



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 1 MARCH 2016***

***COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE***

### **PART 1**

1. To receive any declarations of interest from Members.
2. Minutes of the previous meeting held on the 9 February 2016  
(Pages 5 - 8)
3. To Request Site Visit(s) from the Applications Presented

### **Report of the Head of Planning**

### **SECTION A MATTER FOR DECISION**

#### **Planning Application Recommended for Approval**

4. Application No: P2015/0784 - Two Storey Side Extension at 26 Poplars Avenue, Cimla, Neath (Pages 9 - 16)

### **SECTION B - MATTERS FOR INFORMATION**

5. Appeals Received (Pages 17 - 18)
6. Delegated Applications Determined Between 2 February 2016 and 22 February 2016 (Pages 19 - 30)
7. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**S.Phillips**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

Wednesday 24 February 2016

**Committee Membership:**

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

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

**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,  
Mrs.L.G.Williams

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

**Requesting to Speak at Planning Committee**

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

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

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

Please note that only one person is able to speak in favour of, and one against, each application. Full details are available in the [Council's approved procedure](#).

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763719.

#### *Applicant / Agent Right of Reply*

Please note that, should an objector register to speak, the Applicant/Agent will be notified by the Council of their ability to address committee (their 'right to reply'). Should the applicant/agent wish to exercise that right, it will be necessary to confirm this to the Democratic Services section before noon on the day before the meeting.

#### **Commenting on planning applications which are to be reported to Committee**

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 4.30p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 4.30pm on the penultimate working day immediately preceding the Planning Committee.

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

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## PLANNING COMMITTEE (PORT TALBOT CIVIC CENTRE)

**Members Present:**

**9 February 2016**

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

**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  
A.J.Taylor

**Officers In Attendance:** Mrs.N.Pearce, D.Adlam, S.Ball, I.Davies and  
Miss.G.Cirillo

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### 1. **MINUTES OF THE LAST MEETING**

**RESOLVED:** that the Minutes of the Planning Committee held on 19<sup>th</sup> January 2016 be confirmed as a true record subject to the circulated amendment sheet.

#### **Report of the Head of Planning**

#### **Planning Application Recommended for Refusal following a Site Visit on 9 February 2016**

At this point Cllr.R.G.Jones relinquished his role as Chairperson due to his intention to speak on this item in his role as Ward Member and, in the absence of the Vice Chairperson Cllr.E.E. Jones, the Committee agreed the following:-

### 2. **NOMINATION OF CHAIRPERSON**

**RESOLVED:** that Cllr. D.W. Davies be appointed Chairperson for Minute No.3 below, only.

3. **APPLICATION NO: P2015/0694 - DEMOLITION OF EXISTING GOLF DRIVING RANGE AND RE- DEVELOPMENT OF THE SITE FOR UP TO 35 DWELLINGS AT LAKESIDE GOLF DRIVING RANGE, WATER STREET, MARGAM, PORT TALBOT,SA13 2PA**

**RESOLVED:** That following a site visit on 9 February 2016 and in accordance with the Officer recommendation, as detailed within the circulated report, the Application be refused.

(Cllr.R.G. Jones resumed the Chair for the remainder of the meeting)

4. **MARGAM OPEN CAST COAL SITE (OCCS) - UPDATE REPORT**

The Head of Planning gave Members an update on the current position regarding the options for progress for Margam Open Cast Coal Site as detailed within the circulated report.

**RESOLVED:** that the report be noted.

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 12 JANUARY AND 1 FEBRUARY 2016**

Members received a list of Planning Applications which had been determined between the 12 January and 1 February, 2016.

