



PLANNING COMMITTEE

2.00 PM - TUESDAY, 12 APRIL 2016

COUNCIL CHAMBER, PORT TALBOT CIVIC CENTRE

PART 1

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 1 March 2016 (*Pages 5 - 6*)
3. To Request Site Visit(s) from the Applications Presented

Report of the Head of Planning

SECTION A MATTERS FOR DECISION

4. Application No: P2016/0078 (*Pages 7 - 8*)

Request for Site Visit to Former Margam Surface Mine, Ford Y Gyfraith, Cefn Cribwr, CF32 OBS.

Planning Application Recommended for Approval

5. Application No: P2015/1090 (*Pages 9 - 32*)

Demolition of existing foodstore and construction of replacement foodstore plus service yard and parking – Lidl Supermarket Ffordd Parc Ynysderw, Pontardawe, Neath SA8 4AG

Planning Application Recommended for Refusal

6. **Application No :P2016/0089** (*Pages 33 - 40*)

Retention of timber tiered platform and access steps at 33 Drummau Park, Skewen, Neath SA10 6PL.

SECTION B - MATTERS FOR INFORMATION

7. Appeals Determined (*Pages 41 - 42*)
8. Delegated Applications Determined between 23 February and 4 April, 2016 (*Pages 43 - 58*)
9. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 6 April 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

Requesting to Speak at Planning Committee

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

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

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

Please note that only one person is able to speak 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.

PLANNING COMMITTEE **COMMITTEE ROOMS1/2 CIVIC CENTRE PORT TALBOT**

Members Present:

1 March, 2016

Chairperson: Councillor R.G.Jones

Vice Chairperson: Councillor E.E.Jones

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

Local Member: Councillor P.A. Rees

Officers In Attendance S.Ball, I.Davies, P Colman and Miss.G.Cirillo

1. **MINUTES OF THE LAST MEETING HELD ON THE 9 FEBRUARY 2016**

RESOLVED: that the Minutes of the Planning Committee held on 9 February 2016, as circulated, be confirmed as a true record.

Planning Application recommended for Approval

2. **APPLICATION NO: P2015/0784 - TWO STOREY SIDE EXTENSION AT 26 POPLARS AVENUE, CIMLA, NEATH**

In accordance with the Council's approved Public Speaking Protocol, Mr. C. Howells(Objector) and Mr.G.Fitchett (Applicant - Right of Reply) addressed the Planning Committee.

The local Ward Member then addressed the Committee.

RESOLVED: that the Application be approved in accordance with the Officer recommendation, and subject to the

Conditions as detailed within the circulated report.

3. **APPEALS RECEIVED**

RESOLVED: That the following Appeal Received, as detailed within the circulated report, be noted.

Appeal Ref: A2016/0002
(Planning Ref: 2014/0333)

Removal of Conditions 1 and 2 of Planning Permission P2009/0406 approved on 21/07/09 to allow the property to be used as a residential dwelling house at Hendre Las Farm, Pentwyn Access Road, Rhos, Pontardawe.

4. **DELEGATED APPLICATIONS DETERMINED BETWEEN 2 FEBURARY 2016 AND 22 FEBRUARY 2016**

Members received a list of Planning Applications which had been determined between the 2 February 2016 and 22 February 2016 as detailed within the circulated report.

RESOLVED: that the report be noted.

CHAIRPERSON

SECTION A – REQUEST FOR SITE VISIT

Planning Application ref. P2016/0078

Former Margam Surface Mine, Fford Y Gyfraith, Cefn Cribwr CF32 0BS

Proposed alternative restoration and aftercare scheme in respect of the former Margam Surface Mine, comprising engineering and landscaping works including: Pumping, earthworks, soil relocation, installation of an overflow drainage channel, re-introduction of rights of way across the site, agricultural (rehabilitation) works to establish vegetation and drainage (amendment to the restoration and aftercare scheme approved under planning permission reference P2006/1727)

Background

Following the update report to the 9th February 2016 Planning Committee, Members are advised that the above planning application by Celtic Energy Ltd was registered on 18th February 2016. Given that the site straddles two administrative boundaries, an identical application was also registered by Bridgend CBC (their reference P/16/128/FUL).

The 9th February 2016 update report (attached at Appendix A for reference) detailed the progress to date, and the agreed timetable which seeks to ensure that all parties progress towards restoration of the site as soon as reasonably practicable. This timetable seeks determination of the application by 30th April 2016, and for works to commence by 31st May 2016.

It is currently the intention to report the above application to Planning Committee on **Tuesday 3rd May 2016**. It is understood that the Bridgend application will be heard by Members of Bridgend CBCs Development Control Committee on Wednesday 4th May 2016.

Given the controversy and complicated history associated with this site, Officers consider it to be essential that Members should be afforded the opportunity to visit the site in advance of the Committee so that they are able to fully appreciate the nature of the proposal before them.

Accordingly, and in order to avoid any delay to the determination of the application, authorisation is sought for a Members' site visit to be held on the morning of the 3rd May 2016 Planning Committee.

RECOMMENDATION

That Members agree to a Members Site Visit to be held on the morning of the Committee on Tuesday 3rd May 2016.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/1090	<u>DATE:</u> 21/12/2015
PROPOSAL:	Demolition of existing foodstore and construction of replacement foodstore plus service yard and parking.
LOCATION:	Lidl Supermarket, Ffordd Parc Ynysderw, Pontardawe, Neath SA8 4AG
APPLICANT:	Lidl Uk Properties Gmbh & Co
TYPE:	Full Plans
WARD:	Pontardawe

Planning History:

The site (comprising both the existing Lidl store and the former Tin Plate Works) has an extensive planning history, of which the following are of relevance: -

P2013/0241	Single storey front extension	Refused 21/6/2013 and subsequently dismissed at appeal 13/11/2013
P2010/1169	Wall mounted billboard	Approved 17/12/10
P2010/1122	Details to be agreed in association with condition 5 of Listed Building Consent P2006/1341 (scaled drawings of interior and exterior together with photographic survey) granted on 16th April 2008	Approved 09/11/10
P2010/0668	Details to be agreed in association with condition 6 (landscaping) of planning permission ref: P2010/0226 granted on 19/04/10	Approved 03/09/10
P2010/0630	Details to be agreed in association with condition 10 (Drainage) of planning permission ref: P2010/0226 granted on 19/04/10	Approved 03/09/10

P2010/0226	Variation of condition 6 of planning permission P2003/0235 (Approved on the 06/05/2003) to extend opening hours from 0800 to 2000 hours Monday to Saturday to 0800 to 2100 hours Monday to Saturday.	Approved	19/04/10
P2006/1341	Listed building application – demolition of existing buildings and erection of 7 non-food (comparison goods) retail units (Class A1) and associated service yard, car parking, access and landscaping works	Approved	16/04/08
P2006/1340	Demolition of existing building and erection of 7 non-food (comparison goods) retail units (Class A1) and associated service yard, car parking, access and landscaping works	Approved	18/09/07
P2003/1511	Demolition of existing buildings and site clearance	Withdrawn	06/10/05
P2003/0235	Redevelopment of existing Lidl foodstore and adjoining site to provide new Lidl foodstore with associated car parking	Approved	06/05/03
P2002/0355	Construction of pedestrian access from car park to lane off Ynisderw Road	Approved	16/04/02
97/1046	Discharge of condition 7 (landscaping) of previous planning consent 97/7060	Approved	12/12/97
97/468	Proposed post mounted and wall fixed sign. Approved with conditions	Approved	14/8/97
97/443	Proposed discharge of condition 4 (materials) of previous planning consent 96/7060.	Approved	6/5/97
96/7060	Food retail store with related car parking.	Approved	11/2/97

Publicity and Responses if applicable:

The application was advertised on site and in the local press, and 20 individual properties were consulted by letter.

To date 11 Individual objection letters have been submitted, the objections can be summarised as follows;

- Currently 3-5 deliveries per day. At present most vehicles are refrigerated and make deliveries between 21.00 and 22.00 hours, objection on basis that this is a larger store therefore an understatement of numbers of deliveries which will cause further noise disturbance.
- Extended opening hours, there will be movement and associated disturbance up to two hours after the store has closed with new opening hours this will be extended up to 2.00. Cleaners and other staff access the site from 06.00 added to so with deliveries between 21.00 and 02.00 operation on site will be 24 hours.
- The uses on the site should be re positioned whereby the the car parking and delivery areas are located on the western side of the site to reduce noise and disturbance.

