



PLANNING COMMITTEE

2.00 PM - TUESDAY, 19 JANUARY 2016

COUNCIL CHAMBER, PORT TALBOT CIVIC CENTRE

PART 1

1. To receive any declarations of interest from Members.
2. Minutes of The Last Meeting held on 22 December 2015 (*Pages 5 - 12*)
3. To Request Site Visit(s) from the Applications Presented

Report of the Head of Planning

SECTION A MATTERS FOR DECISION

Planning Applications Recommended for Approval

4. **Application No: P2015/0905** - Demolition of Existing Stable Block and Construction of 6 No. Bungalows with associated works at Former Stables, Baglan Park, Port Talbot SA12 8PS (*Pages 13 - 30*)
5. **Application No: P2015/0363** - Three Detached Dwellings and Associated Engineering Operations and Landscaping at Rear of 84-90 Henfaes Road, Tonna, Neath SA11 3EX (*Pages 31 - 54*)

SECTION B MATTERS FOR INFORMATION

6. Appeals Received (*Pages 55 - 56*)
7. Delegated Applications Determined between 16 December 2015 and 11 January 2016 (*Pages 57 - 66*)

8. 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 12 January 2016

Committee Membership:

Chairperson: **Councillor R.G.Jones**

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

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

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

This page is intentionally left blank

**PLANNING COMMITTEE
(PORT TALBOT CIVIC CENTRE)**

Members Present:

22 December 2015

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

Councillors: D.W.Davies, Mrs.R.Davies, S.K.Hunt,
H.N.James, Mrs.S.Paddison, C.Morgan,
R.Thomas and Mrs.L.G.Williams

LDP/UDP Member: Councillor A.J. Taylor

Officers In Attendance Mrs.N.Pearce, D.Adlam, H.Towns, I.Davies and
Miss.G.Cirillo

1. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning Committee held on the 10 November 2015 as circulated, be confirmed as a true record.

Report of the Head of Planning

(Note: An Amendment Sheet as attached and agreed was circulated prior to the meeting)

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: P2015/0694

Demolition of existing Golf Driving Range and Re-development of Site for up to 35

Dwellings and Infrastructure at Lakeside
Golfing Range, Water Street Margam,
Port Talbot SA13 2PA.

Reason:

To assess the relationship of the
proposed application site to the existing
adjacent housing developments.

Planning Applications Approved

3. **APPLICATION NO: P2015/0159 - DEMOLITION OF EXISTING
CARE HOME AT TREBANOS HOUSE, THE DRIVE, TREBANOS,
PONTARDAWE**

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

4. **APPLICATION NO: P2014/0729 - EXTENSION TO AND
RECONFIGURATION OF THE UNDERGROUND COAL
WORKINGS AT ABERPERGWM COLLIERY, GLYNNEATH,
NEATH SA11 SSF**

RESOLVED: that in accordance with the Officer
recommendation, subject to the
Conditions listed and a Section 106
Agreement as detailed within the
circulated report, and the attached
Amendment sheet, the Application be
approved.

Planning Application Deferred

5. **APPLICATION NO: P2015/0363 - THREE DETACHED DWELLINGS AND ASSOCIATED ENGINEERING OPERATIONS AND LANDSCAPING AT REAR OF 84-90, HENFAES ROAD, TONNA, NEATH SA11 3EX**

RESOLVED: that due to further legal advice received since the publication of the report regarding the status of the relevant Development Plan, as outlined in the circulated Amendment Sheet, the Application be deferred to a later date.

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

6. **APPEALS DETERMINED**

RESOLVED: That the following Appeals Determined be noted as detailed in the circulated report:

- (a) Appeal Ref: A2015/0006

One dwelling (outline with details of access to be determined) at 33 Orchard Street, Pontardawe, Swansea.

Decision: Dismissed

(b) Appeal Ref: A2015/0008

Detached dwelling and photo
voltaic array – site of Glyndwr
Bungalow, Tynewydd, Seven
Sisters, Neath SA10 9BP

Decision: Allowed

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 2
NOVEMBER AND 15 DECEMBER 2015**

Members received a list of Planning Applications which had been determined between the 2 November and 15 December 2015 as detailed within the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN

PLANNING COMMITTEE

22 December 2015

AMENDMENT SHEET

ITEM 5.

1.1	APP NO: P2014/0729	TYPE: Minerals	Page Nos:	Wards Affected: Glynneath
PROPOSAL:	Application for an extension to and reconfiguration of the underground coal workings; Creation of a mine waste repository with the retention and improvement of the associated haul road (to dispose of mine waste and discard from coal preparation at the mine) and the delivery of further peat habitat mitigation works; Mine Surface development, including - regularisation and time extension of existing mine related operations and mine surface development, consolidation of existing planning permissions and planning controls, construction of infrastructure/buildings, formation of materials storage and stocking areas, drainage works, and landscaping.(Further information received 18/05/15)			
LOCATION:	Aberpergwm Colliery, Glynneath, SA11 5SF			

A late letter has been received from a member of the public expressing concerns about the adequacy of the Environmental Statement. It should be noted that the application, and the Environmental Statement which supported it, was submitted in July 2014. The additional information requested by the Authority under Regulation 19 of the Environmental Impact Assessment (England and Wales) Regulations 1999 was submitted in June 2015. All the information has therefore been in the public domain for over 6 months.

The concerns expressed relate to

- Incorrect information is included in the ES in relation to licensed and unlicensed ground water abstractions therefore the impact of the development on such sources cannot have been assessed
- The ES does not state the maximum parameters for subsidence and does not assess the impact of mining the 18ft seam in Zone 3 and is therefore inadequate. Mitigation may also not be deliverable as the applicant does not own the surface.
- There has been no assessment of the impact of the development on the refined Strategic Search Area identified under TAN 8 – Renewable Energy.

- The applicants lease on the Mine Waste Repository expires in March 2021 so any restoration may be undeliverable beyond that point and a situation such as has happened at Margam and East Pit may happen again.

These concerns are considered in turn below:

Impact on licensed and unlicensed groundwater abstractions

It is stated in the ES that a search of licensed surface and groundwater abstractions within the area has been undertaken which concluded that there were no such abstractions within the application area. The respondent considers that there are at least three but does not specify where these are in relation to the application site. The respondent also speculates that this may be due to these licensed abstractions being granted since 2009.

It is important to understand the planning history of this site to provide a context. Planning permission for an underground mine was granted in November 1993. The underground take area shown in that application included part of Mining Zones Z0, Z1 and Z2. The planning permission was extended until 30th September 2013 in a planning permission granted in February 2004 and a further application to extend the permission until 30th September 2018 remains undetermined pending a decision on this application before Members today. The remainder of Mining Zones Z1, Z2 and Z3 were included within a planning permission granted in November 2010 and a further application to extend the period of the permission from 30th September 2013 to 30th September 2018 also remains undetermined pending a decision on this application before Members.

It is therefore clear that any abstractions granted since 2009 would have been granted in the knowledge that planning permission for underground mining existed within Mining Zones Z0, Z1, Z2 and Z3. The current application does not change the potential for impact on these abstractions if they relate to these mining zones.

If the abstractions relate to Mining Zones Z4, Z5 and/or Z6 it is acknowledged that further work is required and Conditions 30 and 31 have been recommended as requested by Natural Resources Wales who do not object to the application.

The Report identifies the coal measures strata as a minor aquifer with minor perched aquifers mainly in the upper sections of the geological sequence. As these occur when mining is at its deepest and subsidence at its least it is considered unlikely that any significant impacts will be experienced.

The Authority is of the view that the impacts on groundwater have been adequately addressed.

Subsidence

The respondent expresses concerns that the maximum parameters of the potential subsidence are not specified in a condition in accordance with the 'Rochdale

Envelope' approach and that the assessment of subsidence from working the 18 feet seam in Zone 3 is not assessed in the ES.

Firstly, the 'Rochdale Envelope' approach relates to outline planning permissions and this application is for full planning permission.

Secondly, the predicted subsidence from the working of Mining Zone Z3 is provided in the ES and is referred to in the report. The respondent actually acknowledges that by quoting from the report -'Subsidence in Zone 3 from the working of longwall panels in the 9 feet seam only is estimated to be in excess of 0.85m with similar magnitudes if the 18 feet seam is worked in the longer term.'

Thirdly, a comprehensive assessment of potential risks of subsidence has been undertaken in accordance with established practice. Operations underground will produce valuable information on the detailed structural geology and ground response to the mining process proposed which will enable a greater degree of accuracy in projecting potential subsidence effects and detailed mining layouts. For that reason the Authority has recommended Condition 4 which seeks further information in relation to subsidence prior to any mining operations which could result in subsidence risk to sensitive features.

The respondent is also concerned about the deliverability of mitigation as the applicant does not own the surface. That would form part of the assessment of the acceptability of large scale mining within any sensitive areas.

TAN8 - Strategic Search Area

Part of the site falls within Strategic Search Area E as defined in Technical Advice Note 8 – Renewable Energy. However, TAN8 makes it clear that not all of the land within the SSAs may be technically, economically and/or environmentally suitable for major wind power proposals.

