



PLANNING COMMITTEE

2.00 PM - TUESDAY, 20 OCTOBER 2015

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

(Site Visit Leaving Port Talbot Civic Centre at 11.00am)

PART 1

1. To receive any declarations of interest from Members.
2. Minutes of the previous meeting held on the 29 September 2015
(Pages 5 - 8)
3. To Request Site Visit(s) from the Applications Presented

Report of the Head of Planning

SECTION A - MATTERS FOR DECISION

Planning Application subject to Members Site Visit Leaving Port Talbot Civic Centre at 11.00am - Recommended for Refusal

4. Application No: 2015/0368 - Demolition of Garage, First Floor Roof Extension, Ground Floor Side Extension including Garage at 7 The Pines, Cilfrew, Neath (Pages 9 - 16)

Planning Applications Recommended for Approval

5. Application No: P2014/0973 - Former Coleg Cwmtawe, Alltycham Drive, Pontardawe, SA8 4JT - 37 No. Residential Dwellings and associated access (Pages 17 - 40)
6. Application No: P2015/0530 - Demolition of existing building and

construction of field store - 73 Pen Yr Alltwen, Alltwen, Pontardawe
SA8 3EA (*Pages 41 - 48*)

SECTION B - MATTERS FOR INFORMATION

7. Appeals Determined (*Pages 49 - 54*)
8. Delegated Applications Determined between 22 September and 12 October 2015 (*Pages 55 - 66*)
9. 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

Tuesday 13 October 2015

Committee Membership:

Chairperson: Councillor R.G.Jones

**Vice
Chairperson: Councillor E.E.Jones**

Members: Councillors Mrs.A.Chaves, D.W.Davies,
Mrs.R.Davies, Mrs.J.Dudley, S.K.Hunt,
H.N.James, D.Keogh, Mrs.S.Paddison,
R.Thomas and Mrs.L.G.Williams

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

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PLANNING COMMITTEE
(COUNCIL CHAMBER PORT TALBOT CIVIC CENTRE)

Members Present:

29 September 2015

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor E.E.Jones

Councillors: Mrs.A.Chaves, Mrs.R.Davies, S.K.Hunt,
H.N.James, D.Keogh, R.Thomas and
Mrs.L.G.Williams

Officers In Attendance Mrs.N.Pearce, I.Davies and Miss.G.Cirillo

1. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on 8 September 2015, as circulated, be confirmed as a correct record.

Report of the Head of Planning

2. **SITE VISIT(S) REQUESTED FROM THE APPLICATIONS PRESENTED**

RESOLVED: that the following Application recommended for refusal, as detailed within the circulated report, be deferred for a Site Visit by the Planning Committee:

Application No: P2015/0368

Demolition of garage, first floor roof extension, ground floor side extension including garage at 7 The Pines, Cilfrew, Neath.

Reason:

To assess the impact of the development upon the character and appearance of the streetscene.

Planning Applications Recommended for Approval

3. **PLANNING APPLICATION NO: 2015/0027 - RESIDENTIAL DEVELOPMENT FOR 13 DWELLINGS PLUS ASSOCIATED WORKS INCLUDING ACCESS AND PARKING - FORMER BAY VIEW SOCIAL CLUB, THE PRINCESS MARGARET WAY, SANDFIELDS, PORT TALBOT SA12 7LS**

RESOLVED: that in accordance with the Officer recommendation and subject to the conditions and the signing of a Section 106 Agreement, as detailed within the circulated report, the application be approved.

4. **APPLICATION NO: P2015/0394 - DETACHED DWELLING, DETACHED GARAGE AND ASSOCIATED FREE STANDING SOLAR PANELS- LAND AT DUNRAVEN PLACE, GLYNCORWWG, PORT TALBOT SA13 3DA**

RESOLVED: that in accordance with the Officer recommendation, and subject to the conditions as detailed within the circulated report, the application be approved.

Planning Application Recommended for Refusal

5. **APPLICATION NO: P2014/1064 - RESIDENTIAL DWELLING (OUTLINE WITH ALL MATTERS RESERVED) - PLOT ADJACENT TO PENRHIW, WOODBINE COTTAGES, MELIN COURT, NEATH SA11 4BA**

RESOLVED: that in accordance with the Officer recommendation, for Highway Safety reasons, as detailed within the circulated report, the application be refused.

6. **CURRENT POSITION PAPER REGARDING MARGAM OPEN CAST COAL SITE (OCCS) ENFORCEMENT REFERENCE NUMBER E2013/0028**

(Cllr.R.G.Jones relinquished his position as Chairperson, Cllr.E.E. Jones took the Chair for the remainder of the meeting.)

The Head of Planning reminded Members of the background to the issues in relation to the Margam Open Cast Coal Site (OCCS), and also gave an update on the current position, with three potential options containing benefits and disbenefits to those respective options in order to resolve matters, as detailed within the circulated report.

Following discussions, the following agreed amended recommendation was made:

RESOLVED: that authorisation is secured to pursue Option 3, as detailed within the circulated report, in accordance with the strict timescales as detailed below. Should the timescales be not complied with by Celtic and Oak/Beech, Option 1 be pursued with immediate effect.

<u>Action</u>	<u>Date</u>
1. Commence pre-application discussions with all regulators.	31 October 2015
2. Commence partial dewatering of the void.	31 October 2015
3. Submit Planning Application to both Local Planning Authorities.	Beginning of January 2016
4. Submit all necessary consents to National Resources Wales.	Beginning of January 2016
5. Determination of Planning Application (subject to all required information being	30 April 2016

submitted on time).

6. Work on a new Section 106 to run in tandem with the Planning Application. Signing of the S106 by all interested parties. 30 April 2016
7. Commence work on site. 31 May 2016
8. Complete site safety and alternative restoration works. No later than 31 May 2017

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN THE 26 AUGUST AND 21 SEPTEMBER 2015**

Members received a list of Planning Applications which had been determined between the 16 August and 21 September 2015, as contained within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON

SECTION A – MATTERS FOR DECISION

Planning Application Recommended For Refusal

<u>APPLICATION NO:</u> P2015/0368	<u>DATE:</u> 08/06/2015
PROPOSAL:	Demolition of garage, first floor roof extension, ground floor side extension including garage.
LOCATION:	7 The Pines, Cilfrew, Neath SA10 8AL
APPLICANT:	Mr Craig Walker
TYPE:	Householder
WARD:	Aberdulais

Background Information

This application was originally called to Committee by Councillor Doreen Jones (Aberdulais) in respect of visual amenity, since she considers that the proposals will not adversely impact on the streetscene.

At the Planning Committee on 29th September 2015, Members resolved that the application be deferred for a site visit, which will take place on 20th September 2015. The report which follows is the same as that reported to the Planning Committee on 29th September 2015.

Planning History:

None

Publicity and Responses if applicable:

2 neighbouring properties were consulted and a site notice displayed on site. To date no representations have been received, other than the submissions for Councillor Doreen Jones referred to elsewhere in the report.

Blaenhonddan Community Council: No objection

Contaminated Land: No objection subject to condition

Welsh Water: No objection subject to condition

Ecology: No objection subject to informative relating to bats

Councillor Doreen Jones (Aberdulais) has requested that the planning application is called to committee to be determined on the grounds that she disagrees with the officers' recommendation in relation to visual amenity. She also notes that she will be requesting a site visit.

Description of Site and its Surroundings:

The application site comprises a split level detached dwelling at 7 The Pines, Cilfrew. The site is bounded by residential properties to the South, North and East, and a steep wooded area to the West. A garden area is located to the rear of the property, with a small open garden to the front together with a hard-surfaced driveway with parking for two vehicles. The property also has the original flat roof garage to the front.

The application property has an unusual design. The split level dwelling has a single storey front section with an asymmetrical roof, with a larger asymmetrical roof over the rear element. The two elements of the dwelling are brought together through the roof design. The attached garage to the side has a flat roof.

The application site sits within a row of 5 dwellings with the same design, which appears to have remained unchanged since their original construction. While there are other types of dwelling within the street, this group of dwellings contribute significantly to the distinctive character of this part of the street-scene.

Brief description of proposal:

The application is for the demolition of the existing flat roof garage, first floor roof extension, and a ground floor side extension including a new garage.

The existing pitched roof at the rear will be brought forward; It will have a height of 6.1m and will be set back 600mm from the existing front gable. The eaves will remain the same on the Southern elevation as the roof blends into the existing smaller roof. The eaves on the Northern elevation will have a height of 2.4m. A small mono pitched roof 90 degrees to the road will infill the 600mm set back from the main roof. The new roof will cover the existing smaller pitched roof and the flat roof garage will be reconfigured to form part of the dwelling. The covered walkway will be blocked with a door and side panel forming a new

entrance. The new flat roof garage will sit to the side of the dwelling and will measure 2.6m wide by 5.6m in length and have a height of 2.3m.

Externally the extension will be finished in brown tiles and render to match the main dwelling house.

Policy Context:

National Policy Technical Advice Note 12 (TAN12) Design

Local Development Plan Policy

Neath Port Talbot Unitary Development Plan:

Policy ENV1	Development in the countryside.
Policy GC1	New Buildings/Structures and Changes of use
Policy T1	Location, layout and accessibility of new proposals.
Policy ENV17	Design

Material Considerations:

The main issued to be considered in the determination of this application concerns the impact upon the character and appearance of the surrounding area, the impact upon the amenity of residents within neighbouring properties, and any impact upon highway safety.