Pontardawe Town Council:

No objections but concerns over the amount of deliveries out of hours, vehicular movements during construction and the effects upon school opening and closing times. Concerns are also expressed that construction vehicles will not have the correct addresses and will attempt to access the site via Ynysderw Road.

Councillor Linett Purcell has expressed concerns with regard to possible conflicts between construction traffic and vehicles using the road to access Cwmtawe school.

Natural Resources Wales: No objection subject to conditions.

United Utilities: Advises of routes of utilities. No objection

GGAT: No objections subject to condition

Contaminated land: No objection subject to conditions

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

Head of Engineering and Transport (Drainage): No objections.

Description of Site and its Surroundings:

The application site is located at Ffordd Parc Ynysderw, Pontardawe, approximately half a kilometre south and west of Pontardawe town centre and within settlement limits as defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan.

The site is rectangular in shape flat in profile measuring with a frontage to Ffordd Parc Ynysderw of approximately 115 metres. The present single storey building has a gross floor area of 1630 square metres with a net sales area of 1286 square metres and is located to the south west of the site. There is presently parking for 154 cars within the site.

The site comprises the existing Lidl retail store, the boundary of which is proposed to be extended to the south west into the former Tin Plate Works by approximately 26 metres (by 0.25Ha) providing a total site area of approximately 1.03 hectares.

The additional land lies within an area allocated for housing in the Local Development Plan by Policy H1/29 (Parc Ynysderw).

The site is bounded by residential properties to the south east and north east and to the south west by open ground west formally a tinsplate works. Ffordd Parc Ynysderw retail park is located to the west of the site consisting of large retail units including Farmfoods, Argos, Home Bargains and Poundstretcher.

Brief description of proposal:

The application seeks to demolish the existing Lidl retail store and construct a larger replacement store together with service area, revised customer parking and associated works.

The new building is to be located in a similar location to the existing store extending onto the site to the south east. The building is primarily single storey with a two storey element located to the north west elevation.

The building has a road frontage of approximately 37 metres to Ffordd Parc Ynysderw, with the remainder of the site frontage occupied by the car park. The site access remains the same as the existing.

The replacement store measures between 69 and 75 metres in depth and between 11.5 and 36.5 metres in width with a footprint of 2562 square metres and a total floor area of 2752 square metres including the first floor offices and canteen facilities. The sales area will be 1689 square metres providing an additional 403 square metres of net sales area.

The unit is designed with a monopitch roof along the length of the building. The unit will have a maximum height of 7.57m to the north east elevation sloping down to 5.28m to the south west elevation.

The customer entrance is located to the north corner of the building, the entrance doors are angled across the corner so it relates to the main car park and the main road frontage to Ffordd Parc Ynysderw. The goods loading/unloading bay is located to the (rear) south east elevation.

External materials include full height double glazed powder coated aluminium (Grey RAL 7024) windows to the front (north west elevation). The south east and south west elevations consist of a grey rendered recessed plinth, white rendered walls (RAL 9010) up to 3.2 metres above which the walls will be clad in horizontal Aluco bond panels up to eaves height. The north east elevation utilises similar materials but has horizontal open louvres at a height of 5 metres and full height double glazed units for an 8m section adjacent to the main customer entrance.

Material Considerations:

The main issue to consider concerns whether the proposed new store represents an acceptable development having regard to land use and development plan policy, notably its impact upon the vitality, viability and attractiveness of existing retail centres and upon the allocated housing site. Other matters of note include impacts on visual amenity and the character of the area as a whole, ecology, design, amenity of residents within adjoining properties and highway and pedestrian safety.

Policy Context:

National Guidance

Planning Policy Wales (Edition 8 2016)
TAN 4: Retailing and Town Centres. 1996
TAN 12: Design (2016).

Local Development Plan

The adopted Development Plan comprises the Neath Port Talbot Local Development Plan which was adopted on 27th January 2016, and within which the following Policies are of relevance: -

Strategic Policy SP3 – Sustainable communities

Policy SC1 – Settlement Limits

Strategic Policy SP6 – Development in the Valleys Strategy Area

Policy VRS 1 – Valleys Regeneration Scheme.

Strategic Policy SP7 Housing Requirement

Policy SP7 Housing sites

Strategic Policy SP11 Employment Growth

Policy EC5 Employment use in the valleys

Strategic Policy SP12 Retail

Policy R3 Out of Centre Retail Proposals

Strategic Policy SP20

Policy TR2 Design and Access of New Development

Assessment Retail Impact

The application proposes a replacement store which would result in an increase of 403 square metres net sales area over the existing store. Within this increase some 322 sq. m will be utilised for the sale of

convenience goods whilst the remaining 81 sq.m will be used for comparison goods sales. This provides a similar proportionate split between convenience and comparison as the existing store i.e. 80% convenience 20% comparison goods.

For the purposes of the adopted LDP, the application site lies within the defined settlement limits of Pontardawe but is not allocated for retail land uses. The site is also located outside of the defined town centre and therefore Policy R3 of the LDP is of direct relevance, requiring that proposals for new retail development or additional retail floorspace within settlement limits but outside of the defined retail centres or retail allocations will only be permitted where the following criteria are met:

- It is demonstrated that there is a need for the development; and
- The development cannot be accommodated in a defined retail centre and is located in line with the sequential approach; and
- The vitality and viability of existing retail centres will not be undermined (taking into account the cumulative effects of other approved developments); and
- The proposal would not undermine the Council's retail hierarchy or any regeneration schemes that the Council has formally approved.

An independent review of retail need has been commissioned by the Authority in order to assess the retail impacts of the proposal, including upon Pontardawe Town Centre.

The report assesses the compliance of the proposal with reference to national and local retail planning policy including tests of need and impact. In particular an assessment of need for the increase of retail floor space and the consequences upon the town centre in terms of vitality and viability together with an assessment of the proposal against national policy, including Planning Policy Wales 8 (2016) and local planning policies including the adopted Local Development Plan and the Council's 2013 Retail Study.

The report confirms that the LDP is consistent with the most recent version of PPW (PPW8) in identifying the criteria to be applied to applications for retail development outside centres. The first criteria

relates to need but does not specify whether that must be quantitative, qualitative, or both.

Chapter 10 of PPW8 deals with retail and town centre planning issues. In relation to development management, paragraph 10.3.1 notes that local planning authorities should take into account the following factors:

- Compatibility with any community or up to date development plan strategy;
- The need for the development;
- The sequential approach to site selection;
- Impact on existing centres
- Net gains in floorspace where redevelopment is involved, and whether or not it is like-for-like in terms of comparison or convenience
- Rate of take-up of allocations in any adopted development plan.

Technical Advice Note 4 remains a material planning consideration. Paragraph 6 notes that *“all applications over 2,500sq m gross should be supported by an impact assessment which deals with the sequential test, the impact on nearby town centres and accessibility issues”*

With respect to need of the development, the assessment has considered both quantitative and qualitative factors. National policy in PPW8 indicates that evidence of need should be “taken into account” and that the consideration of quantitative need should take precedence (although PPW8 does not make the demonstration of need a pre-requisite to the grant of planning permission). Criteria 1 of Policy R3 of the LDP is partially met on the basis of qualitative need however, it cannot be fully met as there is a lack of evidence to show a quantitative need. Therefore there is a need to consider what harm there may be to the overall spatial planning of the area i.e. the impact if any on Pontardawe Town Centre this is addressed below discussed below.

In terms of the impact upon the spatial planning for the area Strategic Policy SP6 Development in the Valleys Strategic area states that, *“in*

the Valleys Strategic Area, the local economy and communities will be enhanced and reinvigorated and the distinctive environment will be protected through area specific measures". The relevant policies include taking a flexible approach to encourage small scale retail proposals. The LDP goes on to qualify the policy *"Pontardawe is the largest settlement in the Valleys Strategy Area and has the facilities and amenities to support significant additional growth over the Plan period. This growth in the wider Pontardawe area will help to support and enhance the town of Pontardawe, its retail and cultural amenities and will support and encourage economic development across the Swansea and Amman Valleys".*

With respect to the impact of the proposed increase in retail floorspace on Pontardawe town centre, the appointed retail planning consultant considers that it is unlikely to be a material change in the retail offer and that it will continue to stock essentially the same range of goods. The report goes on to say *"Given the trading format of discount foodstore operators such as Lidl and ALDI, we do not consider it likely that there's going to be a material change in the retail offer at the replacement Lidl and that it will continue to stock essentially the same range of goods. Whilst the additional 400sq m of net sales area has the potential to support an expanded range of convenience and comparison goods, the scope for this will be relatively limited and would be achieved alongside other improvements such as wider aisles and a greater depth in stock levels".*

As a consequence it is considered that although there would be a higher turnover within the replacement store this turnover would be at the expense of Tesco, ASDA in Ystalyfera and supermarkets in Swansea. The consultant's analysis of this diversion concludes that 99.4% of the additional turnover would come from the larger stores in Pontardawe, Ystalyfera, Ystradgynlais, Neath and Swansea whilst 0.6% would be diverted from Pontardawe town centre.