It is Welsh Government and development plan policy that coal resources should not be sterilised by other development. Welsh Government policy is contained in Planning Policy Wales, Minerals Planning Policy Wales (MPPW) and Minerals Technical Advice Note (Wales) 2: Coal. The key principles are that minerals can only be worked where they occur and that access to mineral deposits which society may need is safeguarded. MPPW states "Areas to be safeguarded should be identified on proposals maps and policies should protect potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction".

This theme is followed in the adopted Unitary Development Plan by Policy GC2 which says development will not be permitted where (amongst other things) it would create an unacceptable impact due to the sterilising of minerals. Draft Policy M1 of the emerging Local Development Plan deals with development in Mineral Safeguarding Areas in a similar way.

The Planning Inspector in his appeal decision in relation to the Hirfynydd Windfarm concluded that as the proposed wind farm development would prevent unfettered coal mining being carried out in coal measures beneath the site, it would be contrary to the aims of national and development plan policy in this regard.

It was suggested by the Appellant that this issue has wider implications for the sterilisation of areas of land by other development wherever it could be said there was a prospect of subsidence liability that might affect mining economics. The Inspector concluded that might be so but the need to safeguard future access to mineral reserves is already a feature of Government policy. On that basis the Authority does not consider TAN8 to be relevant in this case.

Land Ownership

The respondent states that the surface lease on the Mine Waste Repository expires on 24th March 2021 and consideration needs to be given to what would happen if the lease should fail to be renewed. The Authority has no reason to believe the lease will not be renewed but in any event the planning system deals with land-use and planning permission runs with the land. Conditions 70 and 73 deal with the detailed restoration of the Mine Waste Repository and the Council will require a Financial Guarantee Bond to ensure restoration of the site. Therefore, there can be no comparison with East Pit and Margam as suggested by the respondent.

ITEM 6.

<u>APPLICATION NO:</u> P2015/0363	<u>DATE:</u> 22/10/15
PROPOSAL: Three detached dwellings and associated engineering operations and landscaping.	
LOCATION:	Rear 84-90, Henfaes Road, Tonna, Neath. SA11 3EX.
APPLICANT:	Ms Jacqueline Murphy
TYPE:	Full Plans
WARD:	Tonna.

In light of further legal advice regarding the status of the relevant Development Plan, the application is to be deferred from determination at this Planning Committee.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/0905	<u>DATE:</u> 06/10/2015
PROPOSAL:	Demolition of existing stable block and construction of 6 No. bungalows with associated works.
LOCATION:	Former Stables Baglan Park Port Talbot SA12 8PS
APPLICANT:	Coastal Housing Group
TYPE:	Full Application
WARD:	Baglan

Reason for Committee Determination:

The application has been called to Committee by the Ward Member Councillor Peter Richards who has raised concern due to the location and the scale of the proposal.

Planning History:

P2012/1113 – Demolition of existing stables and construction of 6 number detached dwellings (Outline): returned to applicant 09/01/2013

Publicity and Responses:

Statutory Consultees

Biodiversity: No objections

Tree Officer: No objections

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

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

Housing: No objections subject to contribution

Public Rights of Way: No objections

Play Development: No reply received

A Site Notice was displayed and 5 neighbouring residential properties were notified by letter. To date, no responses have been received.

Description of Site and its Surroundings:

The application site comprises the former stables located within Baglan Park, directly adjacent to Laurel Avenue in the ward of Baglan. These stable buildings are currently in a dilapidated state. The structures are encompassed in an overgrown area of dense vegetation comprising a number of mature trees along the roadside frontage facing Laurel Avenue.

The site fronts onto Laurel Avenue and is currently accessed by an existing driveway at the main Park entrance gates which lie on the junction of Chestnut Road and Laburnam Avenue to the north.

In terms of boundaries, the site lies in (and is open to) the northern portion of Baglan Park and is bounded by Laurel Avenue along the full length of the eastern boundary including the main park entrance gates at the northernmost point of the site. This boundary is formed predominantly of metal railings and a brick wall with pillars at either end of the entrance gates which also comprises a stone wall along part of the north/west the boundary of the site bordered by properties at Chestnut Road and Sycamore Court.

Brief description of proposal:

The application seeks full permission for the demolition of the former stable block and its replacement with a new residential development comprising h 6 no. bungalows and associated access and landscaping works.

The applicant is Coastal Housing Group, and the submissions indicate that the bungalows will comprise social rented units which will be provided for persons aged 55 and over. The scheme would comprise 100% affordable housing, which is 100% funded by Social Housing Grant (SHG).

The units comprises of two pairs of two bedroomed semi-detached bungalows on plots 2, 3, 5 and 6, a single detached bungalow on Plot 4 and a single three bedroomed detached bungalow on Plot 1.

In terms of scale, plots 2, 3, 5 and 6 share similar sized footprints, with a modest sized detached bungalow on Plot 4 and a larger unit encompassing plot 1. Each plot will provide off street vehicular parking

The submitted plans indicate that the single-storey units are predominately pitched roof in design with varying projecting gable ends. The external finishes of the properties are yet to be confirmed and would therefore be subject to the submission of further details by way of condition. The applicant has however indicated in their statement that the materials will be sympathetic to the developments surroundings.

The boundary treatments proposed include stone faced retaining walls and fencing on the Baglan Park sides and retention of an existing brick wall on the Laurel Avenue frontage.

Vehicular access to the development is proposed from a new junction adjoining Laurel Avenue. This will require the removal of a number of trees to facilitate its construction.

Material Considerations:

The material considerations in the determination of the application relate to Development Plan and land use policy, highway and pedestrian safety, design and visual amenity, including the character of the area as whole, and residential amenity.

Policy Context:

Adopted Unitary Development Plan (UDP)

The existing Development Plan comprises the Neath Port Talbot County Borough Council Unitary Development Plan (UDP) which was adopted in March 2008 and covers the period 2001-2016. The Development Plan is the primary document for consideration of land use planning in the County Borough, within which the following Policies are of relevance: -

- Policy GC1 New buildings/structures and changes of use
- Policy ENV17 Design
- Policy R03 Provision of Open Space to serve new residential developments
- Policy T1 Location, layout and accessibility of new proposals
- Policy H4 Affordable Housing

The site is located within the defined settlement limits for the area as outlined within the Neath Port Talbot Unitary Development Plan. Policy H3 allows for infill and windfall residential development within these defined settlements, subject to criteria.

Emerging Local Development Plan (LDP)

In accordance with the Planning and Compulsory Purchase Act 2004, the Council has prepared the Local Development Plan (2011-2026) which once formally adopted will supersede the existing UDP.

The LDP was submitted for independent Examination to the Planning Inspectorate on 30th September 2014 and the Ministers of the Welsh Government appointed independent Inspectors to conduct the Examination to assess the soundness of the Plan. The LDP Examination officially ended on the 2nd December 2015 when the Council received the Inspectors' Report from the Planning Inspectorate. The Report has now been published and the recommendations contained within are 'binding', meaning that the Council must accept the changes recommended by the Inspectors.

The Inspectors' Report concludes that, with the changes recommended, the Neath Port Talbot LDP satisfies the requirements of Section 64(5) of the 2004 Act meeting the procedural, consistency and coherence and effectiveness tests of soundness, and requests the formal adoption of the LDP as amended by the changes recommended. Accordingly, the Council is now in the process of finalising the LDP with a meeting of Council scheduled for 27th January 2016 at which time the LDP will be adopted.

In light of the conclusions of the Inspectors' Report and the binding nature of the recommendations, when determining planning applications the interim position of the Council is that whilst the UDP policies remain relevant, significant weight must be applied to the LDP policies as amended by the recommendations in the Inspectors' Report.

The relevant Policies within the emerging LDP are as follows: -

- SC1 Settlement Limit
- EN10/9 Quiet Areas
- SP 21 Built Environment and Historic Heritage
- BE1 Design

- TR2 Design and Access of New Development
- OS1 Open Space Provision
- EN7 Important Natural Features
- SP16 Environmental Protection

Principle of Residential Development

The site is located within the defined settlement limits as outlined in the emerging Local Development Plan (Policy SC1 Settlement Limits).

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle.

The proposal is therefore considered to be acceptable in principle, subject to an assessment of its impact on local context, including neighbouring existing housing developments.

Impact on Designated Quiet Area

For the purposes of the emerging LDP the site lies adjacent to (but outside of) that part of Baglan Park which has been allocated as a 'Quiet Area' (LDP Policy EN10/9 refers). These areas are public open spaces within the urban area that have local amenity value that warrants protection. Any development in these areas will be assessed on its impact on the five pillars of tranquillity. These five pillars are identified as the following:

- Soundspace
- Presence of nature
- Visual/aesthetic qualities
- A sense of personal safety
- The culture and freedom of the place.

Although the site is sited outside of the designated 'quiet area', it is nevertheless considered that with regard to the above five criteria, this proposal is considered to be acceptable at this location.

Notably, this area currently is a dilapidated collection of outbuildings which are cordoned off. At the moment they not only pose a health and safety risk to the public, they struggle to qualify as tranquil under visual and aesthetic qualities.

The proposed development would improve this design aesthetic whilst respecting the character and nature of its confines. Furthermore it would not negatively impact on the presence of nature that currently exists in the park nor would it detract on the culture and freedom of the place and it's surrounding but more importantly it would greatly improve the sense of personal safety to all visitors to the park.

Disturbance arising from the development of the site would only have short-term impacts on the quiet area, and the Policy does not seek to preclude development *per se* simply control any resulting impact on the area. The proposal therefore accords with Policy EN10 of the emerging LDP.