**RESOLVED:** that the report be noted.

**CHAIRPERSON**

**PLANNING COMMITTEE**

**9<sup>TH</sup> FEBRUARY 2016**

**AMENDMENT SHEET**

**ITEM 2 – AGENDA MINUTES**

In respect of the Minutes of the last meeting held on 19<sup>th</sup> January 2016, Members attention is drawn to the following: -

- The report on page 7 (in the second paragraph under item 7 and the resolution on page 8) incorrectly refers to the application for a development of 139 Homes being in Tonmawr. It should refer to Tonna.
- The proposed site visit for 9<sup>th</sup> February 2016 has been delayed pending further consideration of outstanding matters in respect of the development, including in respect to highway safety.

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## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2015/0784</b>	<b><u>DATE:</u> 23.12.2015</b>
<b>PROPOSAL:</b> Two storey side extension	
<b>LOCATION:</b> 26 Poplars Avenue, Cimla, Neath	
<b>APPLICANT:</b> Mr Gavin Fitchett	
<b>TYPE:</b> Householder	
<b>WARD:</b> Neath South	

### Background information

The application has been called to Committee by Councillor Peter Rees (Neath South), who has raised issues including loss of privacy and encroachment.

### Planning History:

The property has no relevant planning history.

### Publicity and Responses if applicable:

5 neighbouring properties were notified by letter. In response, a letter of objection was received from an adjacent dwelling, followed by subsequent emails containing further points of objection and clarification of the original objections on grounds including: -

- The proposal is contrary to the 'Guide to Household extensions' where it is recommended a side extension should be set back by 1.5 metres, and would result in a terracing effect.
- They will be unable to carry out maintenance to the side of their property
- There will be an encroachment onto property - plan 1839/A/15/14 shows overhanging gutters.
- There will be loss of privacy, overlooking, with windows to the side elevation at rear and roof light overlooking their property.

- The plans do not show the location of the boundary wall in relation to the proposed extension.
- Subsidence may occur as this is a mining area.

**Neath Town Council:** No Objections.

### **Description of Site and its Surroundings:**

The application property is a traditionally designed semi-detached dwelling with an attached garage located to the side elevation, fronting Poplars Avenue. The site is bounded by the adjoining property to the north east by a detached dwelling to the south west and the rear gardens of properties fronting Hawthorn Avenue to the north west. The slab levels of the surrounding dwellings are similar although the gardens slope away to the rear.

The application property has a single storey flat roof extension located to the side and rear and a front driveway with parking for one car and parking for a further car within the garage. Boundary treatment includes low brick walls to the front in common with the majority of dwellings in the area and fences and hedges of differing heights to the rear garden.

The dwellings within the street have a common building line fronting Poplars avenue presenting a uniform road frontage.

The street scene is predominantly characterised by semi-detached dwellings on both sides of the road, albeit interspersed with the odd detached dwelling, including the adjacent property no. 24. These properties vary in style but generally have hipped roofs some with additional gables fronting the road and bay windows of various styles. Distances between the semi-detached properties are generally uniform, these being dictated by the width of attached garages and drives. It is noted that the detached dwelling number 24 is located 1080mm off the existing boundary wall, with no windows on either side elevation of the application property of the adjacent dwelling number 24. There is also a significant separation distance between number 24 and number 22 resulting in a break in the continuity of the street scene at this point.

## **Brief description of proposal:**

Full planning consent is sought for a two storey side extension which involves the partial demolition of the existing garage. The proposed extension consists of an open car port at ground floor level and additional bedroom space above.

The extension will have a width of 3.58 metres and a length of 6.7 metres, and will not project beyond the rear elevation of the existing dwelling. The hipped roof has an eaves height of between 5.5 metres, and - due to the sloping nature of the site to the rear – and a maximum of 6.5 metres and a ridge height of 7.7 metres (which is set down from the main ridge of the property by 0.5 metres). The extension has been set back from the main front wall of the dwelling by 900mm and from the boundary with number 24 by 150mm.

The gable end is constructed of facing brick with 3 unglazed openings facing the flank wall of number 24 at ground floor level, there are no windows facing this elevation.