The analysis concludes that *"Based upon the above analysis, it is considered that similar amounts of (minimal) trade diversion will occur from convenience goods stores in Pontardawe town centre which will result in little material change in convenience good turnover in the town centre. The report concludes that whilst the convenience goods sector is an important part of the overall health and attractiveness of Pontardawe town centre, it already trades alongside the existing Lidl store and other out of centre provision and, given the purpose and*

relatively modest scale of enlargement in the Lidl store, is unlikely to be affected in terms of the role it plays within the local community”.

The consultant concludes that the proposed additional retail sales floorspace would be unlikely to undermine the vitality and viability of Pontardawe Town centre and that the increase in Lidl’s share of the market is likely to come at the expense of the larger Tesco store in Pontardawe and the transfer of convenience and comparison goods expenditure from the large stores in Swansea and Ystalyfera.” *Therefore, given that convenience goods stores in Pontardawe town centre already trade alongside the existing Lidl store, and given that the increase in floorspace is unlikely to fundamentally change the style and content of Lidl’s retail offer, the opportunity for a material change in the health and attractiveness of the town centre is limited”.*

These conclusions are founded on the assumption that controls will be placed over the proposed retail floorspace in order to control convenience and comparison goods sales areas and also the LDP strategy which recognises that the retail park at Ynysderw complements the town centre (including pedestrian linkages).

Accordingly, whilst it is accepted that there would be minimal adverse impact upon Pontardawe Town Centre, it is concluded that the scale of the impact would not lead to any unacceptable consequences for the health of the Town Centre warranting refusal of the application on such grounds. On this basis it is considered that the provision of suitable conditions to restrict the occupation of the development to a single class A1 unit, a limit on comparison goods sales to no more than 20% and a limit on total net sales area to 1,698 sq m would not result in a significant detrimental impact upon Pontardawe Town Centre and would comply with the tests within Policy R3 of the LDP and PPW 8.

Impact on Housing Allocation

As noted above, the application site extends onto 0.25 Hectares of a 1.2ha site allocated by Policy H1/29 (Parc Ynysderw) for approximately 50 units of housing by the Local Development Plan. The loss of part of this allocated site for housing is therefore contrary to LDP Policy, and to approve otherwise would represent a material departure from the LDP.

When faced with such a breach, especially of a recently-adopted Plan, there is therefore a need to demonstrate that there are strong material

considerations that would indicate why permission should be granted and outweigh the breach of Development Plan Policy.

The allocated housing site is in the ownership of the applicant, Lidl. Following a request for additional justification, the agent has provided submissions which are summarised as follows: -

- The site allocation was proposed at a late stage of the LDP preparation; it was not included in the August 2013 Candidate Site Register, the August 2013 Deposit Plan, the January 2014 Register of Alternative Sites or the August 2014 Candidate Site Assessment Report.
- Lidl owns the land in question but was not directly consulted on the site allocation
- The land was previously under contract to Waterstone Homes for residential development in 2014-15
- Waterstone Homes subsequently rescinded the contract in January 2015 in light of the significant land remediation costs due to its former use as a tin works. These significant land remediation costs will have a serious negative impact on the viability of residential development at the site since estimated remedial costs to a residential standard would be in the region of £1m.
- Since Waterstone's withdrawal, Lidl have had no further interest in the site and it was decided to utilise a small portion of the site to enable this comprehensive redevelopment of the existing foodstore in order to provide a consolidated and improved retail offer to Lidl customers in Pontardawe.
- Notwithstanding the viability issues outlined above, we do not consider that the proposed foodstore development would adversely affect the housing allocation. The Council's evidence base does not provide a detailed justification for the proposed density of 42dph for the allocated site. However, the LDP does note that the site is suitable for higher density development due to its highly sustainable location, close to a range of services and facilities in Pontardawe Town Centre. The removal of the strip of land to facilitate the Lidl expansion would increase the residential density on the remaining allocated land to approximately 50 dwellings per hectare. This would lend itself well to a terraced or flatted development on the site which is achievable on the site.
- The smaller site area and consequent increased density is likely to improve the financial viability of redeveloping the site, taking into account the known land contamination issues. This is

because the developer would have less land to remediate but is likely to still achieve the same number of units.

- In summary, the allocated site is likely to remain vacant for the foreseeable future due to severe land contamination being present. Should this serious hurdle be overcome then the proposed redeveloped foodstore would not adversely affect residential redevelopment of the rest of the proposed site allocation as it would still be possible to achieve the same number of dwellings.

Members will be aware that approving development contrary to an LDP allocation, especially so close to adoption, would not usually receive favourable consideration by Officers. In the specific circumstances of this case, however, there are considered to be justifiable reasons for dealing with this application in a pragmatic way. It is acknowledged that the site was allocated at a late stage of the LDP process as a consequence of the need to find additional housing land to offset the removal of another site on flooding grounds. The Inspectors agreed and accepted the alternative and consequently this site was added to the Schedule of Proposed Matters Arising Changes (MACs). The MACs consultation period ran for 6 weeks (30th June – 10th August 2015) with the purpose of the consultation to enable the general public and interested parties to submit comments to the MACs, and to enable the Inspectors to be confident that everyone affected had the opportunity to comment before they made any recommended change to the LDP. Unfortunately, the applicant, Lidl, as land owner missed the opportunity to engage and submit any representations at this stage of the process.. In this regard, there is little doubt that they would have made representations seeking to reduce the housing site to reflect their ambitions for additional retail space on the application site.

Having regard to this, it is considered that the critical issue concerns the need to ensure that the housing allocation, and the delivery of high density housing on the site, is not undermined. It is thus noted that this site is allocated for 50 units, a higher density development due to its central location however, within the supporting text of the LDP the Council's assessment of an appropriate number of units is 35 dwellings per hectare (dph) and 30 (dph) in the valleys. It is noted that whilst there are numbers of dwellings allocated for specific sites within Policy H1 these are indicative.

Due to the increase in area of the application site there has been a corresponding reduction in the area of the allocated housing from 1.2 hectares to approximately 0.95 hectare. To achieve 50 units on this reduced size site would require an increase in density from 46 (gross dph) to 53 (dph). The agent has indicated that a high density terraced and flatted scheme could be accommodated, and it is considered that this density would be achievable depending on the type of unit proposed. Furthermore, bearing in mind that this is an indicative figure some flexibility may be acceptable in respect to densities in the interest of local amenity.

Deliverability of the housing site for in the region of 50 units would therefore not be unacceptably compromised while, due to a reduction in the site area and associated contamination costs, it is acknowledged that developing part of the site as proposed has the potential to assist in bringing forward the remainder of the site for such housing development within the Plan period.

Accordingly, on balance, and having regard to the compliance with retail policy as discussed above, it is concluded that there are sufficient grounds in this instance to justify the proposals as a partial departure from the adopted LDP, with the proposal not undermining the strategic housing allocation for the Borough as stipulated in the Local Development Plan Policy SP7.

Visual Amenity:

The proposed store would occupy a similar position to that of the present building to the south western boundary of the application site and set back 5.5 metres from the back edge of footpath fronting Ffrordd Parc Ynysderw. The building is predominantly single storey with a two storey element located above the main entrance.

The building utilises a contemporary design and materials including full height double glazed powder coated aluminium (Grey RAL 7024) windows to the front (north west) elevation. The south east and south west elevations consist of a grey rendered recessed plinth, white rendered walls (RAL 9010) up to 3.2 metres above this height the walls will be clad in horizontal Aluco bond panels up to eaves height. The north east elevation utilises similar materials but has horizontal open

louvres at a height of 5 metres and full height double glazed units for an eight metre section adjacent to the main customer entrance.

The design and use of colours and materials will ensure that the building is in keeping with the local area which, although dwellings are sited to the north and east, consists predominantly of modern large retail units. In terms of visual impact it is considered that the building is appropriate and will have a positive impact upon the character and appearance of the area and in accordance with LDP Policy BE 1.

Residential Amenity:

The application site is bounded to the north east and south east by the rear gardens of residential dwellings, the nearest being numbers 33 and 35 Ynisderw Road, having a separation distance of approximately 28 metres from the existing unloading/loading bay. The rear gardens of the remaining dwellings back onto the car parking area.