Visual Amenity:

The built environment surrounding the application site comprises of a consistent row of two storey dwellings along Laurel Avenue and Chestnut Road which are predominately semi-detached. Sycamore Close lies immediately west of the site and consists of a mix of semi and detached properties.

Having regard to the above, whilst the proposal will not follow the pattern of development in the immediate area, it is considered that it is well designed within its site area of Baglan Park and makes efficient use of the land with the bungalows positioned as such so that they provide a positive inward and outward looking relationship and a strong built frontage along Laurel Avenue which helps create a real sense of place.

The applicant has also strived to retain as many of the trees physically possible which align the perimeter of the site. Tress will be lost on the Laurel Road Frontage to facilitate the highway access, but the majority will remain and therefore ensure the established visual character of Laurel Road is safeguarded. To enhance this character should the application be successful a condition will be attached requiring the submission of a landscaping scheme. This scheme will act as mechanism to soften the appearance of the infrastructure works implemented to facility the vehicular access.

The critical element of this scheme concerns the need to protect its relationship with Baglan Park and its historical use. In this regard, given the change in levels as you move into the site, the submitted plans

detail stone-faced retaining walls (with residential boundary fencing above in parts) along the Baglan Park and Baglan Lane perimeters.

This stone feature is welcomed as it will, subject to careful control over the materials and design, ensure the development will successfully integrate within its Park setting. In controlling its final design, however, it is considered that the submitted scheme does not currently demonstrate that sufficient regard has been had to the need for this boundary to pay tribute and reflect the historical character of the Stables site. For example, it is considered that there is an opportunity, in addition to reusing material from the demolished stables, for the final scheme to incorporate design detailing which reflects the general form and location of the existing entrance piers without the need for major and complicated works. Such design detailing would thus reflect the historical use / character of the site and provide a nice visual aesthetic.

Accordingly, a condition is recommended which requires the submission of detailed design of the boundary enclosures (including the fencing above) together with a method statement for the reclamation of existing site materials to be used in the construction of the boundary treatments on the Baglan Park boundaries.

The topography of the site is such given the level changes and the extensive engineering works needed to construct the highway infrastructure that the finished floor levels will be fundamental to how the developments integrates within the park surroundings and indeed the streetscene on Laurel Avenue. Therefore it is considered that a prior to any works beginning on site, details of the finished site and floor levels are clearly established and agreed in order to protect visual amenity.

In addition, due to the levels changes there are internal retaining structures adjacent to the new access, and again it is considered that the design and materials for these enclosures will be critical to the success of the development. Details of these enclosures are therefore similarly required by condition.

Therefore, it is considered subject to the imposition of the conditions discussed above, that there will not be any adverse effect on visual amenity.

Residential Amenity:

In terms of the proposed development's impact on neighbouring properties, the submitted plans indicate that the nearest existing residential property (1 Chestnut Road) is located approximately in excess of 15m away from one of the units, whilst the properties facing the entrance to the site are separated by a highway on Laurel Road and approximately 20m in distance. These separation distances when taken into consideration with the single storey design of the properties is considered to ensure the proposal would have no unacceptable overbearing or overshadowing impacts on existing properties.

In terms of overlooking, any habitable room windows will be looking onto a new stone wall/boundary fence on the Baglan Park Side, and the habitable room windows proposed to be positioned in the elevations facing Laurel Road have separation distances of a minimum 20m and are also separated by a highway. This is considered to be a sufficient distance to maintain privacy between existing and proposed units. Within the development site itself, by virtue of careful positioning of windows within elevations there are no issues with regard the overlooking or private space or conflicts between distances between habitable room windows. A condition will be attached requiring the submission of detail with regard to boundary treatments for both the individual plots and that of the perimeter of the site as whole. This will further ensure the privacy of each plot is maintained

The proposed site plans show modest but adequately sized private amenity areas for each plot to serve the future occupiers.

Therefore, there is considered to be no adverse impact on residential amenity.

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

The Head of Engineering and Transport (Highways) has offered no objections and recommended that a number of conditions be attached to any permission granted. These conditions are concerned with road construction detail, drainage, material fill for the proposed road, road surfacing, construction method statements, visibility splays, Traffic Regulation Orders and boundary wall limitations.

The highways department is satisfied that the new access point can be safely provided off Laurel Avenue without negatively impacting on

highway and pedestrian safety. Similarly the internal road infrastructure serving the development offers no highway safety issues providing it is constructed in accordance with the above mentioned conditions.

In view of the above, it is considered that the proposal will have no adverse effect on highway and pedestrian safety.

Ecology

The Councils Tree Officer has inspected the site and raises no objections to the removal of the identified trees on the site. The development will however retain as many trees as possible and those proposed to be removed are only to facilitate access and for safety reasons.

The biodiversity section has assessed the proposal and has offered no adverse comments. They have offered advice with regarding to bats, and birds nesting and Japanese Knotweed.

Developer Contributions

Affordable Housing

With regards to the issue of affordable housing, as this application relates to outline permission for 6 units, the developer will be required to provide 20% affordable housing in accordance with Policy H4 of the adopted UDP and also the adopted Supplementary Planning Guidance. However, Policy AH1 of the LDP requires that all new housing developments within the Port Talbot spatial area requires 25% affordable housing should be sought.

Having regard to the significant weight to be afforded to the LDP, the 25% requirement would equate to 1 ½ units. However, in this instance the developer is a registered social landlord, and this development is 100% Social Housing Grant Funded. This will therefore ensure that the development appropriately contributes in perpetuity towards affordable housing in the County Borough.

Open Space Provision

Policy R03 of the adopted UDP and Policy OS1 of the emerging LDP refers to the requirement for the developer to contribute for formal and informal open space, based on NPFA.

LDP Policy OS1 indicates that where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotment provision, provision will be sought, including the requirement for maintenance, in conjunction with all new residential developments of 3 or more dwellings.

Background evidence informing the Local Development Plan identifies that there are existing ward shortfalls in outdoor sport, pitch sports and children's play provision in the Baglan ward. There is also a shortfall in the provision of allotments in the Port Talbot Spatial area.

As the proposal is for a 6 unit residential scheme, there is a formal requirement under Policy OS1 for the development to provide a contribution to ensure that this established existing shortfall is not made worse as a consequence of this development. The first step is to attempt on site provision, but given the size of the site area is not excessive and from a practical standpoint not easily implemented it is considered unreasonable for the developer to provide on-site provision in this case. Accordingly, an off-site financial contribution is considered more appropriate.

Having regard to the location of the site within / immediately adjacent to Baglan Park a financial contribution of £2700 is required, which will be utilised for the provision or enhancement of public open space within the park considered the most beneficial use of funds to tackle this shortfall of open space provision in the Ward. The developer has agreed to this contribution which will be secured through a section 106 legal Agreement.

Conclusion:

The proposed development would not have an unacceptable detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse effect upon highway and pedestrian safety. Hence the proposed development would be in accordance with Policies GC1, T1, ENV17, H3 and H4 of the Neath Port Talbot Unitary Development Plan and Policies SC1 and EN10 of the Emerging Local Development Plan.

RECOMMENDATION: Approval subject to a Section 106 agreement to require a financial contribution of £2700 towards public open space in Baglan Park, and to the following 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 development shall be carried out in accordance with the following approved plans:

- Type C ground floor plan, plot 4, 13.05 310 Rev a
- Type A proposed elevations, plot 5 & 6, 13.05 440 Rev b
- Type C proposed elevations, plot 4, 13.05 340 Rev b
- Type B proposed elevations, plot 1, 13.05 140 Rev b
- Type A proposed elevations, plot 2 &3, 13.05 240 Rev b
- Planning and Design Access Statement
- Extended Phase 1 Habitat Survey
- Proposed site sections 01-03, 13.05 106 Rev b
- Type A proposed ground floor plan, Plot 2 & 3, 13.05 210 Rev b
- Type A proposed ground floor layout plan, Plot 6, 13.05 410 Rev b
- Proposed site elevations, 13.05 107 Rev b
- Type B proposed ground floor plan, Plot 1, 13.05 110 Rev b
- Proposed block plan, 13.05 102 Rev c
- Type C proposed ground floor plan, Plot 4, 13.05 310 Rev b
- Proposed site location plan, 13.05 101 Rev c
- Highway layout, C0462 SK005 Rev c
- Highway Drainage, C0462, Sk006 Rev A
- Proposed site layout plan 13.05 105 Rev b

Reason

In the interest of clarity.

(3) No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason

In the interest of visual amenity

(4) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(5) No development shall commence, including any works of demolition, until a method statement for the reclamation and cleaning / salvaging of materials / stone from the site and buildings for re-use in the development hereby permitted has been submitted to and approved in writing by, the local planning authority

Reason:

To ensure that as far as is practically possible all existing materials from the site can be reclaimed for use in the development hereby permitted, in the interest of visual amenity and historic context.

(6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details and retained in perpetuity.

Reason

In the interest of residential amenity.

(7) Notwithstanding the details shown on the submitted plans, the scheme required by condition 6 shall provide full details of all new stone retaining walls (and fencing above) within and enclosing the site, including details of the amount of stonework to be reclaimed from the site and details of any additional stonework/ materials to be used in the retaining walls, and amended design details of the boundaries fronting the park to integrate features including the location/form of the existing entrance piers, into the new boundary treatment.