A single window is located to first floor front and rear elevations, with no door to the front elevation serving the car port/parking area. The external materials will match those of the existing dwelling including facing brick render and slate to the roof.

## **Material Considerations:**

The main issues to be considered in the determination of this application are the impact upon the character and appearance of the property and wider area, the impact upon the amenity of neighbouring properties and the impact on highway and pedestrian safety.

## **Policy Context:**

It is noted that whilst the application was submitted under the Unitary Development Plan, the Neath Port Talbot Local Development Plan was formally adopted on 27 January 2016. Accordingly, the Development Plan for the area now comprises the Neath Port Talbot Adopted Local Development Plan (adopted January 2016) (LDP), within which the following Policies are of relevance:

- Policy SC1 Settlement Limit
- Policy BE1 Design

The Council also has approved planning guidance 'A Guide to Household Extensions'.

### **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.

### **Visual Amenity:**

The external materials of the proposed extension will match those of the existing dwelling house and are therefore acceptable in respecting local context.

With regard to visual amenity the extension has been set down from the main ridge line of the host dwelling, and has been set back from the front elevation as recommended in the Authority's Household Extension Design Guide. In this regard, the design guide seeks to protect the balanced symmetrical appearance of a semi-detached pair, and notes that the easiest way to protect such symmetry is to set back a two-storey extension from the front elevation by at least 1 metre.

In this case, the extension has been set back by approximately 900mm and, therefore, is less than the minimum 1 metre recommended in the Design Guide. Nevertheless, the guide advises that extensions should appear to be subordinate to the main dwelling and not unbalance the pair, and in this regard it is considered that the design results in an appropriate sub-ordinate relationship with the main dwelling, and would not unbalance the pair of semi-detached properties. A minor breach of the recommendation in the guide is therefore not considered to result in any unacceptable harm.

The guide (and general good practice) also notes that in normal circumstances it is often desirable to maintain a distance of 1 metre between a common boundary and the wall of a two-storey extension at the side for ease of maintenance and for rear access. If any extension

has to be built close to a common boundary, then care should be taken to avoid the creation of a 'terracing effect' within the street scene.

With respect to the potential terracing effect and the relationship with the adjacent property 24 Poplars Avenue, as described above the proposed extension has been set back 900mm from the main front elevation of the dwelling and will be set off the boundary with number 24 by 150mm. This will result in a separation distance between the flank walls of the two properties of approximately 1.2 metres. In this respect, while the extension would close the existing visual gap between the properties, it is nevertheless considered that this separation distance and the subordinate scale of the proposed extension, together with the fact that the adjacent property is a detached dwelling (as opposed to another pair of semis) will ensure that there would be no unacceptable terracing effect. Furthermore, when considering the street scene in a wider context, it is also noted that there is a significant separation distance between the detached dwelling at number 24 and number 22, which further diminishes any potential for creation of a terracing effect within the wider street scene.

Accordingly, it is concluded that the proposal would not result in an unacceptable terracing impact or have an unacceptable adverse impact on the street scene or character of the surrounding area. It would therefore accord with Policy BE1 of the Local Development Plan.

### **Residential Amenity:**

The two storey side extension will be sited on the existing driveway of the application property, adjacent to the boundary with 24 Poplars Avenue. The width of the driveway where the extension will be sited currently measures 3.75 metres to the boundary. The agent has advised that all construction, including foundations are to be within the boundaries of the application site.

With regard to the siting of the proposal, the extension does not project further than the rear elevation of the dwelling and as noted above is set back from the front elevation of the original dwelling. It is noted that there are no windows on either the flank wall of the adjacent property or in the flank wall of the proposed extension. There are, however, openings at ground floor and concern has been expressed about the potential for views from these openings. In this regard, a condition is recommended to ensure that the opening to the rear of the car port

facing the boundary of number 24 shall be omitted and replaced by solid brickwork.