Policy BE 1 of the LDP is related to design, and criterion (4) stipulates that any development should not have a significant adverse impact upon highway safety or the amenity of occupiers of adjacent land or the community.

Any development of this scale has the potential to result in impacts in terms of noise upon residential amenity. In this case, however, it is noted that there has been an existing retail outlet operating on the site since approximately 1997, and to date there have been no complaints received by the Head of Planning and Public Protection (Noise) with regard to noise associated with the operation of the site.

An existing condition on the current retail store stipulates that there are no deliveries outside the hours of 07.00 and 23.00, and it is recommended that similar conditions are imposed to the new store in order to ensure there continues to be no unacceptable impact on amenity. Furthermore the proposed unit will be relocated further south on the enlarged site which will result in an increased separation distance between the loading bay doors and the nearest dwellings from 28 metres to approximately 46 metres which should further reduce any noise levels associated with the operation of the site.

With respect to opening times, the applicant has requested that opening times be revised from 07.00 – 20.00 presently to 08.00 – 22.00. It is

noted that there have been no noise complaints made to the council with regard to operational noise of the present Lidl store, and it is considered that these times are not unreasonable. Moreover, the potential impacts of low level noise as described in the objection would not result in a significant loss of residential amenity to the extent that it would warrant refusal of the application on such grounds.

In terms of potential construction noise impacts, given the relationship with nearby residential properties it is recommended that a Construction Method Statement should be required by condition.

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

The Head of Engineering and Transport (Highways) has raised no objections but raises concerns with regard to the possible conflict between deliveries and customer parking and a management plan has been requested. The applicant has responded that there is a similar delivery route in place for the existing store, and that there have been no problems arising. However, the parking has been re-orientated which may result in conflicts between customers and goods deliveries. It is considered therefore that a management plan including detailed information in respect of delivery times should be required by condition.

Concerns have also been raised with regard to possible traffic conflicts during the construction phase, in particular between construction traffic and vehicles gaining access to the Cwmtawe school. In order to mitigate such concerns, a condition is recommended requiring approval of a traffic management plan prior to commencement of work on site. It is considered that subject to this condition being imposed there would be no detrimental impact upon road or pedestrian safety and the proposal would accord with Policy TR1 of the Local Development Plan.

Contaminated land/Flooding

A programme of works has been proposed by the applicant in addition to the land contamination report submitted with the application. These are as follows.

- Production of a Preliminary Risk Assessment and Conceptual Site Model to cover the whole application site including a scope and rationale for additional investigations.

- Undertake further ground investigation works during demolition to include the area of the existing car park and beneath the existing store.
- Additional chemical testing of soils
- Additional chemical testing of groundwater if considered necessary.

The contaminated land section has responded with no objections to this approach but have requested that the standard conditions be imposed with regard to site investigation and remediation. Natural Resources Wales have responded with no objections with respect to controlled waters contamination and have requested standard conditions be imposed in case of unexpected contamination. NRW have raised no objections with regard to the submitted Flood Consequences Assessment.

Archaeological matters

Gwent Glamorgan Archaeological Trust has indicated that there may be significant structures surviving below the present surface. In accordance with their recommendation, a condition is imposed requiring a detailed written scheme of investigation for a programme of archaeological works and an archaeological watching brief.

Response to objections

The nature of local objections relating to noise and conflict between construction traffic and traffic accessing Cwmtawe school have been addressed in the above report.

With respect to the relocation of the building, the proposed position provides the optimum distance from the majority of dwellings, the suggested location would result in the unit being closer to more of the dwellings with a potentially greater impact upon residential amenity.

Conclusion:

Having regard to the findings of the independent retail impact report, it is considered that the proposed replacement Lidl store would not undermine the vitality and viability of Pontardawe Town Centre and have no material effect on either the convenience or comparison goods retail sectors in the area providing suitable conditions are imposed in order to control the proposed retail development. In addition, while encroaching onto part of a site allocated in the LDP for housing development, it is considered that the numbers of units could still be achieved on the remaining site and will therefore not undermine the delivery of the site for housing or the overarching target for housing contained within Policy SP7. It is also concluded that the proposed new retail unit 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, while partially contrary to Policy H1/29, the proposed development would be in accordance with Policies R3, BE 1 and T1 of the adopted Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit 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.

Approved Plans

(2) The development hereby approved relates to the following plans and documents;

Site Location Plan 1215 001

Plan 002 - Existing site plan

Plan 003 - Existing Ground Floor Plan

Plan 004 - Existing Elevations
Plan 005 - Proposed site layout
Plan 006 - proposed ground floor
Plan 007 - Proposed First Floor and Perspective
Plan 008 - Proposed Elevations
Plan no 3021 rev T2 foul and surface water
SUDS maintenance document
Drain and foundation document 2015
Plan no. 13403/T/ 01-01 Topo survey
Topo survey revision B
Plan GD02A hole location
Plan 1215SK01 Rev F Feasibility
Plan B1 J-B037.00 503 Hole location
Plan 2015/92 Landscape plan
R01 GI Report - Pontardawe
Lidl Pontardawe Design and Access Statement Nov 251115
Pontardawe Planting Schedule 3 Nov2015

Reason: In the interests of clarity

Pre-Commencement Conditions

(3) Prior to the commencement of work on site a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

(i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- ground waters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments;

(iv) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

(4) No development, except demolition, shall take place until the applicant has submitted a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

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

(5) No development, except demolition, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The

programme of archaeological work shall relate to the extended site area.

Reason

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

(6) Prior to the commencement of demolition, a Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- a. The parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- i. The frequency and size of vehicles used to transport the waste material arising from the demolition works
- j. The frequency and size of vehicles used to transport the waste material arising from the demolition works.

The approved statement shall be adhered to throughout the demolition period.

Reason

In the interests of highway and pedestrian safety

Action Conditions

(7) Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 4 shall be submitted to and agreed in writing with the Local Planning Authority.

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

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

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

Regulatory Conditions

(10) Deliveries, waste collections and the loading and unloading of goods shall only take place between the hours of 07.00hrs and 22.00hrs. Deliveries and waste collections by vehicles in excess of 7.5 tonnes shall not take place during the hours of 8am to 9am and 3pm to 4pm during term time.

Reason: In the interests of residential amenity, highway and pedestrian safety

(11) The retail unit hereby approved shall remain as one unit and not be sub-divided into smaller retail units.

Reason

To ensure the development does not have an adverse effect on the retail function of Pontardawe shopping centre.

(12) The store shall not be open to the public outside the following times 08.00 hours to 22.00 hours Monday to Saturday and 10.00 hours to 17.00 hours on Sundays.

Reason

In the interest of amenity.

(13) Notwithstanding the submitted plans, prior to first beneficial use of the development hereby permitted an operational lighting scheme shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the following details: locations and specifications of all external lighting to the site and building; the identification of areas to be illuminated and any measures to prevent light spilling on to areas outside the approved site; and hours of use of external lighting. The scheme shall be implemented in accordance with the approved details prior to first beneficial use of the development hereby permitted and thereafter retained as approved.

Reason

To ensure the lighting scheme does not have any detrimental effects upon residential amenity

(14) All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development hereby permitted, whichever is the sooner and any trees or plants which within a period of five 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 the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

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

(15) The total net sales area shall not exceed 1698 sq metres of which no more than 20% shall be used for the display and sale of comparison goods.

Reason

To ensure the development does not have an adverse effect on the retail function of Pontardawe shopping centre.

(16) The range of goods to be sold from the store shall not exceed three thousand (3000) lines of individual items or products.

Reason

In order to ensure that the development remains as a deep discount store and to prevent the establishment of a general form of food retailing at this site in order to protect the vitality and viability of the town centre of Pontardawe.

(17) There shall be no storage of goods and merchandise, packing cases, rubbish, other waste matter or any other item whatsoever except in a screened area, the location of which shall have been submitted to and approved in writing by the local planning authority. Such details shall specify the type and height of the required screen walling, and the approved enclosure shall be implemented prior to any outside storage being commenced and the stored materials shall thereafter not exceed the height of the approved screening.

Reason

In the interest of visual amenity.

(18) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason

To prevent pollution of the water environment in the interest of amenity.