Reason

In the interest of visual amenity

(8) No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Appendix 4 of TAN 15 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This scheme as approved shall be retained as such thereafter.

Reason

In the interest of good drainage

(9) The scheme required by condition 8 shall (a) ensure that surface water is prevented from discharging onto or over any carriageway, and (b) include the results of a condition survey of the existing culvert from the point of connection of the new surface water system indicated on Dwg Sk006, together with details of any works required to remedy any identified defects. No building hereby permitted shall be occupied until the culvert has been improved in accordance with any agreed details.

Reason

In the interest of good drainage

(10) Any existing drainage pipe, highway drain or highway run-off entering, crossing or discharging onto the development site must be accommodated into the site development works, by the developer. No building shall be erected over or within the safety zone of any culvert or watercourse.

Reason

In the interest of good drainage

(11) Prior to work commencing on constructing the road a scheme shall be submitted for the written approval of the Local Planning Authority detailing:-

- i. Streetlighting proposals to be designed in accordance with BS 5489.
- ii. Road construction details.
- iii. Drainage details to include pipe sizes, gradients and calculations to prove a Greenfield discharge rate.

Reason

In the interest of highway safety

(12) Prior to work commencing on site a scheme shall be submitted for the written approval of the LPA detailing fill materials to the proposed road. These materials shall comply with the requirements of series 600 of the Manual of Contract Documents for Highway Works (MCHW) and shall be constructed as such.

Reason

In the interest of highway safety

(13) Prior to occupation of any dwelling the footway and roads serving that dwelling shall be surfaced to binder course level, lit and have adequate surface water drainage.

Reason

In the interest of highway safety

(14) Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of the access within which nothing over 600mm in height shall be erected or allowed to grow.

Reason

In the interest of highway safety

(15) No development shall take place, 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 construction

Reason

In the interest of highway safety

(16) Prior to work commencing on the construction of any dwelling a Traffic Regulation Order scheme shall be submitted to and approved in writing by the Local Planning Authority to ensure that there is no waiting, no loading or unloading along the frontage onto Laurel Avenue and the junction of the proposed development. The approved Traffic Regulation Order shall then be implemented on site prior to first occupation of the units and retained as such thereafter.

Reason

In the interest of highway safety

(17) Prior to work commencing on site a scheme shall be submitted for the written approval of the Local Planning Authority detailing the widening of the drive access to plot 1 to 6.0 metres this scheme as approved shall be implemented prior to first occupation and retained as such on site thereafter.

Reason

In the interest of highway safety

(18) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. [The street shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

Reason

In the interests of highway safety

(19) Prior to occupation of the last dwelling all roads and footways shall be surfaced to their finished level in accordance with the approved surface course material.

Reason

In the interest of highway safety

(20) A vision splay of 2.4 metres by 35 metres shall be provided at the junction onto Laurel Avenue in either direction, this splay shall be hard surfaced in concrete block paving or bituminous bound material and within which nothing shall be erected or allowed to grow.

Reason

In the interest of highway safety

(21) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 1995 (as amended for Wales)(or any revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road or shared driveway.

Reason

In the interest of visual amenity.

(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 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.

(23) 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), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage) without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the estate.

(24) 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 garages or outbuildings shall be erected (other than those expressly authorised by this permission).

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 garages or outbuildings having regard to the particular layout and design of the estate.

(25) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development, together with a planting scheme specifying the species of all new plants, densities and sizes at time of planting.

Reason:

In the interests of visual amenity.

(26) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development

die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

In the interest of visual amenity.

(27) Prior to any building works commencing, the Fallopija Japonica (Japanese Knotweed) that is located on the site shall be treated and eradicated in accordance with the Environment Agency Knotweed Code of Practice.

Reason

In the interests of amenity, and to ensure that the treatment is carried out in accordance with recognised good practice.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/0363	<u>DATE:</u> 22/10/2015
PROPOSAL:	Three detached dwellings and associated engineering operations and landscaping.
LOCATION:	Rear 84-90, Henfaes Road, Tonna, Neath SA11 3EX
APPLICANT:	Ms Jacqueline Murphy
TYPE:	Full Plans
WARD:	Tonna

Reason for Committee Determination:

This application was originally called to Committee following a request from Cllr Cari Morgans. That request has subsequently been withdrawn however there is no provision under the Constitution to determine applications using delegated powers after it has been reported to Committee, as is the case with this application. Therefore the application must continue to be determined by this Planning Committee.

Planning History:

The application site forms part of a larger site with the following relevant planning history: -

- **P1991/0037** Residential development – Outline Approved 20/6/91
- **P1995/0113** 10 No. dwellings – Approved with conditions 22/2/96
Nb. Condition 6 excluded plots 1, 2 and 8 from the permission, making the permission for 7 dwellings.
- **P1996/0135** Plot 8 Henfaes Road, Tonna. – 1 private detached dwelling. Granted conditional approval 26/09/96.
- **P1997/0845** Residential development (8 No. self- build plots – Outline) – Refused 14/1/99 – Allowed on appeal 11/6/99
- **P2001/0707** Plot 1 Land off Henfaes Road, Tonna – 1 detached 3 storey dwellinghouse with detached garage. – Granted full planning permission subject to conditions on the 04/09/01.

- **P2002/1119** Plot 2 Land Adj to Henfaes Road, Tonna – 1 new 3 storey dwelling house and detached double garage. Granted full planning permission subject to conditions on the 3 January 2003.
- **P2002/1122** Plot 3 Land Adj to Henfaes Road, Tonna – 1 new 3 storey dwelling house and detached double garage. Granted full planning permission subject to conditions on the 3 January 2003.
- **P2003/0390** Plot 5 The Avenue, Henfaes Road, Tonna – 3 storey dwellinghouse. Granted full planning permission subject to conditions on the 03/10/03.
- **P2003/0394** Plot 4 The Avenue, Henfaes Road, Tonna – Plot 4 – 3 storey dwelling house. Granted full planning permission subject to conditions on the 12/09/03.
- **P2003/0583** Plot 6 The Avenue, Henfaes Road, Tonna – 3 Storey dwelling house with attic room and separate double garage. – Granted full planning permission subject to conditions 03/10/03.
- **P2003/1592** Plot 8 The Avenue, Henfaes Road, Tonna – One new dwelling with integral garage. – Granted full planning permission subject to conditions 02/06/04.
- **P2003/1595** Plot 7 The Avenue, Henfaes Road, Tonna – One new dwelling with integral garage. – Granted full planning permission subject o conditions 04/06/04.
- **P2004/0553** Plot 2 Henfaes Road, Tonna - Resiting of Garage. Full planning permission granted conditional approval 20/08/04.
- **P2004/0555** Plot 3 Henfaes Road, Tonna – Resiting of garage – Conditional approval 21/05/04.

The land subject to this application was originally part of a large development scheme which included the land that now forms the frontage development which was granted outline planning permission under P1991/0037 and P1995/0113 and subsequently at appeal by PP ref. P1997/0845.

As identified above, 8 individual full applications were subsequently approved on a plot by plot basis for the frontage development which comprises 8 completed self-build plots onto Henfaes Road. Each of the application sites for these dwellings did not extend all the way to the rear of the site as identified in the outline permission granted at appeal.

Publicity and Responses:

Statutory Consultees

Tonna Community Council: No reply received therefore no observations to make

Head of Engineering and Transport (Highways): No objections subject to conditions.

Head of Engineering and Transport (Drainage): No objections subject to conditions

Biodiversity Unit: No objections subject to conditions

Arboricultural Officer: No objections

Community Care and Housing services: Requested Affordable Housing contribution.

Site Notices were displayed on site and 11 properties were consulted. In response, 7 letters of objection have been received which are summarised below:

- Concern with regard to the vehicular access to the site via a single lane and the inadequate visibility provided in either direction, especially in relation to safety regarding pedestrians, runners, cyclist and oncoming traffic.
- Concerns with the proximity of a sewer pipe and the proposed development exceeding capacity.
- Stability and subsidence concerns, objector has indicated that existing gardens on Henfaes road could subside into proposed development.
- Effect the development could have on ecology; trees, bats, vegetation
- Amenity issues for both existing and future occupiers, loss of and lack of light due to frosted windows.
- Contradiction of planning history
- Japanese Knotweed issues.
- Loss of Native Blue Bells by the developer and the Impacts on the ecosystem and all its inhabitants/ecology

- Socio-economic issues, there is no demand for houses of this type. There is potential for them to remain vacant and open to acts of vandalism etc.
- Bins and recycling, excessive carrying distances for the bins
- Badgers, the report does not confirm the extent of the badger setts.
- Back Land Development, it is a contradiction to Policy ENV17
- Questions raised in relation to a traffic survey that the applicant may have carried out.

Description of Site and its Surroundings:

The application site is an irregular parcel of land situated for the main part to the rear of the self-build plots that have been constructed off Henfaes Road, Tonna.

The site is accessed via a narrow part of the site which runs between 83 and 84 Henfaes Road before opening up in a more regular rectangular shape that runs along the rear gardens of numbers 84-90 Henfaes Road. With regard to the size of the site, it measures approximately 126m at its maximum width and 75m approximately in length, with a site area of 0.41 hectares.