The first floor element of the extension has habitable room windows in the front and rear elevations, and separation distance between these windows and those of neighbouring properties to the front and rear properties are in excess of 21 metres and comply with the Authority's guidelines for extensions. The rear first floor window will serve a bedroom, and will be closer to the boundary with number 24 Poplars Avenue, with a roof light shown to the rear pitch of the roof.

With regard to potential overlooking at the rear, in this typical suburban situation the orientation and density of dwellings inevitably results in a degree of overlooking of neighbouring rear gardens. It is noted that the rear elevations of the proposed first floor extension and number 24 are in line therefore the location of an additional window at first floor level and a roof light in the proposed extension will potentially increase overlooking of the neighbours rear garden however, this would not be unusual in a residential context, and it is considered that the introduction of such a window in the rear elevation would not result in a greater degree of overlooking such that it would justify either a condition to obscure glaze the window or the refusal of the application on such grounds.

It is therefore considered that the proposed extension will not unacceptably impact on the residential amenity of the residents of the neighbouring properties in terms of and overbearing impact or overlooking / loss of privacy. It would therefore accord with Policy BE1 of the Local Development Plan.

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

The property has an existing driveway and an attached garage which can accommodate one vehicle. By retaining a car port at ground floor, the proposed extension will retain two spaces serving the dwelling, and will not therefore reduce parking within the curtilage of the site. Subject to a condition requiring the car port space to be retained for the parking of vehicles unless a scheme for a replacement car parking space has been submitted to and approved in writing by the Local Planning Authority, there is no objection on parking grounds

As such it is considered that the proposed extension will not have an adverse impact on highway or pedestrian safety.

## **Objections:**

Objections relating to the Guide to Household Extensions and overlooking have been addressed in the above report.

The amended plans (1839/A/15/14A) show the boundary wall in relation to the foundations of the proposed extension. Issues relating maintenance, property ownership encroachment and appointment of surveyors are civil issues and will need to be addressed by the land owners themselves.

## **Conclusion:**

It is concluded that the proposed two storey side extension would not have an unacceptable detrimental impact upon visual and residential amenity or upon the character or appearance of the street scene, and there would be no adverse impact upon highway and pedestrian safety. Accordingly the proposed development would be in accordance with Policy BE 1 of the adopted Neath Port Talbot Local Development Plan.

## **Recommendation: Approval with conditions**

### **CONDITIONS**

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

Reason

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

(2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason

In the interests of visual amenity.

(3) Notwithstanding the submitted plans the opening shown to the rear of the car port facing the boundary of number 24 shall be omitted and replaced by solid brickwork.

Reason

In the interests of residential amenity

(4) The car parking space provided by the car port shall be retained for the parking of vehicles, and shall not be converted to residential use unless a scheme for a replacement car parking space has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the commencement of any conversion work and shall provide for one additional car parking space for each space lost by any conversion work.

Reason

In the interests of highway safety

#### REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposed two storey side extension would not have an unacceptable detrimental impact upon visual and residential amenity or upon the character or appearance of the street scene, and there would be no adverse impact upon highway and pedestrian safety. Accordingly the proposed development would be in accordance with Policy BE 1 of the adopted Neath Port Talbot Local Development Plan.



## SECTION B – MATTERS FOR INFORMATION

### APPEALS RECEIVED

#### a) Planning Appeals

**Appeal Ref:** A2016/0002      **Planning Ref:** P2014/0333

**PINS Ref:** APP/Y6930/A/15/3140798

**Applicant:** Mr Jones

**Proposal:** Removal of Conditions 1 and 2 of Planning Permission P2009/0406 approved on the 21/07/09 to allow the property to be used as a residential dwelling house.