REASON FOR GRANTING PLANNING PERMISSION

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

Having regard to the findings of the independent retail impact report, it is considered that the proposed replacement Lidl store would not undermine the vitality and viability of Pontardawe Town Centre and have no material effect on either the convenience or comparison goods retail sectors in the area providing suitable conditions are imposed in order to control the proposed retail development. In addition, while encroaching onto part of a site allocated in the LDP for housing development, it is considered that the numbers of units could still be achieved on the remaining site and will therefore not undermine the delivery of the site for housing or the overarching target for housing contained within Policy SP7. It is also concluded that the proposed new retail unit 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, while partially contrary to Policy H1/29, the proposed development would be in accordance with Policies R3, BE 1 and T1 of the adopted Neath Port Talbot Local Development Plan.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Refusal

<u>APPLICATION NO:</u> P2016/0089	<u>DATE:</u> 09/02/2016
PROPOSAL:	Retention of timber tiered platform and access steps
LOCATION:	33 Drummau Park, Skewen , Neath SA10 6PL
APPLICANT:	Mr David Whitmore
TYPE:	Householder
WARD:	Coedffranc North

Background information

The application has been called to Committee by Councillor Mike Harvey (Coedffranc North) to enable Members to assess whether or not the works carried out at 33 Drummau Park have impacted excessively upon the amenities of neighbouring residents.

Planning History:

The site has the following relevant planning history: -

- P2010/0392 Demolition of existing garage and construction of a two storey side extension – approved 6 January 2011

Enforcement History:

In addition, it is of direct relevance that an Enforcement Notice was issued by the Council on 20th December 2013 against unauthorised operational development at the site. The Notice was appealed against (albeit not on ground (a) ‘planning merits’) and the Notice was upheld by an independent Planning Inspector on 7th August 2014.

The Notice as upheld relates to the following breach of planning: “Without planning permission, erection of a platform to facilitate the construction of an outbuilding and veranda”.

The Notice requires the owner to “Remove the platform, outbuilding and veranda”, and should have been complied with by 4th September 2014. Despite contact with the owner, and instigation of prosecution action

(subsequently deferred at the Courts suggestion due to the submission of a planning application), the raised platform (which is the subject of this application on its own) and outbuilding remain in situ.

Publicity and Responses if applicable:

2 neighbouring properties were notified by letter and two no. site notices were posted: To date no response has been received.

Head of Engineering and Transport (Highways Section): Raise concern in respect of the potential impact the works have had on the structural integrity of the highway

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

Contaminated Land: No response

Coedffranc Community Council: No Objection

Description of Site and its Surroundings:

The application property is an extended semi-detached dwelling fronting Drummau Park. The site is bounded by the adjoining property number 34 to the north east, by a detached dwelling to the north west and the adopted highway Drummau Park to the north and south. The property benefits from front and rear gardens, the rear garden slopes upwards steeply towards Drummau Park.

The levels of the rear garden have been substantially altered and the land re-profiled to create a lowered platform to the rear end of the garden. An outbuilding (subject of the extant Enforcement Notice referred to above) currently sits on this re-profiled land with associated timber tiered platform and access steps.

The slab levels of the immediate surrounding dwellings to the east are similar, although the dwellings to the west, including number 32, are set at a higher level and accessed from the section of Drummau Park that runs at a higher level to the rear of the application property. The dwellings within the immediate street have a common building line fronting Drummau Park presenting a uniform road frontage.

The property has a front driveway with parking for approximately 2 cars.

Brief description of proposal:

Full planning consent is sought for the retention of a timber tiered platform and access steps set within the rear garden of the application property. It is emphasised at this point that the applicant has chosen not to include the retention of the unlawful outbuilding and engineering works under this application.

The raised platform has a width of 6.95m and a maximum depth of 2.4m (including access steps). The platform and steps project above the sloping land that forms the applicant's garden area.

The materials used in its construction include stained decking and softwood vertical posts and a glass balustrade.

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:

The Neath Port Talbot Local Development Plan (LDP) was formally adopted on 27 January 2016, and accordingly now comprises the Adopted Development Plan, within which the following Policies are of relevance:

- Policy SC1 Settlement Limit
- Policy BE1 Design
- Policy EN8 Pollution and Land Stability

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

Principle of Development

The site is located within the defined settlement limits as outlined in the 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 materials used in the development including the wooden decking / cladding and timber balustrades with glass infill panels, which are not uncommon in a residential setting and are therefore considered acceptable in respecting local context.

In terms of visual amenity, the platform and steps whilst sited to the rear of the property are located within an elevated position visible from public vantage points including Drummau Park. However, the raised platform and steps are relatively modest in scale and set back from the road by a distance of approximately 28m. As such, by virtue of the limited scale of the development, significant setback from the road together with sensitive use of materials it is considered that it does not dominate the streetscene or result in the introduction of a visually incongruous structure to the detriment of the visual amenity of the immediate area.

Accordingly, it is concluded that the proposal does not result in any unacceptable harm, and accords with Policy BE1 of the Local Development Plan.

Residential Amenity

With regard to the effect on local amenity, it is noted that the owners of the adjacent properties have not objected to the proposed development. Notwithstanding this, it is considered that the platform and steps as built give rise to increased levels of overlooking and loss of privacy to both private garden areas and the rear habitable room windows of the adjacent properties.

In particular, while the top tier of the garden has been levelled off (such works not forming part of this application at the applicants request) the development projects out beyond a lower retaining wall, thus creating a raised platform whose 'floor level' is at the same height as the existing 1.8m high boundary fencing which goes along the boundary at an angle reflecting the change in levels on the adjacent site.

As a consequence, the steps and raised platform allow the occupants to access the upper levels at a projected / raised level and afford the

opportunity at an elevated position for unrestricted views towards the rear gardens of adjacent properties and towards their first floor windows. The separation distance between the steps and platform is only approximately 14.5m which is not a sufficient distance to overcome the overlooking issue.

Officers have considered whether there is an option to provide screening to prevent overlooking. However, in this instance it is not considered that sufficient and effective screening could be provided without itself forming an unacceptable feature. For example, the erection of a 1.8m high fence on top of the already installed platform and steps would in itself create an unacceptably obtrusive structure that would be detrimental to the amenities of the occupiers of the adjacent property.

In reaching the above conclusions, regard has been had to the previous sloping topography of the site, and it is acknowledged that prior to the construction of the platform and steps, the previous situation would have afforded some views from the applicant's previously unaltered garden level to the adjacent properties. Nevertheless, it is considered that this previous arrangement would not have caused unreasonable privacy impacts given that the garden previously contained soft landscaping and given its steep gradient could be considered less usable for recreational activities. The lower tiered garden area created at the property has also been undertaken sensitively to minimise impacts on the adjoining properties.

The installation of the raised platform and steps, however, in addition to the impacts described above, essentially activates this space (the 'verandah' referred to in the Enforcement Notice) for people to use the land for recreational purposes, providing opportunities for sustained periods of overlooking from an elevated position (with or without the unlawful outbuilding) that would not previously have existed.

It is therefore considered that the development unacceptably impacts on the residential amenity of the residents of the neighbouring properties in terms of overlooking and loss of privacy, a view which is consistent with the decision to issue the Enforcement Notice which remains extant on the property for this platform and the outbuilding sited thereon. It is therefore contrary to Policy BE1 of the Local Development Plan.

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

The land to the rear of the application site is adopted public Highway (Drummau Park). Given the extent of engineering works that have been carried out and their proximity to the public highway, The Head of Engineering and Transport (Highways section) were consulted. In response, concerns were raised in respect of the safety implications of the engineering works carried out and whether they had resulted in a destabilising impact on the public highway. It was also suggested that there may be a need for a retaining structure to prevent the highway from possible collapse as a result of the works.

In light of these concerns, the applicant was advised to address the matter as part of this planning application through the submission of relevant details such as calculations and professional reports to demonstrate that the works had not resulted in the destabilisation of the highway.

The applicant informally stated that a Chartered Civil Engineer had advised him that the work carried out had not affected the stability of the highway. While this information would not be sufficient to resolve the matter, it was at this point the applicant requested that the engineering works were withdrawn from the application description. The matter of the engineering works cannot therefore be considered under this planning application, and instead will be a matter to be addressed separately by the Highway Authority.

Notwithstanding the above, it is considered that there are no other implications of the development that would unacceptably impact upon highway and pedestrian safety.

Conclusion:

Given the elevated position of the platform and steps close to the boundaries with the adjacent properties and their rear elevations together with the subsequent intensification of the use of this previously sloped area of the garden there would be a resultant unacceptable level of overlooking and loss of privacy to the garden areas and first floor rear habitable room windows of adjacent properties which is detrimental to residential amenity. Accordingly, the retention of the platform and steps would be contrary to Policy BE 1 of the adopted Neath Port Talbot Local Development Plan.