The site has undergone some clearance in terms of its vegetation and is now relatively open with trees remaining around the parts of the perimeter not backing on to the dwellings on Henfaes Road.

Brief description of proposal:

The application seeks full planning permission for the construction of 3 detached dwellings set within their garden area and vehicular access. Each dwelling will include 5 bedrooms, with two plots benefiting from detached garages.

The submitted plans indicate that each unit will measure 13.2m in length, have a maximum width of 9.6m and a maximum height to ridge level of approximately 9m. External materials proposed include a mixture of timber cladding and render. Mirrored glass is to be used on the front elevations to reflect the landscaping in the garden. These frontages have a distinctive triangular frontage

The dwellings would be accessed via a new vehicular access located between the existing properties of 84 and 83 Henfaes Road. The access would be 7.25 metres wide, and would extend approximately 71.5 metres into the site before turning to the left and continuing on into the wider part of the site to serve the three proposed units.

The submitted plans also detail a full landscaping scheme for each plot.

Material Considerations:

The main issues concern the principle of residential development, having regard to the adopted and emerging Development Plan policy, together with an assessment of the impact of the proposal on highway and pedestrian safety, design and visual amenity, the character of the area as a whole, and residential amenity.

Policy Context:

Neath Port Talbot Unitary Development Plan

The existing Development Plan comprises the Neath Port Talbot County Borough Council Unitary Development Plan (UDP) which was adopted in March 2008 and covers the period 2001-2016. The Development Plan is the primary document for consideration of land use planning in the County Borough, within which the following Policies are of relevance: -

- Policy H3 Infill and windfall development within settlements
- Policy GC1 New buildings/structures and changes of use
- Policy ENV17 Design
- Policy T1 Location and layout and accessibility of new proposals
- Policy H4 Affordable Housing

The site is located within the defined settlement limits for the area as outlined within the Neath Port Talbot Unitary Development Plan. Policy H3 allows for infill and windfall residential development within these defined settlements, subject to criteria.

Emerging Local Development Plan (LDP)

In accordance with the Planning and Compulsory Purchase Act 2004, the Council has prepared the Local Development Plan (2011-2026) which once formally adopted will supersede the existing UDP.

The LDP was submitted for independent Examination to the Planning Inspectorate on 30th September 2014 and the Ministers of the Welsh Government appointed independent Inspectors to conduct the Examination to assess the soundness of the Plan. The LDP Examination officially ended on the 2nd December 2015 when the Council received the Inspectors' Report from the Planning Inspectorate. The Report has now been published and the recommendations contained within are 'binding', meaning that the Council must accept the changes recommended by the Inspectors.

The Inspectors' Report concludes that, with the changes recommended, the Neath Port Talbot LDP satisfies the requirements of Section 64(5) of the 2004 Act meeting the procedural, consistency and coherence and effectiveness tests of soundness, and requests the formal adoption of the LDP as amended by the changes recommended. Accordingly, the Council is now in the process of finalising the LDP with a meeting of Council scheduled for 27th January 2016 at which time the LDP will be adopted.

In light of the conclusions of the Inspectors' Report and the binding nature of the recommendations, when determining planning applications the interim position of the Council is that whilst the UDP policies remain relevant, significant weight must be applied to the LDP policies as amended by the recommendations in the Inspectors' Report.

The relevant Policies within the emerging LDP are as follows: -

Strategic Policies

- Policy SP 3 Sustainable Communities
- Policy SP4 Infrastructure
- Policy SP7 Housing Requirement
- Policy SP8 Affordable Housing
- Policy SP10 Open Space
- Policy SP14 The Countryside and the Undeveloped Coast
- Policy SP21 Built Environment and Historic Heritage

Topic Based Policies

- Policy SC1 Settlement limits
- Policy TR2 Design and Access of New Development
- Policy OS 1 Open Space Provision
- Policy BE1 Design
- Policy AH1 Affordable Housing
- Policy M1 Development in Mineral Safeguarding Areas
- Policy I1 Infrastructure Requirements

For the purposes of the emerging Neath Port Talbot Local Development Plan, the application site area is located outside settlement limits.

Principle of Residential Development

As identified in the Policy section above, there is a disparity between the settlement limit identified in the current adopted Unitary Development Plan, and that identified within the emerging Local Development Plan. In short, the residential settlement boundary in the emerging LDP has been drawn tighter round the extent of the built development as it exists today, having regard also to the fact that there is no extant planning permission for development on the application site.

The site does, however, still fall within the adopted UDP boundary and therefore is acceptable in principle when assessed against the adopted Plan, subject to an assessment of its impacts. Moreover, the application was received in April 2015 (when the LDP was still being heard by the Inspectors), and Officers have been in discussion with the application before that date including as far back as 2010.

Having regard to the above, the application was taken to a Delegated Panel on the 2nd of December (prior to the receipt of the LDP Inspectors' report) and was assessed under adopted Unitary Development Plan Policies – with a positive recommendation. In accordance with the Council's delegated arrangements, however, the Ward Member has called the application into Planning Committee.

As a consequence, the application is now being determined after the LDP examination officially ended and the Inspectors' report was received.

Planning Policy Wales (8th edition) advises at para 2.8.1 that:-

*2.8.1 The weight to be attached to an **emerging LDP** (or revision) when determining planning applications will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. When conducting the examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Consequently, policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.*

As referred to earlier, for the purposes of the emerging LDP the application site (with the exception of the first section of the access to the site) falls outside of Settlement Limits as identified in Policy SC1 - Settlement Limits.

Accordingly, in assessing the principle of residential development, significant weight must be placed on emerging Local Plan Development Policy and the settlement limits identified under Policy SC1. The adopted Development Plan, however, remains the UDP, while in this particular case it is also necessary to place weight on the planning history of the site, and the degree of discussions undertaken with the applicant, including the fact that the application was submitted at a time when the weight to be afforded to the LDP was limited.

Having regard to this, and notwithstanding the material change between UDP and LDP settlement limits, in this particular case it is considered on balance to be unreasonable to assess the principle of development at this site based on emerging Local Development Plan Policies.

Accordingly, it is concluded that the development of the site for residential purposes would be acceptable in principle, since it would accord with Policy H3 of the adopted Unitary Development Plan.

Mineral Safeguarding

It is also noted that the site is located within a Mineral safeguarding area under Policy M1 of the emerging LDP.

Policy M1 looks to safeguard minerals resources as they are finite and any development will need to meet criteria which ensure they are not sterilised or their extraction hindered.

It is considered that the development due to its scale and location will not have a significant impact on the working of the mineral. Moreover, given the site's close proximity to the settlement limits, it is very unlikely that any mineral extraction would be acceptable in this location. Accordingly, there is no objection to the principle of development on mineral safeguarding grounds.

Developer contributions and 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. Supplementary Planning Guidance on Affordable Housing refers to the requirement being made on sites of 3 or more.

In this case the applicant has provided an extensive package of information which has been assessed by the Estates section. The applicant has proven that the provision of any affordable housing on the site would affect viability of the site significantly and as such it is not considered in this case that affordable housing can currently be provided on this site.

Notwithstanding the above, in the event planning permission is granted, this would be subject to a section 106 agreement requiring subsequent re-assessment of viability whereby if after one year, only a proportion of the approved dwellings have been constructed on site, the developer will be required to submit a new viability assessment for the undeveloped remainder of the site. If the new viability assessment shows that the remainder of the site is still considered to be economically non-viable, then the developer will be required to submit a new viability assessment every 12 months until construction has been completed on the whole of the site.

Moreover, if the developer starts construction 12 months after the receipt of planning permission, they will be required to submit a new viability assessment for the whole site. If a new viability assessment is required for either the whole or part of the site, the assessment must be approved in writing by the Local Planning Authority before occupation can take place of any development not completed before the viability assessment requirement date.

If an assessment demonstrates that the site is economically viable and provides a profit level that the Local Planning Authority considers to be in excess of what is a reasonable profit (as referred to in the Affordable Housing Viability Assessment Procedures document), then 20% (or a percentage agreed between the Local Planning Authority and the developer) of the assessed dwellings will be provided as affordable housing on site or an equivalent financial contribution will be paid to the Local Planning Authority for the provision of off-site affordable housing in accordance with the requirements of the Supplementary Planning Guidance document entitled Affordable Housing and in accordance with an agreed programme of works.

Visual Amenity:

The application site is located at a significantly lower level than the existing frontage properties off Henfaes Road and, in terms of scale, siting, size and the topography of the site the proposed properties would be subservient to the surrounding dwellings. As a consequence, while not respecting the character of the frontage development, development at the site will nevertheless have no material impact on local visual amenity.

Whilst the development is located to the rear of the Henfaes Road Estate, the 3 units proposed will therefore create their own sense of place, sharing a common design. The proposal therefore successfully creates its own character without negatively impacting on the existing established character of the immediate and wider area.

The creation of a sense of place has been helped by the topography of site which slopes down significantly from the rear elevations of the properties on Henfaes Road and is therefore responsible for the pattern of development differing from the uniform layout and building pattern on Henfaes Road.

The uniqueness of the design of the existing properties has removed any restriction on house design and has allowed the developer to create this new self-contained development with its own character that would assimilate well with the appearance of the area and its topography. The applicant has also provided full landscape detail for each of the plots. There is however a parcel of land in front of the site known as plot 3 that remains bare, and in order to protect local character, a condition is recommended requiring the implementation of a woodland planting scheme of trees on this area in order to further help the development to assimilate the woodland surrounding the site. This planting will further enforce the woodland residential environment the applicant is seeking to capture given the design and style of these units.