**Site Address:** Hendre Las Farm, Pentwyn Access Road, Rhos, Pontardawe

**Start Date:** 04/02/2016

**Appeal Method:** Hearing (15<sup>th</sup> June – Neath Civic Centre)

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 2<sup>ND</sup> FEBRUARY 2016 AND  
22<sup>ND</sup> FEBRUARY 2016

1	App No. P2015/0433	Type Full Plans
Proposal	One Dwelling (Amended Plans and DAS Received (14/01/16))	
Location	Plot Adjacent To, 37 Swansea Road, Pontardawe, Swansea SA8 4AL	
Decision	Approval with Conditions	
Ward	Pontardawe	

2	App No. P2015/0493	Type Full Plans
Proposal	Demolition of existing store and construction of a replacement training centre	
Location	Former Stores Building, Abbey Works, Port Talbot SA13 2NG	
Decision	Approval with Conditions	
Ward	Margam	

3	App No. P2015/0903	Type Full Plans
Proposal	Retention of existing use as a tyre bay, car wash, burger bar and ancillary storage	
Location	Unit 2, Brunel Industrial Estate, Cwmavon, Port Talbot SA12 9DE	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

4	App No. P2015/0954	Type Full Plans
Proposal	Part Demolition of the rear section of the existing building and the construction of a new rear 3 storey structure providing commercial accommodation at ground floor (use class A1 and A3), 2 residential flats with associated amenity space above and the conversion of the retained front first and second floors to provide 2 residential flats.	
Location	6 Station Road, Port Talbot SA13 1JB	
Decision	Approval with Conditions	
Ward	Port Talbot	

5	App No. P2015/0982	Type Householder
Proposal	Two storey rear extension plus porch to front elevation and detached garage.	
Location	170 Main Road, Bryncoch, Neath SA10 7TT	
Decision	Approval with Conditions	
Ward	Bryncoch North	

6	App No. P2015/1000	Type Full Plans
Proposal	Detached bungalow and associated parking	
Location	Allotment Opposite, 82 Margam Street, Cymmer, Port Talbot SA13 3EE	
Decision	Approval with Conditions	
Ward	Cymmer	

7	App No. P2015/1004	Type Full Plans
Proposal	Demolition of existing dwelling and construction of detached dormer bungalow (Amended location plan, block plan, DAS and certificate)	
Location	Glenview, Camnant Road, Banwen, Neath SA10 9LT	
Decision	Approval with Conditions	
Ward	Onllwyn	

8	App No. P2015/1006	Type Householder
Proposal	Single storey front extension	
Location	76 Brytwn Road, Cymmer, Port Talbot SA13 3EW	
Decision	Approval with Conditions	
Ward	Cymmer	

9	App No. P2015/1027	Type Full Plans
Proposal	Change of use of part of the ground floor from Office building (use class B1) to café (use class A3), external alterations, demolition of garage and associated parking.	
Location	Briton Ferry Police Station, 155 Neath Road, Briton Ferry, Neath SA11 2BX	
Decision	Refusal	
Ward	Briton Ferry East	

10	App No. P2015/1042	Type Full Plans
Proposal	Engineering works, including gabion basket retaining works to facilitate stabilisation of the rockface.	
Location	Phase 1B, Coed Darcy, Llandarcy, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

11	App No. P2015/1077	Type Householder
Proposal	Single storey side extension, two raised platforms and steps	
Location	Oakfield House, Heol Y Glo, Bryndu Pyle, Bridgend CF33 6RA	
Decision	Refusal	
Ward	Margam	

12	App No. P2015/1078	Type Neigh.Auth/Nat.Park
Proposal	Consultation from the Marine Management Organisation on a proposed Harbour Revision Order for the Port of Swansea.	
Location	Swansea Bay,	
Decision	No Objections	
Ward	Coedffranc West	

13	App No. P2015/1080	Type Prior Notif.Minerals
Proposal	Prior Notification under Part 20, Class E of the Town and Country Planning (General Permitted Development) Order 1995 - improve access for maintenance of the reedbeds	
Location	Nant Gwynfi, Blaengwynfi,	
Decision	Prior Approval Not Required	
Ward	Gwynfi	