RECOMMENDATION: Refusal

CONDITIONS

(1) The platform and steps by reason of their elevated position close to the boundaries with the adjacent properties and their rear elevations, together with the subsequent intensification of the use of the previously sloped area of the garden, results in an unacceptable level of overlooking and loss of privacy to the garden areas and first floor rear habitable room windows of adjacent properties which is detrimental to residential amenity. Accordingly, the retention of the platform and steps is contrary to Policy BE 1 of the adopted Neath Port Talbot Local Development Plan.

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2015/0009 **Planning Ref:** P2015/0395

PINS Ref: APP/Y6930/A/15/3134752

Applicant: Mr R Ferguson

Proposal: Installation of balconies to front elevation

Site Address: Ferguson House, Bethel Street, Neath SA11
2HQ

Appeal Method: Written Representations

Decision Date: 19th January 2016

Decision: Appeal Dismissed

The application was refused on the basis that the proposed balconies would have an adverse impact on visual amenity. The inspector indicated that with the use of balustrade the first floor balconies could be acceptable. However the second floor balcony which was proposed to extend across the upper floor would result in features that would disturb the balance and proportions of the building. As such the balcony was considered to have harmful visual impacts arising from the length, scale and projection of the balcony overall. On consideration of the appeal, the inspector concluded that the proposal would cause material harm to the character and appearance of the existing building with consequent harmful effect on the character and appearance of the surrounding area. As such the inspector concluded that the proposal would be contrary to GC1 and ENV17 of the UDP.

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

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

Applicant: Mr K Thomas

Proposal: Construction of One Residential Dwelling.

Site Address: Plot adjacent to Penrhiw, Woodbine Cottages,
Melincourt, Neath SA11 4BA

Appeal Method: Written Representations

Decision Date: 4th April 2016

Decision: Appeal Dismissed

The application was refused on the basis that the addition of a further house to be served off this access point would be to the detriment of highway and pedestrian safety.

The Inspector noted that the access lane is not wide enough for two vehicles to pass, and the boundary walls and hedgerows make it difficult for drivers of vehicles turning off the main road to see whether they are able to enter the lane safely. Were vehicle conflict to arise at or near to the junction, the steepness of the lane would make reversing difficult for the existing vehicle. In such a situation vehicles turning into the lane from the main road would be more likely to manoeuvre accordingly, creating a potential hazard for vehicles using the B4434 to the detriment of the safety of highway users.

The inspector concluded that the proposal would intensify the use of the access lane and lead to increased risk of vehicle conflict at its junction with the B4434, with unacceptable harmful effects on the safety of highway users, contrary to the objectives of Policy TR2 of the LDP and TAN 18.

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 23 FEBRUARY 2016 AND 4 APRIL 2016

1	App No. P2013/0155	Type Discharge of Cond.
Proposal Details to be agreed in associated with condition 16 (Retaining walls) of planning permission ref: P2012/0543 granted on 14.02.13		
Location Land At Former Ynysmeudwy House, Ynysmeudwy Road, Ynysmeudwy Pontardawe, Swansea SA8 4QD		
Decision Approval with no Conditions		
Ward Pontardawe		

2	App No. P2014/1007	Type Full Plans
Proposal Detached dwelling with detached garage and parking area.		
Location Land adjacent to, Cook Rees Avenue, Cimla, Neath		
Decision Approval with Conditions		
Ward Neath South		

3	App No. P2015/0380	Type Full Plans
Proposal Change of Use of first and second floors to provide 7 self contained residential flats, external alterations to side and rear plus 9 off street car parking spaces.		
Location 40 Windsor Road, Neath SA11 1LU		
Decision Approval with Conditions		
Ward Neath North		

4	App No. P2015/0441	Type Listed Building Cons
Proposal Conversion of redundant agricultural buildings into 6 x self-contained residential units for use as tourist accommodation, including one as ancillary manager's accommodation. (Application for Listed Building Consent).		
Location Tynycellar Farm, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PD		
Decision Approval with Conditions		
Ward Margam		

5	App No. P2015/0495	Type LawfulDev.Cert-Exist
Proposal	Lawful Development Certificate for an Existing use: Music Lessons from a residential dwelling.	
Location	26 Rowan Tree Close, Bryncoch, Neath SA10 7SJ	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Bryncoch South	

6	App No. P2015/0668	Type Vary Condition
Proposal	Variation of Condition 2 (Specifications of Approved Development) and Condition 20 (Construction and Traffic Management Plan) to allow additional options with regards to access and delivery routes, and to agree details in association with condition 20 of Planning Permission P2010/1148 granted on appeal 27/08/13.	
Location	Mynydd Y Gelli (Also Known As Llynfi Afan), Near Abergwynfi, Port Talbot	
Decision	Approved subject to s.106	
Ward	Gwynfi	

7	App No. P2015/0748	Type Full Plans
Proposal	Engineering operations to facilitate the use of land at the rear of Groundhog for storage and car parking including retaining works, hardstanding and drainage works.	
Location	Unit 1, Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH	
Decision	Approval with Conditions	
Ward	Aberdulais	

8	App No. P2015/0762	Type Full Plans
Proposal	Alterations and extension of former agricultural buildings to facilitate their conversion into 5No holiday lets and 1No staff flat, associated biomass plant room, excavation for a pond, formation of patios, laying of drainage pipes, sewage treatment works, rainwater harvesting tank and parking	
Location	Tynycellar Farm, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PD	
Decision	Approval with Conditions	
Ward	Margam	

9	App No. P2015/0829	Type Full Plans
Proposal	One dwelling	
Location	Plot 23, Forest Lodge Lane, Cwmavon, Port Talbot SA12 9AS	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

10	App No. P2015/0851	Type Full Plans
Proposal	Demolition of clubhouse and construction of 10 No. terraced dwellings, with associated engineering works and parking.	
Location	33 Church Street, Pontardawe, Swansea SA8 4JB	
Decision	Approval with Conditions	
Ward	Pontardawe	

11	App No. P2015/0966	Type App under TPO
Proposal	Works to Sessile Oak Tree covered by Tree Preservation Order T147/T1 - removal of lower branches taking approximately 4 metres of tree growth towards the trunk of the tree.	
Location	To the Rear of, 50 Leiros Parc Drive, The Rhyddings, Neath SA10 7EW	
Decision	Approval with Conditions	
Ward	Cadoxton	

12	App No. P2015/0978	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 3 (external materials); Condition 4 (Drainage); condition 16 (Investigation and risk assessment); Condition 20 (access road); and, condition 24 (management and maintenance of access road) of application P2015/0027 granted on 23/10/15.	
Location	Former Bay View Social Club, The Princess Margaret Way, Sandfields, Port Talbot SA12 7LS	
Decision	Approval with no Conditions	
Ward	Sandfields West	

13	App No. P2015/1011	Type Full Plans
Proposal	Internal access roads to serve solar farm (currently under construction).	
Location	Pantymoch Farm, Lane From Pen Y Cae Road To Pen Y Lan Cottage, Penycae, Port Talbot SA13 2UT	
Decision	Approval with Conditions	
Ward	Port Talbot	

14	App No. P2015/1022	Type Householder
Proposal Single storey L shaped extension to rear, alteration of first floor side window incorporating gable and dormers to rear elevation of detached garage to facilitate roof space accommodation		
Location Pentrehaearn Farm, Ty'n Y Cwm Lane, Rhos Pontardawe, Swansea SA8 3EY		
Decision Refusal		
Ward Rhos		

15	App No. P2015/1039	Type Change of Use
Proposal Change of Use from Offices to Children day care centre and creche.		
Location 12 London Road, Neath SA11 1HB		
Decision Approval with Conditions		
Ward Neath North		

16	App No. P2015/1069	Type Full Plans
Proposal Conversion of redundant barn and re-instatement of former dwelling to create tourist accommodation plus detached gazebo. (Retention and completion of works undertaken contrary to Planning Permission P2010/0210)		
Location Tyn-Y-Pant Farm, Ty'n Y Pant Road, Pontardawe, Swansea SA8 4RL		
Decision Approval with Conditions		
Ward Pontardawe		

17	App No. P2015/1089	Type Householder
Proposal Conversion of garage to granny annex to provide ancillary accommodation to existing property		
Location 22 Llwyn Arian, Coed Hirwaun, Port Talbot SA13 2UP		
Decision Approval with no Conditions		
Ward Margam		