Visual Amenity:

The application property sits within a row of 5 dwellings with the same design, and within a streetscene defined by unusual designed properties the majority with asymmetrical roofs, with this group of dwellings contributing significantly to the distinctive character of this part of the street-scene.

The row of 5 dwellings each have the same architectural design and character, with the main features of these split level dwellings comprising a single storey level front section with a flat and asymmetrical roof, with a larger asymmetrical roof over the rear element. The two elements of the dwelling are brought together with the roof design.

The applicant was advised early on in the planning application process of the concern with the design of the proposal. An option of a significantly smaller roof extension to retain the architectural character and design of the dwelling which would allow the main features to be retained was discussed, seeking to design a development with more recessive appearance when viewed from either direction of The Pines. This would make it more in keeping with the current pattern of development and architectural character of the area. However the applicant did not wish to do this as they would not get the additional floor space they require, and wanted to proceed with the application as it stands.

As stated earlier the property has large pitched asymmetrical roof over the rear section of the dwelling with a smaller single storey asymmetrical element that projects towards the front of the plot with a flat roof element to the side. Whilst some of the properties have been altered in a minor way (i.e. different types of Bay windows) the overall architectural character and design of the dwellings within this row of 5 remain unaltered. Whilst there are different house types within the area, the unusual design of the 5 dwelling are considered to add to the character of the area and this is reiterated with other groups of houses close by.

Policy GC1 of the Neath Port Talbot Unitary Development Plan, states that *“Any proposal involving new buildings, structures, changes of use, extensions and alterations will not be permitted if it would create an unacceptable impact in failing to ensure that measures are taken to minimise the adverse impacts of the development on the character and townscape of the surrounding area including building densities, architectural styles, layout patterns, orientation of buildings, scale, height, mass and materials of nearby buildings, structures and infrastructure...”* while Policy ENV17 states *“that any proposal that would include new construction or alteration to an existing building’s appearance should be well designed, this will include whether it has paid sufficient regard to the character of the area.....”*

TAN 12 states in section 2.6 that *“if the ‘Design of proposals are inappropriate in their context, or fail to grasp opportunities to enhance the character, quality and function of an area they should not be accepted, as they could have a detrimental effect on existing communities”*.

Within this site and Policy context, the proposed roof extension would result in the roof at the rear element being brought significantly forward, resulting in a materially different roof form than the rest of the group. When combined with the flat roof extension and alterations to the front elevation, it would result in a much higher and wider dwelling retaining few of the characteristics and features (i.e. the front and rear element) which form part of the character of the group. In this respect, it is considered that the proposal would result in an unsympathetic obtrusive design which does not take into account the layout and character of the dwelling or the character of the other dwellings within the area.

Residential Amenity:

In relation to any overbearing or overshadowing, the larger roof to the rear of the site will be brought forward to cover the front section; however this will be no closer to No. 5 the Pines as the existing roof slope will simply extend up further to form the new ridge height. The eaves of the roof nearest to no. 5 is 2m away from their flat roof garage however this relationship would not change.

In relation to No 9, the single storey flat roof garage will be sited adjacent to the boundary with the higher ridged roof being located within the centre of the plot. The proposed garage is located 5m away from No. 9 and the highest part of the proposed roof will be 13m away and therefore raise no issues. There are no dwellings to the rear and the property located to the front on the other side of the road is 21m away. The application is therefore considered to be acceptable in terms of the impact on these properties.

In terms of overlooking, the proposed habitable room windows are front facing. The distance between these windows and the property to the front is 21m and across a road. There are therefore no issues in relation to these windows. However there is a side facing window serving a study and a side facing window serving the garage which both face No. 9. To prevent any issues in the future, had permission been granted a condition could be imposed to ensure both these windows are obscurely glazed.

The application is therefore considered to be acceptable in terms of residential amenity.

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

The proposed development would retain 3 off street parking spaces, one in the garage and two external. As such it is considered that the proposal would not adversely affect highway and pedestrian safety.

Ecology

The Local Authority's Biodiversity Officer has advised that Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. The have recommended the applicant is made aware of this and what to do should any bats be discovered. A note can be added to the decision advising the applicant of this.

Others (including objections):

The local Authority's Land Contamination Officer has raised no objection to the proposal however they have recommended a condition relating to any unexpected land contamination being found. A suitably worded condition can be attached to the decision notice.

Others (including objections):

Welsh Water has advised that a public sewer is crossing the application site and requested an appropriate informative is included in any planning consent the LPA is minded to grant. The applicant has been made aware of this and has already spoken to Welsh Water in relation to this matter.

Conclusion:

The proposed first floor roof extension, by reason of its siting and design will result in a dwelling out of character with the existing group of dwellings which define the local context, and as a consequence would represent an obtrusive and unsympathetic extension that would appear incongruous and prominent in relation to the layout and pattern of the street scene. Accordingly, the proposed development does not accord with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and Technical Advice Note (TAN) 12: Design.

RECOMMENDATION: Refusal

1. The proposed first floor roof extension, by reason of its siting and design will result in a dwelling out of character with the existing group of dwellings which define the local context, and as a consequence would represent an obtrusive and unsympathetic extension that would appear incongruous and prominent in relation to the layout and pattern of the street scene. Accordingly, the proposed development does not accord with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and Technical Advice Note (TAN) 12: Design.

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2014/0973	<u>DATE:</u> 27/01/2015
PROPOSAL:	37 No. residential dwellings and associated access (Ecology mitigation strategy received 20.07.15) (Bat tree roost assessment , tree survey, Arboricultural method statement and tree protection plan received 28.09.15)
LOCATION:	Former Coleg Cwmtawe, Alltycham Drive, Pontardawe SA8 4JT
APPLICANT:	Pennant Homes
TYPE:	Full Plans
WARD:	Pontardawe

Background:

Members should be aware that Cllr. James and Cllr. Purcell requested on 6th October 2015 that this application be determined at Planning Committee due to the potential impact of the proposed development on highway and pedestrian safety, particularly given the siting of the Welsh medium primary school (Ysgol Gynradd Gymraeg) directly opposite the access point to the application site.

Planning History:

The site has no planning history

Publicity and Responses:

11 neighbouring properties (including Ysgol Gynradd Gymraeg) were consulted and 4 site notices were displayed on site. The application was also advertised in the Local Press on 10th February 2015.

No responses have been received to date.

Pontardawe Town Council: Concerned over the impact on the current drainage and sewers in the area and the increased vehicular traffic close to a primary school and the impact on mature trees and wildlife in the area.

Crime Prevention Design Adviser: Raises matters of security and general crime awareness and prevention measures that should be considered within the development proposals.

Natural Resources Wales: No objection, subject to conditions

Welsh Water: No objection, subject to conditions

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

Head of Engineering & Transport (Drainage): No Objection, subject to conditions.

Biodiversity Unit: Raise concerns regarding the ecological impacts of the application and the deliverability of an appropriate level of mitigation

Arboricultural Officer: No objection, subject to conditions

Contaminated Land Unit: No objection, subject to condition

Parks and Neighbourhood Services: No objection, subject to providing a financial contribution for the improvement of existing open space / play facilities at King George V Park.

Play Development: No objection

Head of Social Services, Health & Housing: No objection subject to the provision at least 20% Affordable Housing Contribution in line with the Supplementary Planning Guidance.

Description of Site and its Surroundings:

The application site is an obsolete playing field and tennis court that was previously used in association with the former Cwmtawe College, Alltycham Drive, Pontardawe. The former Cwmtawe School buildings were located immediately to the south of the application site. However, these have now been demolished and that site is currently being developed for housing under planning permission P2010/0880.

The application site is situated approximately 0.5 miles North of Pontardawe Cross. The site is bounded by woodland to the north and east, the Parc y Dderwen housing development to the south and

Alltycham Drive to the west. A bat house sits in the north-eastern corner of the site which was constructed as required mitigation in respect of the approved residential development to the south.

The site is a large rectangular shaped parcel of land approximately 1 hectare in area and sits on a plateau overlooking Pontardawe. The site is generally level from west to east, but there is a significant change in levels at the southern and northern boundaries. Alltycham Drive along the western boundary slopes upwards steadily north of the site. The principal access into the site is via an existing pedestrian access point off Alltycham Drive.

The site is located within the settlement limits as defined by the adopted Neath Port Talbot Unitary Development Plan (UDP).

Within the emerging LDP the site as a whole is proposed to be allocated for residential development under Policy H1/26, and is located within the Pontardawe Spatial Area. As part of the LDP process the site has been fully assessed for sustainability and deliverability, and this is set out with the LDP Strategic Housing Site Assessment Report, September 2014.

Brief Description of Proposal:

The proposal seeks full planning permission for the redevelopment of the site for 37 dwellings and associated access.

The submitted plans indicate that the house type mix comprises 8 no. 2 bedroom dwellings, 18 no. 3 bedroom dwellings and 11 no. 4 bedroom dwellings. A number of the plots are also shown to have detached garages. The development consists of two storey detached and semi-detached dwellings with a total of 6 different house types proposed.

In terms of physical dimensions and scale, the smallest house type (Pebble) will measure approximately 8.5 meters in depth, 4.5m in width and 8.5 metres in height. The largest house type (Dryslwyn) will measure approximately 10 meters in depth, 9.5 metres in width and 8.5 metres in height. Intermediate in terms of scale would be the Laugharne house type which measures approximately 9.5 metres in depth, 6 metres in width and 9 metres in height.

External double garages will be approximately 6.3 metres in depth, 6.5 metres in width and 4.8 metres in height. External single garages will be

approximately 6.3 metres in depth, 3.9 metres in width and 4.8 metres in height.