14	App No. P2015/1083	Type Neigh.Auth/Nat.Park
Proposal	Consultation from the Marine Management Organisation on a proposed Harbour Revision Order for the Port of Neath.	
Location	Swansea Bay,	
Decision	No Objections	
Ward	Coedffranc West	

15	App No. P2015/1093	Type Householder
Proposal	Two storey side extension, single storey side extension and replacement ridged roof to rear of existing dwelling.	
Location	Dinas Hall, Lane From Cwmavon Road To Dinas Hall, Cwmavon, Port Talbot SA12 9BU	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

16	App No. P2015/1097	Type Full Plans
Proposal	Demolition of existing storage buildings, and construction of 2 detached split level dwellings, plus associated access works, boundary treatments, and landscaping.	
Location	Yard, Commercial Road, Rhydyfro, Pontardawe	
Decision	Approval with Conditions	
Ward	Pontardawe	

17	App No. P2015/1098	Type Advertisement
Proposal	Retention of 15 Non-illuminated car park advertisements.	
Location	Reel Cinema, Hollywood Park, The Princess Margaret Way, Sandfields, Port Talbot SA12 6QW	
Decision	Approval with Conditions	
Ward	Sandfields East	

18	App No. P2015/1099	Type Full Plans
Proposal	Retention of 2 number, pay and display machines and 1 number, pole mounted Closed Circuit Television Camera and 1 number new access gate.	
Location	Reel Cinema, Hollywood Park, The Princess Margaret Way, Sandfields, Port Talbot SA12 6QW	
Decision	Approved with 5yr expiry only	
Ward	Sandfields East	

19	App No. P2015/1102	Type App under TPO
Proposal	Works to Beech tree within rear garden, covered by Tree Preservation Order T176/T5 comprising of crown lift, crown reduction and branch reduction.	
Location	The Cedars, 56 Old Road, Baglan, Port Talbot SA12 8TT	
Decision	Refusal	
Ward	Baglan	

20	App No. P2015/1108	Type Householder
Proposal	Demolition of existing single storey extension and construction of part single storey part two storey extension and new side facing first floor window	
Location	74 Dulais Road, Seven Sisters, Neath SA10 9ES	
Decision	Approval with Conditions	
Ward	Seven Sisters	

21	App No. P2015/1109	Type Householder
Proposal	Demolition of existing single storey extension, porch and attached outbuildings and construction of part single storey part two storey extension and new side facing first floor window and a demolition of outbuildings and construction of a detached tandem garage	
Location	75 Dulais Road, Seven Sisters, Neath SA10 9ES	
Decision	Approval with Conditions	
Ward	Seven Sisters	

22	App No. P2015/1111	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development (proposed) for a single storey side extension	
Location	19 Darran Park, Neath Abbey, Neath SA10 6PX	
Decision	Issue Lawful Dev.Cert.	
Ward	Dyffryn	

23	App No. P2015/1115	Type Discharge of Cond.
Proposal	Amendment to the approved Aftercare Scheme and fencing scheme in accordance with condition 40 agreed under application P2012/0120 granted on the 15/08/12 and application P2005/1524 agreed on the 16/12/05 - Changes to woodland mixes, construction of additional drainage channels, construction of forest roads and reduction of fencing.	
Location	Nant Y Mynydd Oocs, Engine Cottage Site, Glynneath, Neath SA11 5SF	
Decision	Approval with no Conditions	
Ward	Glynneath	

24	App No. P2015/1120	Type Full Plans
Proposal	Underground cable connection from proposed solar farm at Caegarw Farm to proposed substation adjacent to A48 Motorway	
Location	Land at Caegarw Farm, Margam, Port Talbot CF33 6PT	
Decision	Approval with Conditions	
Ward	Margam	