18	App No. P2015/1104	Type Householder
Proposal Two storey side/rear extension with juliet balconies to ground floor and first floor windows in front elevation, velux roof light and vehicle hardstanding within front garden		
Location 2 Wells Road, Baglan, Port Talbot SA12 8NL		
Decision Approval with Conditions		
Ward Baglan		

19	App No. P2015/1105	Type Full Plans
Proposal	Dwelling and detached garage.	
Location	Plot 26, Forest Lodge, Cwmafan, Port Talbot SA13 2RX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

20	App No. P2015/1107	Type Householder
Proposal	Retention of two storey rear extension	
Location	45 Ritson Street, Briton Ferry, Neath SA11 2RN	
Decision	Approval with no Conditions	
Ward	Briton Ferry Ea	

21	App No. P2015/1125	Type Householder
Proposal	First floor rear extension	
Location	Ravello, 1a Oak View, Cilfrew, Neath SA10 8LU	
Decision	Approval with Conditions	
Ward	Aberdulais	

22	App No. P2015/1132	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 4 (Archaeological scheme) of P2014/0733 granted on 17/12/15	
Location	Maesgwyn (Land North West Of Glynneath), Glynneath, Neath	
Decision	Approval with Conditions	
Ward	Glynneath	

23	App No. P2015/1137	Type Householder
Proposal	Detached double garage to rear and side of dwellinghouse.	
Location	10 Heol Penhydd, Bryn, Port Talbot SA13 2SF	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

24	App No. P2015/1144	Type App under TPO
Proposal	Felling of 1 No. Pine Tree (TPO T107/A1)	
Location	20 Beechwood Avenue, Neath SA11 3TE	
Decision	Approval with Conditions	
Ward	Neath North	

25	App No. P2015/1145	Type Reserved Matters
Proposal Detached two storey dwelling (Reserved matters following outline approval P2014/0659)		
Location Land Adjacent To The Old Vicarage, Glebeland Street, Cadoxton, Neath SA10 8AY		
Decision Approval with Conditions		
Ward Cadoxton		

26	App No. P2016/0007	Type Advertisement
Proposal Retention of non-illuminated advertisement. Dimensions of advertisement - 1.83m (w) x 0.9m (h), Maximum height of letters 0.203m and Symbol 0.514m. Height from ground level to base of advert 1.85m.		
Location 70 Neath Road, Tonna, Neath SA11 3DJ		
Decision Refusal		
Ward Tonna		

27	App No. P2016/0012	Type Full Plans
Proposal Demolition of existing fire damaged car repair building, and construction of replacement garage building.		
Location 87A Commercial Road, Rhydyfro Pontardawe, Swansea SA8 4SL		
Decision Approval with Conditions		
Ward Pontardawe		

28	App No. P2016/0014	Type Full Plans
Proposal External cladding to north elevation of existing building (Extended phase 1 habitat report received 21.02.16)		
Location Swansea Gate Business Park, Fabian Way, Crymlyn Burrows SA1 8QB		
Decision Approval with Conditions		
Ward Coedffranc West		

29	App No. P2016/0018	Type Householder
Proposal Two storey side extension and additional parking space		
Location 10 Bertha Road, Margam, Port Talbot SA13 2AW		
Decision Approval with Conditions		
Ward Margam		

30	App No. P2016/0020	Type Full Plans
Proposal	Retention and completion of agricultural storage building.	
Location	Hafod Wen (Adjacent To Ty'n-Y-Pant Farm), Percy Road, Cynonville, Port Talbot SA13 3HL	
Decision	Approval with Conditions	
Ward	Cymmer	

31	App No. P2016/0022	Type Lawful Dev. Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey rear extension and conservatory	
Location	7 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford SA18 1HB	
Decision	Issue Lawful Dev. Cert.	
Ward	Gwaun-Cae-Gurwen	

32	App No. P2016/0025	Type Change of Use
Proposal	Change of use from tyre and exhaust fitting centre to mixed use car valeting/hand car-wash facility and tyre fitting centre	
Location	Towntyre Services, London Road, Neath SA11 1HD	
Decision	Approval with Conditions	
Ward	Neath North	

33	App No. P2016/0028	Type Neigh. Auth/Nat. Park
Proposal	Consultation from Natural Resources Wales for variation of Environmental Permit to add a co-incineration plant combusting less than 3 tonnes per hour of non-hazardous waste to produce steam for use in the paper production plant.	
Location	Intertissue Neath, Brunel way, Baglan Energy Park, Neath SA11 2HZ	
Decision	No Objections	
Ward	Briton Ferry West	

34	App No. P2016/0037	Type Full Plans
Proposal	Change of house type (Retrospective)	
Location	Plot 151 Crymlyn Grove, Skewen, Neath SA10 6EA	
Decision	Approval with Conditions	
Ward	Coedffranc West	

35	App No. P2016/0039	Type Full Plans
Proposal	Demolition of existing bungalow and construction of replacement two storey dwelling (Amended Block Plan Received 19/02/16)	
Location	The Bungalow, Cemetery Road, Cwmgors, Ammanford SA18 1PS	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

36	App No. P2016/0046	Type Householder
Proposal	Lawful Development Certificate (Proposed) for a single storey side extension	
Location	20 Birchwood Close, Bryncoch, Neath SA10 7UP	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch North	

37	App No. P2016/0048	Type Householder
Proposal	Conversion of garage to living accommodation and replacement window to front elevation	
Location	18 Cae Copor, Cwmavon, Port Talbot SA12 9BX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

38	App No. P2016/0055	Type Householder
Proposal	Single storey rear extension, rear dormer extension plus detached store building.	
Location	12 Park Drive, Lonlas, Neath SA10 6SF	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

39	App No. P2016/0056	Type Householder
Proposal	Side extension with dormers, incorporating double garage, and first floor living accommodation.	
Location	The Old Hall, Church Road, Cadoxton, Neath SA10 8AU	
Decision	Approval with Conditions	
Ward	Cadoxton	

40	App No. P2016/0057	Type Change of Use
Proposal Change of Use from Offices to retail (Class A1) or Café/Restaurant (Class A3) to ground floor, and Office (Use class A2) or Office use class (B1) to first floor and one room on the ground floor.		
Location 1 Station Square, Neath SA11 1BY		
Decision Approval with Conditions		
Ward Neath North		

41	App No. P2016/0060	Type App under TPO
Proposal Works to trees covered by Tree Preservation Order T274 - T1 Ash twin stem, remove to ground level, T2 reduce in height by 1.5-2.0 metres, T3 Ash remove to ground level, T4 Ash reduce lateral growth only (western side of canopy) by approximately 1.5 metres, T5 Oak reduce lateral growth only (western side of canopy) by approximately 1.5 metres.		
Location 2 Princess Drive, Waunceirch, Neath SA10 7PZ		
Decision Approval with Conditions		
Ward Bryncoch South		

42	App No. P2016/0063	Type Discharge of Cond.
Proposal Details pursuant to Conditions 12 (Refuse collection) of Planning Permission P2013/0104.		
Location Land At, 58 Cardonnel Road, Skewen, Neath SA19 6BS		
Decision Approval with no Conditions		
Ward Coedffranc Central		

43	App No. P2016/0064	Type Change of Use
Proposal Change of use from Local Authority vehicle maintenance depot into MOT testing facility and vehicle repairs for the general public and Local Authority use. (Use Class B1)		
Location Tregelles Court, Neath Abbey Road, Neath SA10 7DF		
Decision Approval with Conditions		
Ward Dyffryn		

44	App No. P2016/0065	Type Householder
Proposal Single storey side extension		
Location 70 Abbots Close, Margam, Port Talbot SA13 2ND		
Decision Approval with Conditions		
Ward Margam		

45	App No. P2016/0067	Type Full Plans
Proposal	Installation of underground cable to connect solar farm to electricity grid.	
Location	Pantymoch Farm, Lane From Pen Y Cae Road To Pen Y Lan Cottage, Penycae, Port Talbot SA13 2UT	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

46	App No. P2016/0071	Type Change of Use
Proposal	Change of use from day support centre and offices to a single residential dwelling.	
Location	The Laurels, 87 Lewis Road, Neath SA11 1DJ	
Decision	Approval with Conditions	
Ward	Neath South	

47	App No. P2016/0076	Type Outline
Proposal	Detached two storey residential dwelling (Outline with all matters reserved)	
Location	78 Leyshon Road, Gwaun Cae Gurwen, Ammanford SA18 1EN	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

48	App No. P2016/0077	Type Householder
Proposal	Front dormer extension and first floor window in side elevation	
Location	4 Birchwood Close, Baglan, Port Talbot SA12 8EH	
Decision	Approval with Conditions	
Ward	Baglan	