The proposal predominately provides for frontage properties facing onto a main estate spine road that runs through the centre of the site. Properties would also be accessed via shared driveways running directly from the spine road and directly from Alltycham Drive.

The proposed dwellings will have an orthodox design, constructed using gable features and pitched roof forms. With regard to housing finishes, the external walls of dwellings will be constructed in facing brick and through-colour mortar and concrete smooth tiles although detailed specification of these materials has yet to be provided.

EIA Screening/Scoping Opinion & Habitat Regulations:

The application site exceeds 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 findings of the screening report were that the scale and nature of the potential impacts associated with the development both alone and in combination with other developments within the area would not be of a type that would require the carrying out of an Environmental Impact Assessment or the subsequent submission of an Environmental Statement in support of the application.

The proposed development is not located within a zone of influence for any SAC, 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 2010 is not required.

Material Considerations:

The main issues for consideration concern the principle of development at this site, together with the impact of the proposal upon visual and residential amenity, and highway and pedestrian safety, the impact upon the landscape and ecology of the area as well as upon ground contamination and drainage having regards to prevailing planning policies.

Policy Context:

National Planning Policy:

Planning Policy Wales (Edition 7, 2014)

Technical Advice Note 5 : Nature Conservation and Planning

Technical Advice Note 12 : Design

Technical Advice Note 18 :Transport

Local Planning Policy:

The Development Plan for the area comprises the Neath Port Talbot Adopted Unitary Development Plan.

As the proposed site is located within the settlement limits as defined in the UDP, the principle of a residential development is generally acceptable, subject to the development complying with other development plan policies in respect of its impact on matters including highways, visual and residential amenity. The other relevant Policies are as follows:

GC1	New Buildings/Structures and Changes of Use
ENV13	Brownfield, Derelict and Waste Land
ENV16	Contaminated Land
ENV17	Design
T1	Location, Layout and Accessibility of New Proposals
H2	Housing Density
H3	Infill and Windfall Development within Settlement Limits
H4	Affordable Housing
R03	Provision of Open Space to Serve New Residential Developments
ENV5	ENV5 Nature Conservation

Supplementary Planning Guidance

- Affordable Housing
- Developer Contributions
- Open Space

Housing Density

Policy H2 of the UDP specifically refers to housing density, stating that:

“Proposals will generally be expected to achieve a density of 30 dwellings per hectare, and higher where the proposal is sited at or immediately adjacent to locations with good public transport accessibility such as town, district, village and local centres or in public transport corridors.”

In this particular case, the site provides 37 dwelling units on an area of 1 hectare, which equates to a gross density of 37 dwellings per hectare. As this exceeds the 30 dwellings per hectare minimum specified in the UDP, it is considered that the proposed layout will result in the development of a site, with a density that is in accordance with the criteria within Policy H2.

It is also noted that the development exceeds the 32 dwellings forecast to be delivered on the site under the emerging LDP which, subject to a satisfactory layout, is considered to amount to best use of vacant site contributing towards delivery of housing to meet targets.

Visual Amenity:

With regards to visual amenity, the proposed linear layout of the development is influenced by the rectangular shape of the application site and the requirement for a central access route.

The partly curved access road, sensitive siting of dwellings and varied building lines proposed add a sense of place and interest within the site, and provides a form of development that is consistent with the surrounding area. A number of dwellings will also front Alltycham Drive, helping define the entrance to the wider site whilst also providing an active frontage to this existing road.

The existing woodland area towards the northern boundary of the site, together with the intention to plant trees at selected locations, will help provide a soft backdrop to the site whilst also providing both visual amenity, and biodiversity value.

There are 6 different house types proposed which provides a variety and choice of housing and also a varied street scene. All of these properties are two storeys and generally have pitched roofs with a simple gable form. With a mix of building heights proposed there will be variety of eaves and ridge heights throughout the site which will add visual interest.

It is considered that the design of the proposed dwellings would harmonise with the general vernacular of the immediate area and particularly those dwellings currently under construction to the south of the site.

The applicant has not provided samples of the proposed elevational treatments, but has confirmed that the dwellings will be constructed using facing brick, through colour mortar and concrete tiles. These materials are common to the area and there are other houses in close vicinity to the site, including the majority of the houses under construction to the south, constructed using similar materials. It is therefore considered that the materials proposed are acceptable, subject to a condition requiring samples to be provided.

In respect of boundary treatment, the applicants have provided a detailed layout plan which indicates the positions, design, materials and type of boundary treatment to be erected. A mixture of close boarded fencing and brick walls is proposed. Brick walls, rather than fencing, are used where prominent side boundaries of properties face the main access road. The different types of boundary treatment proposed and their siting are considered appropriate and the scheme as whole will not therefore detract from the street scene.

However, the permitted development rights for boundary treatments forward of the principal elevation will be removed. This will ensure that attractive frontages are maintained and that the visual amenity of the properties and the wider street scene is protected in the long term.

As such, it is considered that the size, design, siting and architectural detail of the proposed dwellings within the context of the application site and wider surrounding area would be appropriate. Furthermore, having considered the submitted layout, mix of house types, and the overall design of the scheme, it is considered that the proposed development would create an attractive place to live and provide an acceptable and sustainable extension to this existing settlement.

Residential Amenity:

In respect of the amenity of the occupiers of the proposed dwellings, together with the impact upon the amenities of existing residents adjacent to the site, the main issues to consider are privacy and overlooking,

together with any potentially unacceptable overbearing and overshadowing impact.

With respect to privacy and overlooking, the proposed dwellings and plots vary in size and orientation, and, as is often the case in modern estate developments, there are varying degrees of mutual overlooking. However, this is not unusual and in this case it is considered that there are no issues of direct intrusive overlooking. As such it is considered that the proposed development, offers good levels of natural surveillance of roads and generally maintains adequate distances between habitable room windows directly facing each other. This ensures that there will be no unacceptable overlooking issues experienced by future occupiers of the proposed dwellings.

The site is bounded to the south by an existing residential development and to the north by a detached property known as Coed Y Barli. It is therefore also important to ensure that the amenity level currently enjoyed by the occupiers of these properties is not unacceptably affected as a result of the proposed development.

Those properties to the south most likely to be affected by the proposed development are numbers 1, 10, 11, 16, 17, 18 and 19 Parc y Dderwen which abut plots 1 and 6-13 of the proposed development.

Sections and levels produced by the applicant indicate the level change between properties at Parc y Dderwen and the application site. Across the rear boundary of the application site, when moving east to west, properties at the application site are shown to be located between 2m and 7m higher than those located at Parc y Dderwen.

In some cases, the proposed properties located towards the southern boundary would not retain the required separation distance of 21m between those existing properties at Parc y Dderwen. However, where distances do not comply with the authority's privacy standard, views will only be at an oblique angle and there will therefore be no direct overlooking. Furthermore, an element of mutual overlooking is commonplace in urban situations and providing this would not cause significant harm, is generally accepted.

In addition, despite the level change, it is considered that the orientation and layout of the scheme together with the separation distances maintained between existing and proposed properties is such that it would

not have an unacceptable overbearing or overshadowing impact on the occupiers of the existing dwellings at Parc y Dderwen.

As a result the amenities of both existing and future residents will be safeguarded.

Turning to the existing property known as Coed y Barli that is located towards the north of the site and its relationship to the proposed properties. Views from the proposed dwellings (particularly plots 34, 35, 36 and 37) towards this property are also at an oblique angle and as such there is no direct or unacceptable overlooking. Furthermore, each of the proposed dwellings located in close proximity to this existing dwelling comply with the authority's privacy standard in respect of overlooking.

It is therefore considered that the proposed development would not have an unacceptable impact upon the privacy and amenity of the occupiers of the adjacent residential properties.

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

The proposal includes parking for each dwelling through the provision of a mixture of off-street dedicated parking bays or garages, with dwellings served by individual driveways with direct access off either Alltycham Drive, the estate access road or shared private driveways set off the main estate road. Therefore the parking provision is deemed adequate for the proposed development.

It is noted that concern has been raised, including from the local Ward Members for Pontardawe, in respect of the impact of the scheme on highway and pedestrian safety, particularly given the siting of the Welsh medium primary school (Ysgol Gynradd Gymraeg) directly opposite the access point to the application site. Issues including the additional traffic movements resulting from the proposed development, the existing crowded road system, problems at the school entrance and position of the access point have been raised.

The applicant has provided an analysis of the access and highways safety matters of the scheme through a Transport Statement. This report identifies that in terms of the likely volumes of traffic generation it is anticipated that the proposed development could generate up to 23 vehicle movements (two-way) in the AM peak and 24 vehicle movements (two-way) in the PM peak.

The report concludes that it is estimated that the impact of the development on the performance of the local road network will be negligible and that it has sufficient capacity to accommodate the scale of the proposed development.

The proposed development is considered to have a good level of public transport services operating on the B4603, A474 and Alltwerin that are located within close proximity and walking distance of the application site.

In respect of visibility from the junction, it is noted that the adjacent highway has traffic calming and the speed limit is 20mph. Road signage, warning vehicles of the nearby school, are also displayed. For a road of this speed TAN 18 requires a vision splay of 2.4m x 22m, with the submissions indicating that a visibility splay with a 2.4m 'X' distance by 25m 'Y' distance can be achieved in both a northerly and southerly direction from the site access.

Based on the submitted plans and Transport assessment, the Head of Engineering and Transport (Highways Section) have raised no objection to the proposed development subject to conditions. It is therefore considered that the proposal would be acceptable in terms of highway and pedestrian safety.

