. Protected under Tree Preservation Order T204.	
Location	115 Delffordd, Rhos Pontardawe, Swansea, SA8 3EN	
Decision	Approval with Conditions	
Ward	Rhos	

39	App No. P2014/0906	Type Discharge of Cond.
Proposal	Details pursuant to conditions 2 (Noise mitigation) of Planning Permission P2014/0358 (Approved on the 26/8/14)	
Location	102 Briton Ferry Road, Neath, SA11 1AT	
Decision	Approval with no Conditions	
Ward	Neath East	

40	App No. P2014/0910	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 20 (Details of connection to Electricity Grid) of application P2013/0635 granted on the 29/07/14	
Location	Land at Hendre Fawr Farm, Mount Road, Rhigos CF44 9RJ	
Decision	Approval with no Conditions	
Ward	Glynneath	

41	App No. P2014/0911	Type Full Plans
Proposal	New development comprising addition of 7 no. extract flues above the roof pitch to east elevation; Alteration and extension of an existing outbuilding adjacent to western boundary; Construction of a new single storey lean-to side extension to west elevation; Provision of new paint store and dust collector unit adjacent to east elevation; Floormounted air conditioning units adjacent to east and west elevations; Construction of a new hard standing area in north-western corner of site and extension to existing service yard canopy to the north west elevation.	
Location	Vector International, Christchurch Road, Aberavon, Port Talbot, SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

42	App No. P2014/0924	Type Full Plans
Proposal	Erection of a tensile fabric roofed shelter to front yard.	
Location	Ysgol Gynradd Ynysymaerdy, Neath Road, Llansawel, Castell Nedd Castell Nedd, SA11 2BQ	
Decision	Approval with Conditions	
Ward	Briton Ferry Ea	

43	App No. P2014/0930	Type Householder
Proposal	Detached double garage	
Location	4 Ffrwd Wylt Street, Taibach, Port Talbot, SA13 1TH	
Decision	Approval with Conditions	
Ward	Taibach	

44	App No. P2014/0935	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful development for a proposed single storey rear extension and rear dormer extension.	
Location	26 Harle Street, Neath, SA11 3DL	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath North	

45	App No. P2014/0938	Type Householder
Proposal	Demolition of existing outbuilding and construction of new detached garage	
Location	23 Cwmclais Road, Cwmavon, Port Talbot, SA12 9LU	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

46	App No. P2014/0939	Type Advertisement
Proposal	Proposed 2 No. Internally illuminated fascia signs, 1 No. internally illuminated projecting sign, 1 No. internally illuminated ATM surround, 2 No. non-illuminated opening hour signs, and 1 No. non-illuminated entrance sign.	
Location	35-37 Station Road, Port Talbot, SA13 1NH	
Decision	Approval with Conditions	
Ward	Port Talbot	

47	App No. P2014/0954	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 13 (programme of archaeological work) and 22 (Clawdd Mawr dyke archaeological excavation) of P2010/1148 (APP/Y6930/A/12/2181883) granted on 27/8/13	
Location	Mynydd Y Gelli, Near Abergwynfi, Port Talbot	
Decision	Approval with Conditions	
Ward	Gwynfi	

48	App No. P2014/0955	Type Discharge of Cond.
Proposal	Details pursuant to condition 1 and 2 (Landscaping and its longterm management and maintenance) of Planning Permission P2014/0467 (Approved on the 1/10/14)	
Location	Garthmor Phase 3, Pearson Way, Neath, SA11 2EJ	
Decision	Approval with no Conditions	
Ward	Neath East	

49	App No. P2014/0959	Type Householder
Proposal	Front extension to existing garage.	
Location	66 Park Drive, Lonlas, Neath, SA10 6SE	
Decision	Approval with Conditions	
Ward	Coedffranc North	

50	App No. P2014/0969	Type Householder
Proposal	Conversion of garage to living accommodation	
Location	84 Crymlyn Parc, Skewen, Neath, SA10 6DG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