Having regard to the above, while these units will not follow the pattern of development in the immediate area, it is considered that the site is not in prominent public view and would be well designed and satisfactorily ensures it integrates with and respects the character and appearance of the immediate and surrounding area.

Residential Amenity:

In terms of the proposed developments ability to overbear neighbouring properties, the accompanying information detail that all 3 of the units will have a finished floor level which is approximately 8m lower than the finished floor level of the existing housing on Henfaes Road. The elevational plans show that each property will not be more than 9m in height to ridge level which equates to the development being slightly less than 1m (approx. 0.9m) in height over the finished floor level of the existing neighbouring properties.

The submitted plans also indicate that the proposed units will all be located in excess of 21m from the rear elevations of the existing properties positioned on Henfaes Road. This separation distance ensures that there is no conflict between distances allowable between habitable room windows and that the proposed properties do not unacceptably overshadow or overbear the existing houses.

In terms of overlooking, any habitable room windows located on the ground floor will be looking out directly onto a closed boarded fence means of enclosure and the roof lights positioned in the roofscape will be obscurely glazed on all south eastern elevations. Therefore there is no overlooking of private space; both the privacy of the existing residents and that of the future occupiers are safeguarded.

The submitted plans indicate that there will be a variety of retaining structures that will be utilised around the boundaries between the new plots and the neighbouring existing properties as well as on the new access road. To ensure the amenity of all residents, future and existing, a condition will be attached to any permission granted requesting full structural calculations of all retaining structures prior to the commencement of work on site.

The proposed site plan shows more than adequate private amenity space to serve each proposed unit.

The submitted plans indicate traffic calming measures within the access lane off Henfaes Road. The plans show the access track narrower for the part of road between 83 and 84 Henfaes Road. The developer has utilised this design to ensure the vehicular traffic slows down as it negotiates between these two neighbouring properties. The reduced speed will help to reduce the amount of noise disturbance experienced by the neighbours to an acceptable level when it is considered in conjunction with the relatively wide width of the access road and the topography of the site. In this respect it is noted that there is at least 7m width on the road which means the access track provides sufficient width so that cars utilising it are not right up onto the boundary of the neighbouring properties elevating the noise levels onto these properties. Furthermore the sloping topography means that as the cars traverse the access road they are generally at a lower level than the existing properties which itself reduces noise disturbance given the difference in levels.

Having regard to the above, it is concluded that there would be no unacceptable impact on residential amenity of the occupiers of the adjacent dwellings.

Drainage and Sewerage System

The applicant has stated that they wish to connect to the existing drainage system and have indicated as such on their application form and detailed plans. Welsh Water raise no objection provided the foul water and surface water discharges are drained separately from the site. Similarly, the Councils drainage section has offered no adverse comments other than conditions requiring the submission of drainage strategy prior to work commencing on site.

Ecology

The Councils Ecology Section offers no objection to the development subject to the imposition of suitable conditions. These conditions are limited to the control of Himalayan Balsam on site and further monitoring of the badger activity on site. They have requested that further badger monitoring is undertaken prior to the commencement of work on site and if any badgers are found to be present the applicant would then need to seek a license from Welsh Government prior to any further action. In terms of Japanese Knotweed, there are no concerns that have been highlighted by the Councils Ecology Section.

Trees

The applicant has carried out a full tree survey of the site which has been assessed by the Councils Arboricultural Officer who has assessed the submitted information and is satisfied with the quality of the submission and in turn offered no adverse comments. There were initial concerns that the position of the sheds to serve plots 2 and 3 may interfere with the root protection zones of the existing trees, but as the developer re-positioned these structures the Tree Officer removed his concern.

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

A number of concerns have been raised, including from the ward member Cllr. Cari Morgans, over the access to the site. Councillor Morgans states that the access point to the highway is on a steep road with a limited visibility in both directions. To the left, on the proposed access point, is a bend and to the right there is a dip in the road that can make it difficult to spot traffic on what is already a busy road. The access would also cross a safe route to school used by school children living in the estate and on Neath Road.

The development is proposed to be served off a shared drive off Henfaes Road which has a maximum width of 7.25m at a point where current visibility is not acceptable in highway and pedestrian safety terms as there is inadequate visibility.

In accordance with Technical Advice Note (TAN)18, roads in built up areas require a minimum visibility splay of 2.4m by 40m in both directions.

The Head of Engineering and Transport (Highways) has offered no objections and recommended that a condition should be attached which requires the submission of a scheme detailing a 2.4 by 43m visibility splay that will need to be implemented prior to the commencement of development on the rest of the site.

The Highways department is satisfied that the developer can achieve this required splay all within the application's red line boundary. In this regard, it is noted that the red line boundary includes a proportion of land to the front of, and in the ownership of, 83 Henfaes Road. This parcel of land is needed in order for the visibility splays to be achieved and the applicant has confirmed that they have a legal agreement with the owner of 83 Henfaes Road to make alterations to this land to facilitate the necessary vision splay to meet highway and pedestrian safety. For the purposes of the planning application, the developer has also served notice on this property in the form of a Certificate B.

In view of the above, subject to a 'Grampian' condition requiring the provision of these visibility splays on site in advance of any other development, the development is not considered to have an unacceptable impact upon highway and pedestrian safety.

While the local Councillors concerns in respect of the access crossing a footway used by school children is noted, this is not considered to be unusual or to justify refusal of this application on such grounds.

Bin Storage

There is a bin storage area proposed at the entrance to the private drive off Henfaes Road, which at in excess of 150m distant does not meet the usual standards for carrying distances. Nevertheless, this is not considered to amount to a reason that would warrant a recommendation for refusal of this application. Furthermore in terms of amenity of the future occupier, any future purchaser will be aware of the refuse collection location and excessive carrying distance prior to purchase.

Others:

There have been a number of written objections received with regard to this application. A number of these objections have been addressed within the above appraisal. The following comments are made in response to these issues that remain outstanding:

- Stability and subsidence concerns, objector has indicated that existing gardens on Henfaes road could subside into proposed development.
There is no evidence of this on site, nor has it been flagged up by the consultees. A condition is recommended requiring full structural calculations for all retaining structures prior to determination.
- Socio-economic issues, there is no demand for houses of this type. There is potential for them to remain vacant and open to acts of vandalism etc.
Such matters are not considered to be material planning considerations
- The submitted ecology report does not acknowledge the existence of reptiles on the site.
No objection has been raised by the Council's ecologist and we have no reason to question the authenticity of the survey work carried out on site.
- Back Land Development, it is a contradiction to Policy ENV17.
The impacts of the development and its 'backland' location have been assessed within the report.
- Concerns with regard to the use of mirrored glass, invasion of privacy with shining light onto existing properties.
The glare off mirrored surface is not considered to negatively impact residential amenity to warrant a refusal.
- Questions raised in relation to a traffic survey that the applicant may have carried out.
It is unclear what survey is being referred to, but the assessment on highway safety has been assessed in detail above.

Conclusion:

The application site is located within the settlement boundary identified in the adopted Unitary Development Plan and, while located outside the settlement limit within the emerging Local Development Plan, it is considered that for the reasons outlined within the report, that the proposed development would be acceptable in principle and would not have an unacceptable detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse effect upon highway and pedestrian safety. Accordingly the proposed development would be in accordance with

Policies GC1, T1, ENV17, H3 and H4 of the Neath Port Talbot Unitary Development Plan.

RECOMMENDATION: Approve subject to conditions and the signing of a Section 106 Legal Agreement with regard to a clawback provision on Affordable Housing

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 development shall be carried out in accordance with the following approved plans:

- Land Registry Official Copy of title plan REVISION A
- Relationship between new and existing properties
- Plot 1 ground floor plan
- Plot 1 first floor plan
- Site Plan
- Design and Access Statement for New Development to rear 84-90 Henfaes Road
- Site Plan, Plot Layout
- Entrance Driveway
- Site Entrance Details
- Front Boundary Detail
- Plot 1 Landscaping detail
- Driveway Landscaping Details
- Sections through Drive and Plot 1
- Relationship between new and existing properties
- Plot 1 Section B-B
- Plot 1 South East Elevation
- Plot 1 Second Floor

- Plot 2 Section B-B
- Plot 2 Landscaping Plan
- Plot 2 Garage Floor Plan Rev A
- Plot 2 Garage Front Elevation Rev A
- Plot 2 Garage Left Elevation Rev A
- Plot 2 Garage Rear Elevation Rev A
- Plot 2 Garage Right Elevation Rev A
- Plot 2 Shed Floor Plan
- Plot 2 Shed Front Elevation
- Plot 2 Shed Right Elevation
- Plot 2 Shed Left Elevation
- Plot 3 Ground Floor Plan
- Plot 3 Section A-A
- Plot 3 Section B-B
- Plot 3 Landscaping Details
- Plot 3 Shed Floor Plan
- Plot 3 Shed Front Elevation
- Plot 3 Shed Right Elevation
- Plot 3 Shed Left Elevation
- Plot 3 Shed Rear Elevation
- Plot 1 North East Elevation
- Plot 1 North West Elevation
- Plot 1 Garage
- Tree Survey
- Preliminary Ecological Appraisal
- PJJ surveys Topographical Survey
- Plot 2 Ground Floor Plan
- Plot 2 First Floor Plan
- Plot 2 Second Floor Plan
- Plot 2 North West Elevation
- Plot 2 North East Elevation

- Plot 2 South West Elevation
- Plot 2 South East Elevation
- Plot 2 Section A-A
- Plot 3 First Floor Plan
- Plot 3 Second Floor Plan
- Plot 3 North East Elevation
- Plot 3 North West Elevation
- Plot 3 South East Elevation
- Plot 3 South West Elevation

Reason

In the interest of clarity

(3) No development shall take place, 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 construction.
- Vii. A strategy to control and prevent the flow of surface water and ground water during the construction works.