Having regard to local concerns about the relationship with the school site, it is noted that one such condition (condition no.19) requires a Construction Method Statement (CMS) to be submitted to the Local Planning Authority for assessment. The CMS would provide details of the working methods and practices at the site and include confirmation that certain site traffic and deliveries be timed to avoid school start / finish times.

Furthermore, the applicant will be required to extend the existing Traffic Regulation Order (No waiting at any time orders) at Allt-y-cham Drive into the junction of the development.

It is therefore considered that subject to the imposition of conditions, the proposed development would not give rise to significant issues which would unacceptably impact upon the existing highway network, existing properties or residents and the adjacent primary school.

Landscaping / Ecology (including trees & protected species)

Concerns have been raised by the authority's ecologist and third parties regarding the impact of the development on wildlife and habitat present within and on the periphery of the site and also the encroachment into the woodland edge area to the north of the site.

As such an Ecological Survey was undertaken and submitted as part of the application. The report identified the site as having some value for protected species, in particular bats, birds and reptiles. The woodland, scrub and hedgerow at the site were also identified as having ecological value, particularly in respect of bird habitat.

As such, the applicant has provided a scheme that outlines mitigation measures for each of the species and habitat referred to above. Proposed mitigation includes dark routes, planting, fencing to woodland boundary, woodland management and the provision of an ecologically sensitive lighting scheme.

The authority's ecologist and Natural Resources Wales have raised some concerns in respect of the deliverability of the mitigation proposed. However, it is considered that the site is large enough and capable of providing a suitable level of mitigation to compensate against any impact upon habitat or protected species present.

Furthermore, there are substantial benefits from the proposed development in terms of delivering 37 dwellings to meet current need which must carry substantial weight, especially given the current failure of the Authority to achieve a 5 year housing land supply. Whereas there may be some adverse impacts in respect of impact upon ecology, there is no evidence to suggest that this is to a scale of significant and demonstrable impact as would outweigh the benefits of providing such new housing on a site identified by the emerging Local Development Plan.

As such, it is considered that the proposals are generally acceptable with regards to impacts on biodiversity. However, this would be subject to the imposition of conditions, including the submission of a revised ecological mitigation and management scheme given the reservations raised in respect of the current scheme submitted.

In respect of landscaping, as no specific details have been provided in relation to the hard and soft landscaping for areas that are publicly viewable, a condition is imposed requiring submission of a landscaping

scheme for subsequent approval, to ensure the finished scheme is acceptable in terms of visual amenity, but also will include aspects of the ecology mitigation requirements.

Finally, the applicants have provided a tree survey that was reviewed by the authority's arboricultural officer. To allow the development to proceed in its current format a minimum of 23 trees and one hedgerow (T245 to T256, T583 to T593, H1) will require removal. However, the authority's arboricultural officer states that the majority of these trees are of low quality and a number are structurally unsafe. The main impact of removing these trees will be the loss of the adjacent woodland edge trees. The loss of these trees will allow high wind speeds to penetrate further into the woodland which could affect the inner trees stability and associated flora and fauna.

Further concern was raised that the root zone protective fencing at the rear of plots 16 and 17 is adjacent to the rear walls of the dwellings. This will result in an insufficient working area for the construction work with an inevitable infringement of the protection zone. The arboricultural officer stated that with modification of the site layout the woodland edge trees T583 to T593 could be retained which would benefit the woodland ecosystem but the individual condition of the trees does not justify their retention. It was also stated that if any new dwellings and their gardens are within falling distance of these trees a number of them would in any case require felling for safety reasons.

These comments were put to the applicant, who, rather than produce a revised layout, provided a revised tree survey which promoted selective felling of those trees within falling distance of the development and re-located protective fencing. The issue of the impact of high winds affecting stability of internal trees could be overcome by a re-planting scheme which would help protect those internal trees referred to by reducing their exposure from high winds.

As such, while it is regrettable that a number of trees will have to be felled, in this instance many of the trees to be felled are considered to be of low quality and a number structurally unsafe. As such, subject to conditions, including a landscaping condition to require selective replanting, it is considered that the development will not give rise to any unacceptable impact upon the existing woodland to the north of the application site.

Secure by Design:

The Crime Prevention Advisor is generally in agreement with the proposed layout and it should be noted where possible car parking is overlooked. Whilst it is not possible to incorporate all the recommendations of the Advisor, it is considered that the scheme is generally acceptable in terms of the principles of Secure by Design.

Contaminated Land:

The authority's contaminated land section do not have any objection to the application and state that the Geotechnical and Geoenvironmental report submitted in support of the application does not identify any contamination on site. It is however recommend that a standard planning condition is attached to the decision notice so that should any unexpected contamination be identified during the development that it is appropriately dealt with.

Drainage:

The Head of Engineering and Transport (Drainage Section) and Welsh Water both offer no objection to the proposed development, subject to conditions, the principle of the development is therefore considered acceptable in terms of drainage.

Section 106 Planning Obligations

The Council's approved Supplementary Planning Guidance (SPG) provides the local policy basis for seeking planning obligations through Section 106 Agreements. However, each case must be considered on its own planning merits having regard to all relevant material circumstances.

The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers). As of 6th April 2010, a planning obligation may only legally constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In view of the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, the following planning obligations are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.

Affordable Housing

Policy H4 of the Neath Port Talbot Unitary Development Plan refers to the requirement, where there is a proven need, to provide an element of affordable housing on sites. The Supplementary Planning Guidance entitled “Affordable Housing” requires the provision of affordable housing where residential development is proposed on sites of 3 or more.

As such, the developer would normally be required to provide 20% of units on site as affordable housing, unless it can be demonstrated that it would render the site economically unviable through the submission of a viability assessment, a procedure set out in the supplementary planning guidance referred to above.

The proposed development provides for 8, 2-bed affordable houses which equates to 21.5% affordable housing. The units will be transferred to the nominated Registered Social Landlord on the basis of social housing rental tenure. While a 70:30 split between social rented and intermediate housing would usually be requested, the housing section has raised no objections to 100% social rented on this site.

In this instance therefore, the applicant has exceeded the affordable housing requirement by providing over the 20% figure required. The 8 units would also be “pepper potted” throughout the development and will match the open market properties in terms of design and appearance. Finally, the housing section is satisfied with the provision of 2-bed units to reflect local need.

Given the above it is considered that the layout, location and number of affordable units are in line with criteria set out within Policy H4 of the Neath Port Talbot Unitary Development Plan, Supplementary Planning Guidance (Affordable housing) and Technical Advice Note 6.

Public Open Space (POS)

Policy RO3 – provision of open space to serve new residential developments – requires developments where existing open space is

inadequate to contribute towards either the improvement of existing off-site facilities in the locality through a commuted payment or make provision for additional areas of open space within the site. Such space or facilities should be provided in accordance with the Borough Council's adopted standard of 2.8 hectares per 1000 population. The provision should be well related to the housing that it is intended to serve, but the exact form and type should have regard to the nature and size of the development and the needs of the residents.

The 'Open Space and Indoor Leisure' Topic paper, produced in support of the emerging Local Development Plan, identifies that only Onllwyn, Coedfranc West and Coedfranc Central have sufficient children's play, with all other wards deficient. Accordingly, there is a need for the development to contribute towards addressing such deficiency.

In respect of this matter, Officers sought through negotiations to provide on-site informal POS. However, the applicant made it clear that this requirement would affect the general viability of the scheme as it would result in the loss of residential units. The applicants did however confirm that they would be willing to provide for off-site contributions.

Although this is an identified site within the emerging LDP, it is also currently located within the UDP settlement boundary and therefore has to be assessed against current Policy in the UDP, which is not so prescriptive, and states that the first preference is to enhance existing facilities. In this respect, while it would be preferred that on site public open space is provided, from a UDP policy position it is concluded that it would be difficult to resist development on this site for the reason of not providing any POS on site.

In this regard, following negotiations, the applicant has agreed to pay a financial contribution of £21,390 excl. VAT, which would be secured via a Section 106 agreement, and would be spent on George V Park located to the south of the application site. This sum follows advice from the Authority's parks section and play coordinator in respect of the level of works required to enhance (not just maintain) the provision currently on offer at this park.

Subject to this section 106 agreement, the development therefore accords with Policy RO3 of the adopted UDP.

Others (including objections):

In response to the concerns raised by Pontardawe Town Council and the local ward members. This report has already addressed in detail the issues of drainage, highways and pedestrian safety, trees, and ecology.

Conclusion:

It is considered that the proposed development provides a sustainable, accessible and visually acceptable form of development which will not unacceptably impact upon the amenities of residents in adjoining properties, nor upon the character and visual amenity of the area as a whole. Furthermore, the development would not have a significant impact upon highway and pedestrian safety, nor upon existing services including foul and surface water discharges or ecological issues. Hence, the proposed development would be in accordance with Policies GC1, ENV5, ENV13, ENV16, ENV17, T1, H2, H3, H4, and RO3 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

Recommendation: That planning permission be granted subject to the signing of a Section 106 agreement to secure the following Head of Terms: -

- Provision of eight units of Affordable Housing
- Financial contribution of £21,390 (excl. VAT) to be spent on the improvement of existing open space / play facilities at George V Park

And subject to the following conditions:

RECOMMENDATION: Approval with Conditions

CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

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

(2) Samples of the materials to be used in the construction of the external surfaces, including means of enclosure, of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby permitted. Development shall be carried out in accordance with the approved details only.

Reason

In the interest of the visual amenity of the area.