49	App No. P2016/0080	Type Full Plans
Proposal	Extension to existing stable block.	
Location	Pentrehaearn Farm, Ty'n Y Cwm Lane, Rhos Pontardawe, Swansea SA8 3EY	
Decision	Approval with Conditions	
Ward	Rhos	

50	App No. P2016/0082	Type Discharge of Cond.
Proposal	Details pursuant to the partial discharge of condition 18 (boundary treatment/landscaping to rear of plots 5-9 only) of planning permission P2013/0104.	
Location	Land To The Rear Of, 58 Cardonnel Road, Skewen SA10 6BS	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

51	App No. P2016/0083	Type Full Plans
Proposal	Detached terrace of 4 No. Scooter storage units.	
Location	Riverside Court, Pontardawe, Swansea	
Decision	Approval with Conditions	
Ward	Pontardawe	

52	App No. P2016/0084	Type Householder
Proposal	Retention and completion of a single storey rear extension	
Location	63 Gwyrddgoed, Pontardawe, Swansea SA8 4NL	
Decision	Approval with Conditions	
Ward	Pontardawe	

53	App No. P2016/0087	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) for a conservatory to the principal elevation.	
Location	3 Pen Y Graig Road, Alltwn Pontardawe, Swansea SA8 3BS	
Decision	Not to Issue Lawful Dev.Cert.	
Ward	Alltwn	

54	App No. P2016/0091	Type Full Plans
Proposal	2 No. semi-detached two storey dwellings, plus associated off street car parking (Full application)	
Location	Land Off, Church Lane, Cwmgors, Ammanford	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

55	App No. P2016/0094	Type App under TPO
Proposal Works to trees protected by TPO. T1 Oak - reduce canopy overhanging neighbouring property by 1.5- 2m, plus reduce 1 limb overhanging rear boundary by 2m to 2.5m. T2 Sycamore - remove deadwood.		
Location 35 Nant Celyn, Crynant, Neath SA10 8PZ		
Decision Approval with Conditions		
Ward Crynant		

56	App No. P2016/0095	Type PriorNotif.Agric.Bld
Proposal Submission of details for prior approval for the Construction of 850 metres of new track and upgrade of 2424 metres of existing track with associated engineering and culvert works (Prior notification under Parts 6 and 7 of the Town and Country Planning General Permitted Development Order 1995)		
Location Forestry land south east of Resolven,		
Decision Prior Approval Required		
Ward Resolven		

57	App No. P2016/0096	Type PriorNotif.Agric.Bld
Proposal Submission of details for prior approval for the Construction of 1047 metres of new track with associated engineering and culvert works (Prior notification under Parts 6 and 7 of the Town and Country Planning General Permitted Development Order 1995)		
Location Forestry land east of Brombil, Margam,		
Decision Prior Approval Required		
Ward Margam		

58	App No. P2016/0097	Type PriorNotif.Agric.Bld
Proposal Prior Approval Forestry: Construction of 280m of forestry roadway.		
Location Land east of Crynant,		
Decision Prior Approval Not Required		
Ward Crynant		

59	App No. P2016/0098	Type Non Material Amendment (S96A)
Proposal Non-material amendment to planning permission P2015/0067 to increase eaves height of extension and alteration to window sizes		
Location 73 Leonard Street, Neath SA11 3HW		
Decision Approval with no Conditions		
Ward Neath North		

60	App No. P2016/0099	Type Householder
Proposal First floor side extension		
Location Laburnum Cottage, 143 Main Road, Bryncoch, Neath SA10 7TR		
Decision Approval with Conditions		
Ward Bryncoch North		

61	App No. P2016/0109	Type LawfulDev.Cert-Prop.
Proposal Single storey rear extension - Certificate of Lawful Development Proposed		
Location 21 Broomhill, Port Talbot SA13 2US		
Decision Issue Lawful Dev.Cert.		
Ward Port Talbot		

62	App No. P2016/0110	Type Section 37 Elec Act
Proposal Erection of one span of overhead line supported on 2 No single poles under Electricity Act 1989: Overhead lines (Exemption) (England and Wales) Regulations 2009.		
Location Adjacent to Aberbaiden Farm, Cefn Cribwr,		
Decision No Objections		
Ward Margam		

63	App No. P2016/0125	Type LawfulDev.Cert-Prop.
Proposal Lawful development certificate for a proposed single storey rear extension.		
Location 29 Edith Mills Close, Penrhiwtyn, Neath SA11 2JL		
Decision Issue Lawful Dev.Cert.		
Ward Neath East		

64	App No. P2016/0129	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 2 (Noise management plan) and Condition 5 (Car parking layout scheme) of P2015/0537 granted on 03/09/15		
Location Port Talbot Arts Centre, Theodore Road, Port Talbot SA13 1SP		
Decision Approval with no Conditions		
Ward Port Talbot		

65	App No. P2016/0131	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2014/0402 (Approved on 02/09/2015) to vary method statement outlining the treatment of turf and soils.		
Location Mynydd Y Gwrhyd, Near Rhydyfro, Pontardawe SA8 4TA		
Decision Approval with Conditions		
Ward Gwaun-Cae-Gurwen		

66	App No. P2016/0132	Type Lawful Dev. Cert-Prop.
Proposal Juliette balcony to first floor rear elevation and replacement of two first floor rear windows with patio doors and fixed mute glazed panel - Certificate of Lawful Development Proposed		
Location 34 Mariners Quay, Aberavon, Port Talbot SA12 6AN		
Decision Issue Lawful Dev. Cert.		
Ward Sandfields East		

67	App No. P2016/0139	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 28 (Surface water and foul drainage scheme) of application P2015/0668 granted on 24/02/16.		
Location Mynydd Gelli (Also Known As Llynfi Afan), Near Abergwynfi, Port Talbot		
Decision Approval with no Conditions		
Ward Gwynfi		

68	App No. P2016/0141	Type Householder
Proposal	Increase to roof and wall height of existing dwelling to create a new first floor level.	
Location	Glanderi, 88 Cilmaengwyn Road, Cilmaengwyn Pontardawe, Swansea SA8 4QN	
Decision	Approval with Conditions	
Ward	Godre'rgraig	

69	App No. P2016/0146	Type Discharge of Cond.
Proposal	Details pursuant to the partial discharge of condition 26 (pre-development condition survey of the existing highway network) of planning permission P2014/0402 (approved on 02/09/2015)	
Location	Mynydd Y Gwrhyd, North of Pontardawe, East of Cwmgors	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwen	

70	App No. P2016/0148	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 4 (visibility splays at entrance) of P2015/0363 granted on 29/1/16	
Location	Rear 84-90, Henfaes Road, Tonna, Neath SA11 3EX	
Decision	Approval with no Conditions	
Ward	Tonna	

71	App No. P2016/0150	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 17(Treatment of suspended solids from surface water run off) of P2010/1102 granted 5/4/11	
Location	Former Coal Stocking Ground, Maesgwyn, Glynneath	
Decision	Approval with no Conditions	
Ward	Onllwyn	

72	App No. P2016/0156	Type Prior Notif.Demol.
Proposal	Prior notification for the demolition of a toilet block	
Location	Public Convenience, Commercial Road, Resolven, Neath	
Decision	Prior Approval Not Required	
Ward	Resolven	

73	App No. P2016/0161	Type Lawful Dev. Cert-Prop.
Proposal	Lawful development certificate for a proposed single storey rear extension.	
Location	2 Crymlyn Gardens, Skewen, Neath SA10 6EU	
Decision	Issue Lawful Dev. Cert.	
Ward	Coedffranc West	

74	App No. P2016/0179	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2014/0658 (Approved on 11/09/2014) to provide two additional windows on the side elevation of the proposed extension	
Location	Neuadd Drymmau, Drummau Road, Skewen, Neath SA10 6NR	
Decision	Approval with no Conditions	
Ward	Coedffranc North	

75	App No. P2016/0198	Type Non Material Amendment (S96A)
Proposal	Non material amendment to P2015/0007 granted on 13/2/15 - change of approved roof layout to provide gable roof at rear and installation of velux roof lights	
Location	29 James Street, Port Talbot SA13 1AW	
Decision	Approval with no Conditions	
Ward	Port Talbot	

76	App No. P2016/0218	Type Lawful Dev. Cert-Prop.
Proposal	Lawful development certificate for a proposed single storey rear extension, and a rear dormer extension.	
Location	11 Bilton Road, Neath SA11 1YU	
Decision	Issue Lawful Dev. Cert.	
Ward	Neath East	