Reason

In the interest of highway safety

(4) No development shall commence on the construction of any dwelling hereby approved (including works of site clearance) until such time as the entrance to the site has been improved and a 2.4 metre by 43 metre visibility splay has been provided / achieved in accordance with a scheme which shall first have been submitted to and approved in writing by the LPA. The approved visibility splays shall thereafter be retained in perpetuity.

Reason

in the interest of highway safety

(5) Prior to first occupation of any dwelling the shared drive shall be surfaced in accordance with the drawing titled Entrance Driveway to a maximum gradient of 1in 25 for the first 10 metres and retained as such thereafter.

Reason

In the interest of highway safety

(6) Prior to occupation of any dwelling three parking spaces shall be provided within the curtilage of each dwelling, and such spaces shall be retained as such thereafter.

Reason

In the interest of highway safety

(7) Any gate erected over the shared drive shall be set back a minimum distance of 6.0 metres from back edge of footway

Reason

In the interest of highway safety

(8) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(9) 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 garages or outbuildings shall be erected (other than those expressly authorised by this permission).

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 garages or outbuildings having regard to the particular layout and design of the estate.

(10) 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), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage) without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the estate.

(11) 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.

(12) Prior to work commencing on constructing the shared drive, a drainage strategy shall be submitted to and approved in writing with the Local Planning Authority detailing proposals to allow the discharge of surface water at a greenfield rate. The approved strategy shall then be implemented on site and retained thereafter.

Reason

in the interest of land drainage

(13) Foul water and surface water discharges must be drained separately from the site.

Reason

in the interest of land drainage

(14) No surface water and land drainage run-off shall be allowed to connect/discharge (either directly or indirectly) to the public sewerage system.

Reason

In the interest of land drainage

(15) There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site, without prior consultation and agreement with the Local Planning Authority.

Reason

In the interest of land drainage

(16) Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development.

Reason

In the interest of land drainage

(17) Soakaways must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

Reason

In the interest of land drainage

(18) Prior to commencement of work on site, full details including structural calculations relating to all retaining structures associated with this development shall be submitted for the written approval of the Local Planning Authority. This detail hereby approved shall then be implemented on site prior to occupation and retained as such thereafter.

Reason

In the interest of residential amenity and highway and pedestrian safety.

(19) Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 1995 (as amended for Wales)(or any revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

Reason

In the interest of visual amenity.

(20) Himalayan Balsam will be controlled on site by implementing section 7.0a of the Preliminary Ecological Appraisal dated April 2015.

Reason

In the interest of ecology

(21) Prior to the commencement of any development a further check and consideration for the presence of badgers within or immediately adjacent to the site shall be undertaken by a suitably qualified ecologist. If a badger sett is discovered within 30m of any development works on site appropriate mitigation measures shall be submitted and approved by the Authority and a licence obtained from Welsh Government. All mitigation shall be implemented as approved.

Reason

In the interest of ecology

(22) Notwithstanding the plans hereby approved, prior to the occupation of each of the plots, the roof lights to be positioned within the south eastern roof slopes shall be finished with obscured glass. The roof lights shall then be retained as such thereafter.

Reason

In the interest of residential amenity.

(23) No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

In the interests of visual amenity.

(24) The landscaping scheme required by condition (23) above shall include a comprehensive scheme of woodland tree planting for the parcel of land in front of plot 3 - hatched in orange on Plan 'relationship between new and existing properties' - and shall include indication of all spread and species of trees to be planted, and the approved woodland planting scheme within this area shall thereafter be retained in full accordance with the approved scheme.

Reason

In order to integrate the development into the surrounding woodland, and mitigate the impact of the residential development on local character and amenity.

(25) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

In the interest of visual amenity.

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2016/0001 **Planning Ref:** P2014/1064

PINS Ref: APP/Y6930/A/15/3138892

Applicant: Mr Huw Jenkins

Proposal: Residential Dwelling (Outline with all matters reserved).

Site Address: Plot adjacent to Penrhiw Woodbine Cottages ,
Melin Court Neath

Start Date: 22/12/2015

Appeal Method: Written Representations

This page is intentionally left blank

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 16TH DECEMBER 2015 AND 11TH JANUARY 2016

1	App No. P2013/0947	Type Full Plans
<p>Proposal Construction of new primary healthcare centre and pharmacy with associated works (Amended and additional information received 10/3/14, 26/3/14,28/3/14 and 31/3/14) (Flood Consequences Assessment -Received 27-11-14) (Amended site and location plans with revised site boundary and flood relief details (Rec 3-12-14)(Amended Flood Consequences Assessment rec 19-1-15)</p>		
Location Land Off B4242, Near Chain Road, Glynneath, Neath		
Decision Approval with Conditions		
Ward Glynneath		

2	App No. P2014/0733	Type Full Plans
<p>Proposal Revised scheme for the extension of the existing Maesgwyn Wind Farm with an installed capacity of up to 12.5 MW comprising 4 (previously 10) number wind turbines (125m to tip height) anemometer mast, 2 number substations, control buildings, engineering operations and landscaping. Supplementary Environmental Information in relation to landscape and visual, noise, transport,ecology, coal mining,shadow flicker, construction method statement and residential visual amenity study. Amended turbine and track layout, application site boundary plan (Received 27/8/15) and revised Design and Access Statement (Received 7/9/15)</p>		
Location (Maesgwyn) Land North West Of Glynneath, Glynneath, Neath		
Decision Approval with Conditions		
Ward Glynneath		

3	App No. P2015/0372	Type Householder
<p>Proposal Alteration to front boundary wall and creation of a vehicular access</p>		
Location 1 Rhiwfawr School, Rhiw Road, Rhiwfawr, Cwmllynfell SA9 2RF		
Decision Approval with Conditions		
Ward Cwmllynfell		

4	App No. P2015/0456	Type Full Plans
Proposal Demolition of care home and erection of 8 two bedroom houses and 12 one bedroom flats with associated car parking and engineering works.		
Location Morfa Afan, Dalton Road, Sandfields, Port Talbot SA12 6SL		
Decision Approved subject to s.106		
Ward Sandfields East		

5	App No. P2015/0637	Type Full Plans
Proposal Single storey side extension to existing Public House and change of use of existing Forge (store/outbuilding) to a wine bar, additional first floor side window and change of use of part of first floor to two flats for guest accommodation		
Location The Butchers Arms, Alltwen Hill, Alltwen, Pontardawe, Swansea, SA8 3BP		
Decision Approval with Conditions		
Ward Alltwen		

6	App No. P2015/0648	Type Full Plans
Proposal Construction of a 5 storey residential block (Building 12) comprising 69 residential student bed spaces, offices, seminar rooms and associated works.		
Location Swansea Bay Campus, Fabian Way, Jersey Marine, Neath		
Decision Approval with Conditions		
Ward Coedffranc West		

7	App No. P2015/0690	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 11 (Construction Method Statement) and 12 (Surface Water Run Off) of P2014/0820 granted on 28/5/15		
Location Nant Yr Allor Farm, Nant Yr Allor Farm Access Road, Glyncorrwg, Port Talbot, SA13 3AY		
Decision Approval with no Conditions		
Ward Glyncorrwg		

8	App No. P2015/0874	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 3 (contamination),4 (remediation scheme) 5 (verification report) of P2011/1149 granted on 12/8/15	
Location	Old Fire Station, Water Street, Aberavon, Port Talbot SA12 6LF	
Decision	Approval with no Conditions	
Ward	Aberavon	

9	App No. P2015/0883	Type Householder
Proposal	First floor rear extension including retention of boundary wall.	
Location	8 School Road, Lower Brynamman, Ammanford, SA18 1SU	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

10	App No. P2015/0913	Type Vary Condition
Proposal	Variation of Condition 1 of Planning Permission P2010/0690 (Approved on the 29/11/2010) to extend the period of time for the commencement of development for a further 5 years.	
Location	Land Adjacent To, 112 New Road, Skewen, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

11	App No. P2015/0922	Type Change of Use
Proposal	Retention of use of land for the siting of a mobile hot food van for a temporary period of 5 years, removal of existing unauthorised bollards and the erection of 4 new drop down bollards	
Location	Pontardawe Retail Park Or Ffordd Parc, Ynisderw Road, Pontardawe, Swansea, SA8 4EG	
Decision	Approval with Conditions	
Ward	Pontardawe	

12	App No. P2015/0927	Type Householder
Proposal	Single storey rear extension	
Location	18 Brook Terrace, Tairgwaith, Ammanford SA18 1YA	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