(3) Prior to the commencement of the construction of any dwellings, details of the finished floor levels of all dwellings shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed levels.

Reason

In the interest of residential and visual amenity.

(4) Unless authorised by any condition of this permission, all means of enclosure as indicated on drawing number TP-01 Revision F shall be erected as approved prior to the occupation of the associated residential unit and shall be retained and maintained as such thereafter.

Reason

In the interests of the visual amenity of the area, and the amenities of the occupiers of proposed and existing dwellings.

(5) All retained trees that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in BS5837:2012 Trees in relation to design, demolition and construction by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(6) Prior to first beneficial occupation of any of the dwellings hereby approved, a scheme for landscaping, which shall include (but not be restricted to) adequate replacement tree planting and details of the long term management and maintenance of all areas falling outside of defined residential curtilage), shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

(7) The landscaping scheme required by condition 7 shall ensure that any trees to be planted within the footway or within 2m of the back of footway shall be fitted with a suitable root barrier placed along the back of footway, and such barrier shall be provided at the time of planting and thereafter retained.

Reason

In the interest of highway and pedestrian safety

(8) No development shall commence until such time as a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with, together with an implementation plan identifying the phasing of such works, has been approved in writing by the local planning authority. All works shall thereafter be in accordance with the approved details.

Reason

To ensure the satisfactory drainage of the site

(9) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(10) Prior to occupation of each associated dwelling the off street parking spaces as shown on drawing number TP-01 Revision F shall be provided on site prior to first occupation of the associated dwelling and shall be retained open and free for such use thereafter.

Reason

In the interest of highway and pedestrian safety

(11) Prior to occupation of any dwelling the parking spaces as shown on the approved plans shall be provided for that dwelling and shall be surfaced in porous material to gradient not exceeding 1 in 9, or provision made to direct run-off water from a hard surface to a permeable porous area or surface within the curtilage of the dwelling and permanently maintained so that it continues to comply with the above requirements.

Reason

In the interest of highway and pedestrian safety

(12) No garage shall be converted to residential use unless a scheme for replacement car parking has been submitted and approved in writing by the local planning authority. The scheme shall be implemented prior to commencement of any conversion works and shall provide for one

additional car parking space for each space lost by any garage conversion.

Reason

In the interest of highway and pedestrian safety

(13) The use of any garage hereby approved garage shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

In the interest of highway and pedestrian safety

(14) Notwithstanding the information set out within section 3.2.5 of the Transport Statement (September 2014), prior to commencement of development (other than work required to create the new vehicular access), visibility splays of 2.4m x 25m shall be provided each side of the new vehicular access to Allt-y-cham drive in full accordance with the details indicated within figure 3.3 of the transport statement. The splays shall thereafter be maintained so that nothing over 600 mm in height above back of footway level is erected or allowed to grow within these areas.

Reason

In the interest of highway and pedestrian safety

(15) Prior to first use of each drive (hard standing) pedestrian vision splays measured at 2.4m x 2.4m behind back of footway each side of each drive/hard standing shall be provided and retained thereafter, with no enclosures or planting over 600 mm in height above back of footway level erected or allowed to grow within these areas.

Reason

In the interest of highway and pedestrian safety

(16) Other than work required for the construction of plots 3 and 37 together with the construction of the site office, compound and the junction with Alltycham Drive for the first 20m, no further development shall commence until a Traffic Regulation Order along Alltycham Drive to prevent parking, loading, unloading or waiting on either side of the public highway at Alltycham Drive eastern side between the hours of 7 am to 7

pm has been implemented. This order shall be further extended for the first 20m of the proposed site road following its construction up to binder course level.

Reason

In the interest of highway and pedestrian safety

(17) Prior to construction of any dwelling other than plots 3 and 37, a scheme for lighting improvements, together with a phased programmed of implementation for Alltycham Drive and the New Estate Road shall be submitted to and approved in writing by the local planning authority. All lighting improvements as per the approved scheme along Alltycham Drive shall be completed prior to commencement of work to construct any dwellings with the exception of plots 3 and 37.

Reason

In the interest of highway and pedestrian safety

(18) Prior to occupation of any dwelling a surfaced and lit footway shall be provided fronting the property and linking onto the nearest public highway.

Reason

In the interest of highway and pedestrian safety

(19) No development shall commence, including any works of demolition, 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:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction;

- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Viii) A scheme for the erection of temporary / semi temporary signage warning drivers of the presence of children and speed restrictions.
- ix) A scheme detailing the control of surface water run-off during the construction period and the protection of lower lying land.
- x) A scheme detailing the route of all construction, site operatives and visitor traffic
- (xi) A scheme indicating how deliveries or works vehicles in excess of 7.5 tonnes shall be prevented access to Alltycham Drive during the hours of 8 am to 9 am and 3pm to 4 pm during term times; and
- (xii) Provision of a temporary security fence at the outset of development which shall incorporate a vehicle access gate to the site along the western boundary of the site adjoining Alltycham Drive.

Reason

In the interest of highway and pedestrian safety

(20) The proposed development shall be carried out in accordance with the revised David Rice Forestry Arboricultural Method Statement dated 28 09 2015.

Reason

In order to protect the long term health of the trees to be retained and in the interest of clarity and good tree husbandry

(21) 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.

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 additional windows, having regard to the particular layout and design of the estate.

(22) 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 dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway, carriageway, shared driveway or footpath unless authorised by any condition of this permission, and detailed on the approved plans.

Reason

In the interests of visual amenity as the estate is open plan in character.

(23) Prior to the commencement of works on site and notwithstanding the submitted information, an updated detailed ecological mitigation, management and monitoring plan shall be submitted to and agreed in writing with the local planning authority. Such details shall be broadly in accordance with the measures detailed within the Proposed Mitigation Strategy dated July 2015, Bat Activity Survey dated September 2014, the Bat Tree Roost Assessment dated January 2015 and the Reptile Translocation Strategy dated December 2014 as updated in July 2015, but shall also include (but not necessarily be restricted to) a detailed external lighting scheme, full details of methods, timings, locations, responsibilities, mechanism of delivery, programme of works, management and monitoring for all mitigation proposed (which shall be for a minimum of 15 years). The development shall only be carried out in accordance with the approved details and mitigation, compensation and enhancement measures

Reason

In order to safeguard protected species

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/0530	<u>DATE:</u> 03/07/2015
PROPOSAL:	Demolition of existing building, and construction of field store.
LOCATION:	73 Pen Yr Alltwen, Alltwen Pontardawe SA8 3EA
APPLICANT:	Mr David Evans
TYPE:	Full Plans
WARD:	Alltwen

Background

This application is reported to committee at the request of the ward member, Councillor David Lewis, on grounds that the proposal is unauthorised development in the countryside; that the use of the building is likely to be linked to the commercial / non-agricultural activities; and that the area forms part of an open access area under the Countryside and Rights of Way (CRoW) Act.

Planning History

The site has the following relevant planning history

P1999/1072	Dormer extension and garage	Approved	10/02/2000
P2001/0114	Extension	Approved	20/02/2001

Publicity and Responses if applicable:

Cilybebyll Community Council – No objection

2 Neighbouring properties and a site notice was displayed on site. In response, one letter of objection has been received from the neighbouring property, objecting on grounds which are summarised as follows: -

- An access created over agricultural land
- Use of the land and building for commercial reasons as a builders yard and parking of vehicles
- Existing building is an unauthorised construction

- Queries the need for the building as applicant has a garage
- The building will overlook the neighbouring properties
- Visual amenity of a building and specifically the design and the materials of this building
- The previous actions of the Planning Department would seem to preclude the development

Description of Site and its Surroundings:

The land in which the proposed building is to be located is a field in the applicants ownership which is to the rear of 73 Penyralltwen, Alltwen, accessed via a farm styled gate at the top of the driveway to the residential dwelling. There is an existing agricultural style outbuilding sited in the location that this replacement field store is to be constructed.

The residential dwelling is sited inside of the settlement boundary but the land to the rear, on which the building is proposed to be sited, lies outside of the settlement boundary as defined in the Neath Port Talbot Adopted Unitary Development Plan.

Contrary to the statement within the submitted Design and Access Statement, the use of the land is not accepted to be residential.

Brief description of proposal:

This application is for the demolition of the existing building and its replacement by a new field store, which is to be constructed in the same location and on the existing concrete slab as the existing outbuilding present at the site.

The field store will replace an existing timber structure with a block building which will be rendered and painted in a light brown colour. The front elevation (facing the dwelling) will be clad in timber cladding. The roof will be constructed of corrugated steel sheets and the fenestration will be white uPvc.

The building would measure 7.6 metres in width, 3.5 metres in depth and will have a mono-pitched roof with a maximum height of 3.2 metres. There will be no fenestration on three elevations apart from the front elevation which will have a single door and a further double door.

The supporting information states that the building will be used as a field store for the storage of field materials and tools. This application does not relate to the change of use of the field.

Material Considerations

The main issues to be considered in the determination of this application concern the principle of development on the application site, and the impact upon residential amenity, visual amenity and highway safety.

Policy Context:

The adopted Development Plan is the Neath Port Talbot Unitary Development Plan, within which the following Policies are of relevance:

GC1 New buildings/structures and changes of use
ENV1 Development in the Countryside
ENV17 Design

Principle of Proposed Development

The application proposes the construction of a 'field store' in a location and of a similar size to an existing building which historically appears to have been used in connection with the maintenance of the field (albeit a larger area than that now enclosed).