25	App No. P2015/1121	Type Householder
Proposal	Dormer extension to principal elevation	
Location	17 Danybont, Pontrhydyfen, Port Talbot SA12 9RP	
Decision	Approval with Conditions	
Ward	Pelenna	

26	App No. P2015/1123	Type Vary Condition
Proposal	Variation of condition 1 of P2012/0882 granted on 29/4/13 to extend the duration of the consent for 60.3m high meteorological monitoring mast from 36 to 48 months	
Location	Land At Mynydd Brombil, Margam, Port Talbot	
Decision	Approval with Conditions	
Ward	Taibach	

27	App No. P2015/1126	Type Householder
Proposal	Part two storey, part single storey rear extension, plus single storey side extension	
Location	12 Poplars Avenue, Cimla, Neath SA11 3NS	
Decision	Approval with Conditions	
Ward	Neath South	

28	App No. P2015/1130	Type Householder
Proposal	Retention and completion of boundary wall to side and rear of dwelling	
Location	83 The Meadows, Cimla, Neath SA11 3XF	
Decision	Approval with no Conditions	
Ward	Cimla	

29	App No. P2015/1131	Type Householder
Proposal	Retention and completion of detached outbuilding	
Location	8 Heol Y Gwrgan, Margam, Port Talbot SA13 2DG	
Decision	Approval with Conditions	
Ward	Margam	



30	App No. P2015/1135	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 5 (Alterations to existing cycleway/footway),6 (Improvements to Sirius Drive) 7 (Traffic Regulation Orders), 8 (Pedestrian Link), 9 (Turning facility of Sirius Drive), 13 (Pedestrian crossing on Seaway Parade) and 14 (Pedestrian crossing near the roundabout junction) of P2014/0501 granted on 30/09/2014.		
Location Western Avenue Playing Fields, Adjacent To Seaway Parade, Sandfields, Port Talbot		
Decision Approval with no Conditions		
Ward Sandfields West		

31	App No. P2015/1136	Type Householder
Proposal Two storey and single storey rear extensions plus first floor windows to existing side elevation.		
Location 9 Abernant Road, Cwmgors, Ammanford SA18 1RB		
Decision Approval with Conditions		
Ward Gwaun-Cae-Gurwen		

32	App No. P2015/1141	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 15ii (Drainage strategy) of Planning Application P2010/1148 granted on appeal on 27/8/13.(Revised Plan sheet 2 of 3 Rev B)		
Location Llynfi Afan (Formally Known as Mynydd Y Gelli), Near Abergwynfi,		
Decision Approval with no Conditions		
Ward Gwynfi		

33	App No. P2015/1143	Type Householder
Proposal Single storey rear and side extension.		
Location 28 Cwrt Y Carw, Coed Hirwaun, Port Talbot SA13 2TS		
Decision Approval with Conditions		
Ward Margam		

34	App No. P2016/0002	Type Discharge of Cond.
Proposal	Details pursuant to Condition 11 (Construction Management Plan) of Planning Permission P2015/0648.	
Location	Swansea Bay Campus, Fabian Way, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

35	App No. P2016/0003	Type Discharge of Cond.
Proposal	Details Pursuant to discharge Condition 10 (Construction Management Plan) of Planning Permission P2015/0649.	
Location	Swansea Bay Campus, Fabian Way, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

36	App No. P2016/0008	Type Householder
Proposal	Single storey and two storey rear extensions.	
Location	12 Woodside Avenue, Neath SA11 3TG	
Decision	Approval with Conditions	
Ward	Neath North	

37	App No. P2016/0009	Type Householder
Proposal	Single storey rear extension and raised patio area.	
Location	14 Ynys Yr Afon, Clyne, Neath SA11 4BP	
Decision	Approval with Conditions	
Ward	Resolven	

38	App No. P2016/0011	Type LawfulDev.Cert-Exist
Proposal	Certificate of Lawfulness (existing use) For vehicular access and parking of a mini bus and taxi at the rear of the property.	
Location	6 Ropewalk, Neath SA11 1EW	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath North	