13	App No. P2015/0931	Type Listed Building Cons
Proposal	Listed Building Application for internal refurbishment including repainting, replacement suspended ceiling, widening of existing till opening, new secure partition. External signage including new fascia sign, ATM signage, replacement of miscellaneous signage, re-staining of windows, cleaning of external elevation, replacement external lighting, etc.	
Location	3 Windsor Road, Neath, SA11 1LN	
Decision	Approval with Conditions	
Ward	Neath North	

14	App No. P2015/0947	Type Discharge of Cond.
Proposal	Details pursuant to Condition 2 (External Materials) of Planning Permission P2014/1175.	
Location	Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera, Swansea, SA9 2JJ	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

15	App No. P2015/0955	Type Householder
Proposal	Two storey and single storey rear extensions plus detached garage / gym.	
Location	22 St Asaph Drive, Sandfields, Port Talbot, SA12 7LL	
Decision	Approval with Conditions	
Ward	Sandfields West	

16	App No. P2015/0959	Type Outline
Proposal	Detached two storey dwelling (Outline application with all matters reserved.)	
Location	53 Church Road, Baglan, Port Talbot, SA12 8SU	
Decision	Approval with Conditions	
Ward	Baglan	

17	App No. P2015/0965	Type Full Plans
Proposal	Change of use of vacant land to public car park and open space and associated engineering operations and landscaping.	
Location	Brownfield Site Between, Green Park Street And River Afan, Port Talbot	
Decision	Approval with Conditions	
Ward	Aberavon	

18	App No. P2015/0968	Type Householder
Proposal	Single storey side extension including access ramps and handrails	
Location	10 Primrose Bank, Bryncoch, Neath, SA10 7BX	
Decision	Approval with Conditions	
Ward	Bryncoch North	

19	App No. P2015/0970	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 9 (Verification Report) of P2014/0314 granted on 05/09/2014	
Location	Plot 6B, Brunel Way, Briton Ferry, Neath, SA11 2GG	
Decision	Approval with no Conditions	
Ward	Briton Ferry West	

20	App No. P2015/0992	Type Full Plans
Proposal	Construction of waste wood storage building	
Location	Longlands Lane, Margam, Port Talbot, SA13 2SU	
Decision	Approval with Conditions	
Ward	Margam	

21	App No. P2015/0996	Type Full Plans
Proposal	Steel framed agricultural building for storage of agricultural machinery and housing of sheep.	
Location	Tyn Y Coed Cae Farm, Pontardawe Road, Pontardawe, Swansea, SA8 4SX	
Decision	Approval with Conditions	
Ward	Pontardawe	

22	App No. P2015/0997	Type Change of Use
Proposal	Change of use from Betting Office (Class A2) to food and drink (Class A3)	
Location	25 High Street, Pontardawe, Swansea, SA8 4HU	
Decision	Approval with Conditions	
Ward	Pontardawe	

23	App No. P2015/0998	Type Householder
Proposal	Demolition of existing conservatory, side extension and lobby. Construction of single storey side extension, and lobby extension.	
Location	The Lodge, Drummau Road, Skewen, Neath, SA10 6NR	
Decision	Approval with Conditions	
Ward	Coedffranc North	

24	App No. P2015/1001	Type Full Plans
Proposal	Detached dwelling with associated front car parking and raised rear patio. Amendment to approved dwelling approved under Planning Application P2015/0136. Amendment includes an increase in finished floor level by 1m.	
Location	Plot 2 Adjacent To, 26 Waungron, Glynneath, Neath, SA11 5AS	
Decision	Approval with Conditions	
Ward	Glynneath	

25	App No. P2015/1005	Type Full Plans
Proposal	Replacement of two windows with pedestrian doors on Bethel Street elevation and construction of steps to access doors	
Location	Ferguson House, Bethel Street, Briton Ferry, Neath, SA11 2HQ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

26	App No. P2015/1008	Type Householder
Proposal	Single storey rear and first floor rear extensions.	
Location	46 Lon Hir, Alltwen Pontardawe, Swansea, SA8 3DE	
Decision	Approval with Conditions	
Ward	Alltwen	

27	App No. P2015/1016	Type Full Plans
Proposal	Detached dwelling (Outline permission with all matters reserved.)	
Location	Land At The Old Quarry, Off Maesteg Road, Cymmer, Port Talbot, SA13 3HS	
Decision	Refusal	
Ward	Cymmer	

28	App No. P2015/1017	Type Full Plans
Proposal	Detached single storey storage and meeting room ancillary to the use of the allotment. Relocation of metal container and demolition of cabin.	
Location	Cwmafan Allotment Site, Off Rail Mill Lane, Cwmafan, Port Talbot, SA12 9DL	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

29	App No. P2015/1031	Type Householder
Proposal	First floor rear extension, single storey side extension, replacement pitched roof to existing flat roof garage plus 2 first floor windows in side elevation of original dwelling.	
Location	57 Longford Road, Longford, Neath, SA10 7HE	
Decision	Approval with Conditions	
Ward	Dyffryn	

30	App No. P2015/1033	Type Householder
Proposal	Retrospective application for a private stable and proposed front extensions to stables	
Location	Spa House, Gellionen Road, Trebanos, Pontardawe, Swansea, SA8 4RN	
Decision	Approval with Conditions	
Ward	Trebanos	

31	App No. P2015/1034	Type Advertisement
Proposal	Retention of internally illuminated advertisement sign to ATM.	
Location	49 Castle Drive, Cimla, Neath, SA11 3YF	
Decision	Approval with Conditions	
Ward	Cimla	

32	App No. P2015/1035	Type Full Plans
Proposal	Retention of ATM to front elevation of shop.	
Location	49 Castle Drive, Cimla, Neath, SA11 3YF	
Decision	Approval with no Conditions	
Ward	Cimla	

33	App No. P2015/1038	Type Householder
Proposal	Part single part two storey rear extension, raised decked area and garage	
Location	127 Dynevor Road, Skewen, Neath, SA10 6TH	
Decision	Approval with Conditions	
Ward	Coedffranc North	

34	App No. P2015/1044	Type Full Plans
Proposal	Change of use of land into residential curtilage and retention and completion of detached double garage	
Location	Land Within Garage Compound To The Rear Of, 191 Western Avenue, Sandfields, Port Talbot, SA12 7NE	
Decision	Approval with Conditions	
Ward	Sandfields West	

35	App No. P2015/1046	Type Householder
Proposal	First floor rear extension.	
Location	59 Longford Road, Longford, Neath, SA10 7HE	
Decision	Approval with Conditions	
Ward	Dyffryn	

36	App No. P2015/1049	Type App under TPO
Proposal	Removal of 1 lower branch to stem, and reduce canopy growing towards property by 1.5-2m (Lateral growth only) of 1 No. Oak. To fell 1 No. Rowan, Coppice 2 No Hazel trees. (TPO T200/A9)	
Location	22 Maes Y Cornel, Rhos Pontardawe, Swansea, SA8 3DR	
Decision	Approval with Conditions	
Ward	Rhos	

37	App No. P2015/1050	Type Full Plans
Proposal	1 No air conditioning unit to serve digital media equipment	
Location	Existing Virgin Media Site Adjacent To Morrisons Supermarket, Christchurch Road, Port Talbot, SA12 7DJ	
Decision	Approved with 5yr expiry only	
Ward	Aberavon	

38	App No. P2015/1061	Type Householder
Proposal	Two storey rear extension plus additional first floor bathroom window to side elevation.	
Location	5 Ynys Y Darren Road, Ystalyfera, Swansea, SA9 2DY	
Decision	Approval with Conditions	
Ward	Ystalyfera	

39	App No. P2015/1076	Type Householder
Proposal	Replacement of garage door with window to facilitate garage conversion plus widening of existing drive to accommodate replacement car parking space.	
Location	17 Crymlyn Gardens, Skewen, Neath, SA10 6EU	
Decision	Approval with Conditions	
Ward	Coedffranc West	

40	App No. P2015/1079	Type Householder
Proposal	Single storey rear conservatory	
Location	7 Silver Close, Sandfields, Port Talbot, SA12 7SG	
Decision	Approval with Conditions	
Ward	Sandfields West	

41	App No. P2015/1084	Type Householder
Proposal	Creation of a vehicular access onto the highway and construction of hardstanding.	
Location	13 Danygraig Terrace, Main Road, Cadoxton, Neath SA10 8BT	
Decision	Approval with Conditions	
Ward	Cadoxton	

42	App No. P2015/1086	Type Neigh.Auth/Nat.Park
Proposal	Consultation from Marine Licensing Permitting Service for dredging and disposal of dredged material from marina basin.	
Location	Monkstone Marina, River Neath , Neath	
Decision	No Objections	
Ward	Coedffranc West	

43	App No. P2015/1103	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for single storey side extension.	
Location	29 Bryn Catwg, Cadoxton, Neath, SA10 8BG	
Decision	Issue Lawful Dev.Cert.	
Ward	Cadoxton	

44	App No. P2015/1110	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey rear extension.	
Location	27 Newell Road, Skewen, Neath, SA10 6ST	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Coedffranc North	

45	App No. P2015/1122	Type Section 37 Elec Act
Proposal	2 No. single electricity poles (Overhead Lines (Exemption) (England and Wales) Regulations 2009).	
Location	Land at, Jersey Marine,	
Decision	Prior Approval Not Required	
Ward	Coedffranc West	