Although submissions have been made which call into the question the use of the existing building for non-agricultural purposes, previous enforcement investigations have concluded that there is no such breach of planning control. In any respect, given its location in the countryside, outside of the defined settlement limit, and in relative close proximity to (and with an access through) residential properties, such a commercial use would be wholly unacceptable. Accordingly, should the impacts be considered acceptable, a condition will be imposed on the permission to restrict the use of the store for the stated 'field store' purposes only, and for no commercial or residential use.

Subject to the imposition of the above condition, the replacement of such a building for the purposes stated is considered to be acceptable in principle in accordance with Policies ENV1 and GC1, provided there are no unacceptable impacts on matters including the landscape.

These are considered below.

Visual Amenity:

Although proposed to be constructed in blocks, the roof is to be corrugated steel sheets and the frontage has been amended to be timber cladding in order that the building does not have an unacceptably residential appearance. Subject to the development being undertaken in accordance with these materials, and retained as such thereafter, in terms of visual amenity the proposed field store will be of a style and of finishes typical of a field store. The area has a rural aspect and it is considered that the field store will be in character with buildings of this nature.

On this basis it is considered that the proposal by virtue of its siting and design will not have an unacceptable impact on the visual amenities of the area or its rural character.

Residential Amenity:

In terms of residential amenity, the nearest residential property is approximately 50 metres away from the field store. In view of the degree of separation between the proposal and this building it is not considered that the proposal will have an adverse impact on residential amenity.

In terms of noise, the use of the building will be restricted by condition as a field store, and it is considered that it will not result in an unacceptable impact upon noise over and above that which already exists already.

Highway Safety (Access, Parking and Traffic flows):

There will be no new access to the proposal the existing vehicular access will be via the existing drive at 73 Penyralltwen. It is therefore considered that the proposal raises no unacceptable detrimental issues with regard to highway or pedestrian safety.

Other Matters

The application site boundary incorporates the whole of the land between the rear wall of the residential garage and the rear of the field store. The field is accessed via an existing gate from no. 73 Pen Yr Allt.

Concern has been expressed with the applicants agent, however, that the pre-existing boundary treatment separating the authorised garden of no. 73 from the field to the rear has been removed at some point in the last few years. As a consequence, there is concern that there may be subsequent claims made that the land to the rear (on which this building is to be sited) has a residential use. As stated above this is not accepted, and there is evidence to indicate that the boundary between the areas remained in place in 2010.

The justification for this new development relates to the use of the land in question as a 'field' (as opposed to garden / residential use), and the use for residential purposes would be wholly inappropriate given its location outside of the approved settlement boundary. Accordingly, it is considered necessary and appropriate to impose a condition on this application requiring the reinstatement of the boundary between the dwelling and the field prior to use of the building hereby approved commencing, to the field (and the use of the building) will remain separate to the residential curtilage.

Others (including objections)

The matters raised by Councillor D Lewis have largely been addressed in the above report. In response to concerns that the area is part of an open access area under the CRoW Act, it is noted that this land does not form part of a Countryside Right of Way, however the CRoW Act does not restrict development of land simply because it has become access land.

In response to the matters raised in the letter of objection, which have not been addressed earlier, the following comments are made:

- An access created over agricultural land – There is to be no new access formed.

- Use of the building for commercial reasons as a builders yard and parking of vehicles – A condition will be imposed on the consent stating that the building shall not be used for commercial reasons. Parking of vehicles relates to the use of the land and will be the subject of enforcement investigation

- **Existing building is an unauthorised construction** – Given the length of time in situ, the existing building is deemed to be a lawful structure.

- **Queries the need for the building as applicant has a garage** – the applicant has indicated that this building will be used as a field store for machinery to maintain the land etc. which is considered acceptable for the reasons above

- **The previous actions of the Planning Department would seem to preclude the development** – The above report considers the acceptability of the proposed development, and there is no preclusion to the approval subject to the conditions identified below.

Conclusion:

The proposed development would not have a detrimental impact upon the amenities of any neighbouring residents or upon the character or appearance of the surrounding rural area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development is in accordance with Policies GC1, ENV1, and ENV17 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

RECOMMENDATION: Approval with Conditions

CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

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

(2) The proposed field store shall be constructed in materials as stated on the submitted plan A02 prior to first beneficial use, and shall thereafter be retained in accordance with the approved details.

Reason

In the interest of visual amenity of the area.

(3) The building hereby approved shall be used solely as a field store for the storage of field materials and tools in conjunction with the maintenance of the adjacent land, and shall not be used at any time for any commercial or residential purposes.

Reason

Since the building is only justified for the defined purposes, and its use for commercial or residential purposes would amount to unacceptable development in the countryside.

(4) Prior to first beneficial use of the field store hereby approved, a boundary wall or fence shall be constructed along the rear boundary of the residential curtilage of no. 73 Pen Yr Alltwen (i.e. between the northwest corner of the existing detached garage and the western boundary of the curtilage) in order to separate the rear garden from the field in which the proposal is to be sited. The rear boundary shall thereafter be retained in perpetuity.

Reason

Since the building hereby approved is only justified for the specified purposes as a field store, and in the interest of clarity as to the residential curtilage of 73 Pen Yr Alltwen.

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 would not have a detrimental impact upon the amenities of any neighbouring residents or upon the character or appearance of the surrounding rural area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development is in accordance with Policies GC1, ENV1, and ENV17 of the Neath Port Talbot Unitary Development Plan.

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SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2014/0001 **Planning Ref:** P2008/0024

PINS Ref: APP/Y6930/A/13/2209942

Applicant: Wind Ventures UK Ltd

Proposal: Revised Scheme For Wind Energy Development Comprising 9 (Previously 14) Turbines With A Maximum Height To Blade Tip of 125m, Access Tracks, Cable Trenches, Substation, Anemometer Mast, Crane Hardstanding. Temporary Construction Compound and Associated Infrastructure

Site Address: Farmland adjoining forestry East of Crynant and South of Seven Sisters, Neath (known as Hirfynydd Wind Farm)

Appeal Method: Public Inquiry

Decision Date: 4th September 2015

Decision: Dismissed

The main issues in this appeal concerned:

- the nature and degree of subsidence likely to be caused to the wind turbines by underground mining operations;
- the viability of designing and managing the wind turbines to accommodate the likely subsidence;
- whether or not suitable arrangements could be put in place to indemnify the mining operator and the Coal Authority in respect of their statutory liabilities for damage caused by subsidence due to mining activities so that future mining operations would not be unduly restricted;

- other effects caused by the proposed wind turbines, particularly landscape and visual impacts, ecological effects and effects on ancient monuments; and
- the benefits of the renewable energy that would be produced.

Members will recall that this was a complex appeal which was the subject of protracted Inquiry proceedings, including adjournments and ongoing Hearing sessions in advance of a 'new' Inquiry formally opening and being heard at Inquiry during July and August 2015.

Given the complexities of the case and discussions between the Council, Appellants, Coal operator (Energy Build) and Coal Authority, the Inspector noted in his decision that the key issue concerned that of indemnification, and at the Public Inquiry the Appellant indicated that, if that could not be adequately achieved by the Section 106 Unilateral Undertaking or by condition, the Appellant would accept that it would not be appropriate to grant planning permission.

Members have previously been provided with a full copy of this decision, and therefore the following summary comprises the conclusions reached by the appointed inspector: -

"52. In reaching my overall conclusions I have taken into account the Environmental Statement and the additional environmental information submitted at both the application and appeal stages. I have concluded above that environmental and community impacts would not be significant and, with the proposed mitigation measures, would not count against the proposal.

53. The key factor in this appeal is the effect on the prospects for the mining of coal beneath the site. It is common ground amongst all parties that the techniques proposed for mining beneath the site would be likely to give rise to subsidence of the ground above and that this would be likely to cause settlement of the proposed wind turbine foundations and tilt of the superstructures. The parties are also agreed on the maximum amount of tilt that might occur and, as the mining would involve 2 quite separate coal seams with potential for more than one mining wall to affect each turbine, that each turbine might be affected by more than one tilt event. I have also concluded that it is feasible to design foundations capable of

allowing tilt events to be rectified by some sort of jacking operation, albeit at some additional cost.

54. The jacking operations may or may not require the turbine superstructures to be dismantled and then re-erected, and cost estimates for these events can only be fairly speculative at this early stage. However, there is no dispute that the costs involved would be substantial.

55. Under coal mining legislation the liability for subsidence damage lies with the coal operator or, in the event of default, with the Coal Authority, and it is standard practice for the Coal Authority to require a cash deposit from the coal operator to indemnify the Coal Authority against that possible liability. In this case, the Appellant has tried to indemnify the future coal operator and the Coal Authority against any such liability by means of a Section 106 Unilateral Undertaking supported by a Deed of Indemnity, an Insurance Policy, a Letter of Appointment and a Power of Attorney. However, my conclusion on this key issue is that there is a risk that this would be seen as a means of circumventing the statutory liabilities involved such that a Court would find it unlawful on public policy grounds. Other shortcomings also reinforce my conclusion that the Section 106 Undertaking may be unenforceable and so would provide little help to the mining company in alleviating its statutory liability for subsidence damage.

56. For similar reasons I have also concluded that the problem would not be overcome by a negatively worded planning condition, which the Appellant has suggested as an alternative to the Section 106 Undertaking. Without this indemnification, the Coal Authority would be likely to require substantial cash deposits from the mining company if it wished to mine the coal using the most efficient long wall methods. Consequently, the mining operator would be constrained in its operations and would probably resort to pillar and board methods, which are much less efficient and would involve much less of the coal being exploited. This would be contrary to Welsh Government policy that mineral resources should be protected against other development that would sterilise the minerals or hinder their extraction. It would also be contrary to Unitary Development Plan Policy GC2 and draft Policy M1 of the emerging Local Development Plan.