51	App No. P2014/0994	Type Non Material Amendment (S96A)
Proposal	Non-material amendment following grant of Planning Permission P2012/0171 (Approved on the 04/10/13) : Amended slab levels and garden levels to Plots 23-27.	
Location	Land rear of, 102 Crymlyn Road, Skewen, Neath, SA10 6DT	
Decision	Approval with Conditions	
Ward	Coedffranc West	

52	App No. P2014/0996	Type Discharge of Cond.
Proposal	Details pursuant to condition 7 (Street lighting) of Planning Permission P2014/0466 (Approved on the 20/08/14)	
Location	Star Inn, 83 Pen Y Dre, Neath, SA11 3HF	
Decision	Approval with no Conditions	
Ward	Neath North	

53	App No. P2014/1000	Type Discharge of Cond.
Proposal	Details pursuant to condition 10 (Surface water drainage strategy) of Planning Permission P2014/0466 (Approved on the 20/8/14)	
Location	83 Pen Y Dre, Neath, SA11 3HF	
Decision	Approval with no Conditions	
Ward	Neath North	

54	App No. P2014/1014	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) - Single storey rear extension and ramp	
Location	8 Dunraven Street, Cwmgwrach, Neath, SA11 5PB	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Blaengwrach	

55	App No. P2014/1019	Type Householder
Proposal	Replacement window to facilitate garage conversion.	
Location	12 Dol Werdd, Waunceirch, Neath, SA10 7QX	
Decision	Approval with Conditions	
Ward	Bryncoch South	

56	App No. P2014/1022	Type Householder
Proposal	Certificate of Lawful Development (Proposed) for a garage conversion.	
Location	29 Lodge Drive, Baglan, Port Talbot, SA12 8UD	
Decision	Issue Lawful Dev.Cert.	
Ward	Baglan	

57	App No. P2014/1025	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Proposed Lawful Development - Single storey rear extension	
Location	31 Oakwood Street, Port Talbot, SA13 1BE	
Decision	Issue Lawful Dev.Cert.	
Ward	Port Talbot	

58	App No. P2014/1030	Type Screening Opinion
Proposal	Request for screening opinion in accordance with regulation 5 of the Environment Impact Assessment Regulations for construction of a 9MW biomass energy generating facility with associated boiler.	
Location	Land At Intertissue, Brunel Way, Baglan Energy Park, Neath, SA11 2HZ	
Decision	EIA Not Required	
Ward	Briton Ferry West	

59	App No. P2014/1039	Type Discharge of Cond.
Proposal	Details pursuant to condition 6 (Post construction code certificates) & 14 (Historic building record) of Planning Permission P2011/0806 (Approved on the 1/2/12)	
Location	Former Empire Bingo, 3-4 Ropewalk, Neath, SA11 1ES	
Decision	Approval with no Conditions	
Ward	Neath North	

60	App No. P2014/1041	Type Discharge of Cond.
Proposal	Details pursuant to condition 7 (drainage scheme) of Planning Permission P2014/0322 (Approved on the 9/9/2014)	
Location	Kings Dock Building, Fabian Way, Crymlyn Burrows, Swansea	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

61	App No. P2014/1043	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate for a proposed single storey side extension.	
Location	12 Heol Llwynon, Caewern, Neath, SA10 7SN	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch South	

62	App No. P2014/1048	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (Bin Storage Scheme) of Planning Permission P2014/0698 granted on 26/09/14.	
Location	Former Post Office, Victoria Road, Sandfields, Port Talbot	
Decision	Approval with no Conditions	
Ward	Sandfields East	

63	App No. P2014/1066	Type Discharge of Cond.
Proposal	Details pursuant to condition 16 (means of enclosure) of planning permission P2008/1409 (Appeal ref: App/Y6930/A/10/2135473 allowed 8/3/2011) and Planning Application P2014/705	
Location	Longlands Lane, Margam, Port Talbot, SA13 2SU	
Decision	Approval with no Conditions	
Ward	Margam	

64	App No. P2014/1086	Type Non Material Amendment (S96A)
Proposal	Non-material amendment following grant of Planning Permission P2013/0868 (Approved on the 24/01/14) : Amended levels Plots 4-7.	
Location	Old Furnace House, Old Furnace Terrace, Neath, SA11 2EF	
Decision	Approval with Conditions	
Ward	Neath East	