39	App No. P2016/0013	Type Householder
Proposal	Demolition of single storey rear extension. Construction of a two storey rear and two storey side extensions	
Location	65 Edward Street, Alltwen Pontardawe, SA8 3DD	
Decision	Approval with Conditions	
Ward	Alltwen	

40	App No. P2016/0023	Type Householder
Proposal	Single storey rear extension	
Location	45 Western Avenue, Sandfields, Port Talbot SA12 7LS	
Decision	Approval with Conditions	
Ward	Sandfields East	

41	App No. P2016/0026	Type Advertisement
Proposal	Replacement fascia sign (non illuminated) to front elevation, projecting sign (non illuminated) front elevation, internally illuminated fascia sign to eastern side elevation, replacement non illuminated sign also to the eastern side elevation.	
Location	21 Green Street, Neath SA11 1DH	
Decision	Approval with Conditions	
Ward	Neath North	

42	App No. P2016/0031	Type Householder
Proposal	First floor rear extension.	
Location	1 Pentwyn Road, Resolven, Neath SA11 4NH	
Decision	Approval with Conditions	
Ward	Resolven	

43	App No. P2016/0033	Type Full Plans
Proposal	New pedestrian access gate, section of boundary wall and railings, pedestrian ramp, bellcote with limestone slab above foundation and two benches	
Location	St Baglan Church, Old Road , Baglan, SA12 8TR	
Decision	Approval with Conditions	
Ward	Baglan	

44	App No. P2016/0035	Type Neigh.Auth/Nat.Park
Proposal Consultation from Rhondda Cynon Taf County Borough Council for a Local Development Order for further development at Treforest Industrial Estate and Parc Nantgarw.		
Location Treforest Industrial Estate,		
Decision No Objections		
Ward Outside Borough		

45	App No. P2016/0043	Type Non Material Amendment (S96A)
Proposal Non material amendment to P2014/0220 to extend the hours of operation.		
Location Neath Port Talbot Hospital, Baglan Way, Port Talbot SA12 7BX		
Decision Approval with Conditions		
Ward Aberavon		

46	App No. P2016/0049	Type Non Material Amendment (S96A)
Proposal Non-material amendment to planning permission 2014/1176 granted on 12/08/2015. Amendments include alteration to the line of the rear elevation of the extension, increase of roof pitch, entrance to shop relocated to rear elevation, amendment to layout and positioning of bin store/ air conditioning compound and staff facilities area and position and layout of stairs and entrance to first floor flat and tenant store area		
Location Crown Inn, High Street, Glynneath, Neath SA11 5BR		
Decision Refusal		
Ward Glynneath		

47	App No. P2016/0059	Type Non Material Amendment (S96A)
Proposal Non-material amendment to planning Permission P2015/0649 for Residential Buildings 13, 14, 17 & 18 to alter internal ground floor layout to Building 13 facilitate 4 additional bed spaces.		
Location Bay Campus, Fabian Way, Jersey Marine,		
Decision Approval with no Conditions		
Ward Coedffranc West		

48	App No. P2016/0062	Type LawfulDev.Cert-Prop.
Proposal	Lawful development Certificate for a proposed single storey side extension, and a single storey rear extension.	
Location	27 Crymlyn Parc, Skewen, Neath SA10 6DG	
Decision	Issue Lawful Dev.Cert.	
Ward	Coedffranc West	

49	App No. P2016/0068	Type Section 37 Elec Act
Proposal	Dismantling of existing 25 metre high tower and the erection of a replacement 23.5 metre high 132KV tower under Electricity Act 1989: Overhead lines (Exemption) (England and Wales) Regulations 2009.	
Location	Land North Of, Baglan Heights, Baglan, Port Talbot	
Decision	No Objections	
Ward	Briton Ferry East	

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