57. I have balanced this harm and policy conflict against the benefits and policy support for renewable energy development. However, I consider the strong policy support for safeguarding access to an important mineral like coal, which can only be mined where it occurs, to substantially outweigh the benefits of the proposed scheme. Indeed, the Appellant also indicated that in these circumstances (i.e. neither the Section 106 Undertaking nor the suggested planning condition being satisfactory) it would not claim the benefit of the balance.

58. I have taken into account all matters raised but nothing outweighs the considerations that have led me to this main conclusion. For the reasons given above I conclude that the appeal should be dismissed”.

NOTE:

This is an especially pleasing decision, within which the Inspector has upheld the Authority’s view in full, despite the acknowledged benefits of renewable energy in this location.

Members should also note that Officers are currently in the process of seeking an award of costs against the appellant based on ‘unreasonable behaviour’ during the appeal, which it is claimed has cost the Council significant wasted expenditure, including on external specialist consultants. A decision on this application will be reported to members when received.

Appeal Ref: A2015/0005 **Planning Ref:** P2014/1165

PINS Ref: APP/Y6930/A/15/3129001

Applicant: Mr Mark Davies

Proposal: Retention of two storey demountable buildings used in association with the existing waste transfer facility

Site Address: Unit 1 Brunel Industrial Estate, Cwmavon

Appeal Method: Written representations

Decision Date: 12 October 2015

Decision Code: Dismissed

As the works were undertaken prior to the submission of the application, the appeal sought retrospective permission under section 73A of the 1990 Act.

The main issue concerned the effect of the development on the character and appearance of the surrounding area.

The Inspector noted that the 2 prefabricated cabins in question are stacked one on top of the other, near the entrance and alongside the side boundary of a waste recycling and transfer station. He also noted the site context, which while including siting of a profile-sheet clad canopy structure over a conveyor belt which is elevated above large skip containers, sited a similar distance back from the roadside boundary and of a similar overall height to the cabins, nevertheless saw most other structures markedly lower in height.

The Inspector noted that this was a prominent corner plot site, with steeply rising wooded hillsides forming the backdrop to the site when viewed from most nearby public vantage points. He also noted the presence of a modern housing estate of two storey houses on the opposite side of London Row to the appeal site.

The site itself, including the machinery, skips and mounds of waste material was noted to be unsightly but the effect of screening, most notably the site's tall roadside screening wall and fence, limits the visual impact on its surroundings. From the houses on the other side of the road this screening is supplemented by tall, dense tree canopies within their rear gardens. The height and stark, utilitarian appearance of the cabins, however, combined with their proximity to the highway and the side boundary, means that they are a prominent, insensitive feature that detracts from the character of the area. He stated that this impact could not be effectively mitigated through any additional screening measures.

Accordingly, while noting that the site is a long-established industrial unit, the additional visual impact caused by the cabins was unacceptably harmful to the character and appearance of this mixed use area which includes a significant residential element. This harmful impact means that the scheme conflicts with the aim of policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.

Matters raised by the appellant in respect of a lack of space in the site, and purported health and safety benefits by providing a vantage point for a supervisor to oversee the whole site but found that none of these matters justifies permitting the identified harm.

NOTE:

Contact will now be made with the owner to ensure the unauthorised development is removed, and enforcement action instigated in the event that such works are not undertaken.

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 22ND SEPTEMBER AND 12TH OCTOBER 2015

1	App No. P2013/0639	Type Full Plans
Proposal Change of use of land to storage (Use Class B8), erection of a 2.4m high perimeter fence and 3no. lighting columns, creation of a hardstanding.		
Location Land Rear of R E Plant Hire Ltd, Unit 2 Purcell Avenue, Sandfields, Port Talbot SA12 7UD		
Decision Refusal		
Ward Baglan		

2	App No. P2014/0495	Type Full Plans
Proposal Four No. detached split level dwellings, garages, car parking and associated engineering operations		
Location Land Adjacent To, 22 Gnoll Road, Godre'r Graig, SA9 2PA		
Decision Approval with Conditions		
Ward Godre'rgrraig		

3	App No. P2014/0569	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawful Development (Proposed) for the use of the site as a Tyre and Plastics Pyrolysis and Oil Recovery facility (Use Class B2).		
Location 1 Byass Works, Dock Road, Port Talbot SA13 1RS		
Decision Refusal		
Ward Margam		

4	App No. P2015/0214	Type App under TPO
Proposal Felling of 1 No. Horse Chestnut (T10) & 1 No. Corsican Pine (T11), crown reduction by maximum of 2 metres to 2 No. Horse Chestnut (T3 & T18) and 1 No Sycamore (T4) including raise/reduce epicormic growth to Sycamore and crown raise to 3m to 1 No. Horse Chestnut (T15). (TPO: T44/A1)		
Location 4 Blaenwern, Bryncoch, Neath SA10 7AA		
Decision Approval with Conditions		
Ward Bryncoch South		

5	App No. P2015/0325	Type Householder
Proposal	Two-storey side extension with decking and a two-storey detached garage including pit, with study above.	
Location	Glyncastle House, Glyncastle, Resolven, Neath	
Decision	Approval with Conditions	
Ward	Resolven	

6	App No. P2015/0338	Type Full Plans
Proposal	Two detached bungalows.	
Location	Land Opposite Tyla Morris Farm, Pant Howell Ddu, Briton Ferry, Neath SA11 2TU	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

7	App No. P2015/0501	Type Full Plans
Proposal	Installation of 6 No cameras fitted to existing lighting columns together with 15 No wireless units including 2 relay points on lighting columns.	
Location	Various Sites along Park Avenue, High Street & Chain Walk, Glynneath, Neath	
Decision	Approval with Conditions	
Ward	Glynneath	

8	App No. P2015/0532	Type Advertisement
Proposal	Illuminated collar sign to proposed ATM	
Location	81 New Road, Skewen, Neath SA10 6HE	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

9	App No. P2015/0538	Type Full Plans
Proposal	Installation of ATM to front elevation	
Location	81 New Road, Skewen, Neath SA10 6HE	
Decision	Approved with 5yr expiry only	
Ward	Coedffranc Central	

10	App No. P2015/0540	Type Advertisement
Proposal	1 No Freestanding internally illuminated sign and 1 No externally illuminated building mounted sign	
Location	Harbourside Business Park, Harbourside Road, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Margam	

11	App No. P2015/0547	Type Full Plans
Proposal	Retention of overspill car park and associated pedestrian link	
Location	Plot 8, Brunel Way, Baglan Energy Park, Neath	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

12	App No. P2015/0551	Type Householder
Proposal	Detached garage/home office, plus single-storey front extension.	
Location	Ysgubor Y Derw, Forest Lodge Lane, Cwmavon, Port Talbot SA13 2RX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

13	App No. P2015/0555	Type LawfulDev.Cert-Exist
Proposal	Lawful Development certificate for use of ground floor of building as a takeaway	
Location	109 Swansea Road, Trebanos Pontardawe, SA8 4BN	
Decision	Issue Lawful Dev.Cert.	
Ward	Trebanos	

14	App No. P2015/0585	Type Full Plans
Proposal	Formation of ramp to existing front entrance for accessibility	
Location	35 Station Road, Port Talbot SA13 1NH	
Decision	Refusal	
Ward	Port Talbot	

15	App No. P2015/0591	Type Advertisement
Proposal	Internally illuminated fascia sign.	
Location	Bay Studios, Unit B Swansea Gate Business Park, Fabian Way, Neath SA1 8QJ	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

16	App No. P2015/0630	Type Householder
Proposal	Demolition of existing rear extensions and construction of two storey rear extension plus detached double garage	
Location	1 Quarry Place, Gwaun Cae Gurwen, SA18 1EY	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

17	App No. P2015/0645	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 11 (SUDS Management Plan); 12 (Car Park Materials); Condition 13 (Vehicle Access Point) and 14 (Car Park Lighting) 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		

18	App No. P2015/0659	Type Full Plans
Proposal Single storey detached building for use as storage facility for sportsground		
Location Evans Bevan Playing Fields, Pinewood Terrace, Baglan, Port Talbot		
Decision Approval with Conditions		
Ward Baglan		

19	App No. P2015/0665	Type Householder
Proposal First floor rear extension.		
Location 29 Llantwit Road, Neath SA11 3LD		
Decision Approval with Conditions		
Ward Neath North		

20	App No. P2015/0682	Type Full Plans
Proposal Outdoor sports facilities including 2 multi use games area with 12 No. 6m high lighting columns, 3m high boundary fencing, half basketball court, sand volleyball court and associated hard and soft landscaping.		
Location Bay Campus, Fabian Way, Jersey Marine, Neath SA1 8EN		
Decision Approval with no Conditions		
Ward Coedffranc West		

21	App No. P2015/0691	Type Full Plans
Proposal Construction of detached unit for use as a gas-powered short-term electricity generating station (20MW) with associated plant, plus 3m high weld-mesh security fencing and landscaping.		
Location Land to the South East of, Christchurch Road, Baglan, Port Talbot SA12 7BZ		
Decision Approval with Conditions		
Ward Aberavon		

22	App No. P2015/0697	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 6 (Contamination Assessment), 7 (Remediation Scheme) and 10 (Borehole Investigation Report) of P2014/1128 granted 5/2/15	
Location	Cae Garw Gypsy & Traveller Site, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

23	App No. P2015/0707	Type Change of Use
Proposal	Change of Use from Offices to Pool Hall .	
Location	The Factory (Upper Floor), 10 Queen Street, Neath SA11 1DY	
Decision	Approval with Conditions	
Ward	Neath North	

24	App No. P2015/0712	Type Householder
Proposal	Single storey side elevation.	
Location	142 Delffordd, Rhos Pontardawe, Swansea SA8 3ER	
Decision	Approval with Conditions	
Ward	Rhos	

25	App No. P2015/0720	Type Full Plans
Proposal	Retention of 40 No. dock enclosures to existing loading bay doors.	
Location	Amazon, Ffordd Amazon, Crymlyn Burrows, Swansea SA1 8QX	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

26	App No. P2015/0733	Type Full Plans
Proposal	Construction of new entrance structure, scooter store, additional windows, replacement cladding and new bin store.	
Location	1 Godre'r Coed, Cadoxton, Neath SA10 8AT	
Decision	Approval with Conditions	
Ward	Cadoxton	

27	App No. P2015/0761	Type Householder
Proposal	New vehicular access	
Location	79 Henfaes Road, Tonna, Neath NEATH PORT TALBOTSA11 3EX	
Decision	Approval with Conditions	
Ward	Tonna	

28	App No. P2015/0768	Type Neigh.Auth/Nat.Park
Proposal Consultation from City and County of Swansea for the erection of Western Landfall Building comprising 4 two storey blocks to provide functional space associated with the Tidal Lagoon including visitor centre and orientation, offices, staff welfare, sailing centre, café bar, oyster/lobster hatchery and operation and maintenance facilities; creation of boat storage area and visitor car park; and construction of access road to Tidal Lagoon.		
Location		Tidal Lagoon, Swansea Bay, Swansea
Decision		No Objections
Ward		Outside Borough

29	App No. P2015/0770	Type App under TPO
Proposal Works including crown lift and removal of branches by a maximum of 2-2.5m to 3 oak trees covered by trees preservation order T204 / A1		
Location		82 Waun Daniel, Rhos Pontardawe, Swansea SA8 3HS
Decision		Approval with Conditions
Ward		Rhos

30	App No. P2015/0772	Type Full Plans
Proposal Single storey front extension		
Location		Cwm Cartref Nursing Home, Commercial Road, Rhydyfro Pontardawe, Swansea SA8 4SS
Decision		Approval with Conditions
Ward		Pontardawe

31	App No. P2015/0773	Type Householder
Proposal First floor rear extension		
Location		4 Dyfed Road, Neath SA11 3AP
Decision		Approval with Conditions
Ward		Neath North

32	App No. P2015/0782	Type Householder
Proposal Two storey rear extension		
Location		Glanderri, 88 Cilmaengwyn Road, Cilmaengwyn Pontardawe, Swansea SA8 4QN
Decision		Approval with Conditions
Ward		Godre'rgraig

33	App No. P2015/0785	Type Section 37 Elec Act
Proposal	Erection and extension of a 66,000 Volt overhead line together with associated wooden poles and stays and rebuild and reposition existing 132KV tower under Electricity Act 1989: Overhead lines (Exemption) (England and Wales) Regulations 2009.	
Location	Coed Cwm Kenfig, Pyle, Port Talbot	
Decision	No Objections	
Ward	Margam	

34	App No. P2015/0792	Type Householder
Proposal	Single storey side extension	
Location	16 Cronin Avenue, Sandfields, Port Talbot SA12 6BE	
Decision	Approval with Conditions	
Ward	Sandfields East	

35	App No. P2015/0793	Type Householder
Proposal	Detached garage	
Location	The Old Mill, Ynysmaerdy Road, Briton Ferry, Neath SA11 2TT	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

36	App No. P2015/0795	Type Householder
Proposal	Single storey rear extension	
Location	54 Cae Morfa, Skewen, Neath SA10 6EH	
Decision	Approval with Conditions	
Ward	Coedffranc West	

37	App No. P2015/0796	Type Full Plans
Proposal	Single storey front, sides and rear extensions, first floor side facing window, balconies to front, and side elevations with external staircase, dormer extension to front roof slope with patio doors to balcony, Velux windows to front and rear roof slopes, plus installation of solar panels on the front roof slope.	
Location	Bulldogs Development Centre, Fenbrook Close, Aberavon, Port Talbot SA12 7PA	
Decision	Approval with Conditions	
Ward	Aberavon	

38	App No. P2015/0797	Type Householder
Proposal	Retention of section of wall, pillar and steps to front garden	
Location	52 Old Road, Baglan, Port Talbot SA12 8TT	
Decision	Approval with no Conditions	
Ward	Baglan	

39	App No. P2015/0798	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 2 (External Materials) of Planning Permission P2011/0358 (Approved on the 20/04/12)	
Location	Land Adjacent To, 75 Alltygrug Road, Ystalyfera, Neath SA9 2AR	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

40	App No. P2015/0799	Type Householder
Proposal	Demolition of existing single storey extension and construction of two storey side extension, plus replacement garden outbuilding.	
Location	32 Primrose Lane, Rhos Pontardawe, Swansea SA8 3ES	
Decision	Approval with Conditions	
Ward	Rhos	

41	App No. P2015/0803	Type Full Plans
Proposal	Installation of ATM including a security camera	
Location	Block C Fabian Way, Crymlyn Burrows, Neath SA1 8QQ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

42	App No. P2015/0804	Type Advertisement
Proposal	Externally illuminated ATM advertisement surround	
Location	Block C Fabian Way, Crymlyn Burrows, Neath SA1 8QQ	
Decision	Advert Approved with Std Cond	
Ward	Coedffranc West	

43	App No. P2015/0807	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 18 (external finish of turbines) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

44	App No. P2015/0813	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 6 (Requirement to contact MOD and Civil Aviation Authority) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

45	App No. P2015/0814	Type Advertisement
Proposal	Retention of 2 No. freestanding non-illuminated 'St Modwen' advertisement hoardings. (Temporary Consent)	
Location	Bay Campus, Fabian Way, Jersey Marine,	
Decision	Approval with Conditions	
Ward	Coedffranc West	

46	App No. P2015/0817	Type Prior Notif.Demol.
Proposal	Prior notification for demolition of 1-4 Chapel Street, 1-16 and 26-29 Waun Street, 1-11 and 17-20 Scotch Street	
Location	1-4 Chapel Street, 1-16 Waun Street, 26-29 Waun Street, 1-11 Scotch Street, 17-20 Scotch Street, Abergwynfi, Port Talbot SA13 3YR	
Decision	Prior Approval Required	
Ward	Gwynfi	

47	App No. P2015/0820	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 23 (Investigation and alleviation of any electromagnetic interference to television and radio reception) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with Conditions	
Ward	Margam	

48	App No. P2015/0823	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 24 (Shadow Flicker) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

49	App No. P2015/0827	Type Householder
Proposal	Detached garage	
Location	2 Varna Terrace, Dyffryn Road, Taibach, Port Talbot SA13 1TF	
Decision	Approval with Conditions	
Ward	Taibach	

50	App No. P2015/0831	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 5 (Servicing management plan) of Planning Permission P2013/1136 (Approved on the 20/08/2014)	
Location	Cimla Hotel, 151 Cimla Road, Cimla, Neath SA11 3UG	
Decision	Approval with no Conditions	
Ward	Neath South	

51	App No. P2015/0833	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 29b (list of proposed independent noise consultants) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

52	App No. P2015/0838	Type Discharge of Cond.
Proposal	Details pursuant to the partial discharge of condition 4 (Watching brief) of Planning Permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

53	App No. P2015/0855	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawful Development (Proposed) for erection of a 1.8m high palisade fence which reduces down to 1m within 2m of the highway.		
Location Briton Ferry Rfc, Ynysymaerdy Road, Briton Ferry, Neath SA11 2TL		
Decision Issue Lawful Dev.Cert.		
Ward Briton Ferry East		

54	App No. P2015/0863	Type LawfulDev.Cert-Prop.
Proposal Lawful development certificate for a proposed single storey front extension.		
Location 4 Gelli Deg, Caewern, Neath SA10 7PL		
Decision Not to Issue Lawful Dev.Cert.		
Ward Bryncoch South		

55	App No. P2015/0868	Type LawfulDev.Cert-Prop.
Proposal Lawful development certificate for a proposed single storey side extension.		
Location 24 Dyffryn View, Bryncoch, Neath SA10 7TU		
Decision Issue Lawful Dev.Cert.		
Ward Bryncoch North		

56	App No. P2015/0878	Type Section 37 Elec Act
Proposal One additional pole to provide a power supply to Pantymoch solar farm under Electricity Act 1989: Overhead lines (Exemption) (England and Wales) Regulations 2009.		
Location Pantymoch Farm, Penycae, Port Talbot SA14 2UT		
Decision No Objections		
Ward Port Talbot		

57	App No. P2015/0887	Type LawfulDev.Cert-Prop.
Proposal Lawful Development Certificate for a proposed front porch extension.		
Location 130 Tyn Y Cae, Alltwen Pontardawe, SA8 3DN		
Decision Issue Lawful Dev.Cert.		
Ward Alltwen		

58	App No. P2015/0888	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a proposed single storey rear extension.	
Location	63 Gwyrddgoed, Pontardawe, Swansea SA8 4NL	
Decision	Issue Lawful Dev.Cert.	
Ward	Pontardawe	