



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 21 JUNE 2016***

***COMMITTEE ROOMS A/B - NEATH CIVIC CENTRE***

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on 3 May, 2016 (*Pages 5 - 12*)
3. To Request Site Visit(s) from the Applications Presented

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

#### **Section A - Matters for Decision**

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

4. **Application No: P2016/0287** - Lawful Development Certificate for Existing Use of Family Home (Dwelling House) Caravan 'A', Aberdrychwallt Farm, Pontrhydyfen, Port Talbot SA12 9SN (*Pages 13 - 20*)

#### **Planning Application Recommended for Refusal**

5. **Application No: P2016/0337** - Retention of Caravan as a Domestic Dwelling (Existing Certificate of Lawful Development), Aberdrychwallt Farm, Pontrhydyfen, Port Talbot, SA12 9SN (*Pages 21 - 28*)

**Section B - MATTERS FOR INFORMATION**

6. Appeals Received Between 26 April and 10 June 2016 (*Pages 29 - 30*)
7. Delegated Applications Determined Between 26 April and 10 June 2016 (*Pages 31 - 60*)
8. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

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

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

**Tuesday, 14 June 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,  
C.Morgan, Mrs.S.Paddison, 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](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.

**PLANNING COMMITTEE  
PRINCESS ROYAL THEATRE  
(PORT TALBOT CIVIC CENTRE)**

**Members Present:**

**3 May, 2016**

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

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

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

**UDP/LDP Member:** Cllr. A.J.Taylor

**Local Members:** Councillors Mrs.M.Lewis and D.Whitelock

**Officers In Attendance:** Mrs.N.Pearce, S.Ball, H.Towns, A.Rees,  
Ms.A.M.Moon, D.Adlam, I.Davies, and Miss  
G.Cirillo

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1. **MINUTES OF THE PREVIOUS MEETING HELD ON 12 APRIL 2016**

**RESOLVED:** That the Minutes of the Planning Committee held on 12 April 2016 as circulated, be confirmed as a true record.

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

Cllr.S.Paddison requested a Site Visit for Application No: P2016/0111 – Erection of 4 Metre High Welded Mesh Ball Stop Fence at Cwmafan Primary School, Port Talbot, as detailed within the circulated report.

**RESOLVED:** That the request for a Site Visit, be refused.

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

3. **APPLICATION NO: P2016/0078 - PROPOSED ALTERNATIVE RESTORATION AND AFTERCARE SCHEME IN RESPECT OF THE FORMER MARGAM SURFACE MINE AT FFORD Y GYFRAITH, CEFN CRIBWR CF32 0BS**

The Chairperson referred Members to the circulated Amendment Sheet and informed the Planning Committee of a letter received from Welsh Government which placed a Holding Direction upon the Council under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. As a consequence of this, the Council had been directed not to grant planning permission for this Application without prior authorisation of the Welsh Ministers. However, the Council would be able to continue to assess and debate the merits of the Application without requiring further authorisation. As a result of this, the Chairperson confirmed that the recommendation associated with this Application, would be amended as detailed in the circulated Amendment Sheet.

Officers gave Members a detailed presentation of the Application. Following discussions with Members regarding Hydrology, Ecology, Local and National Policies, Flooding Impacts etc, as detailed within the circulated report, Officers confirmed with Members that brief update reports be brought back to Committee when appropriate, regarding the progress of the Restoration Scheme.

**RESOLVED:** that in accordance with the Officer recommendation, and subject to the amended recommendation, as detailed within the circulated amendment sheet, the Application be approved, subject to the removal of the holding direction from the Welsh Government and subject to the listed Conditions and a revised Legal Agreement to secure an acceptable programme of prioritised works and the ring fencing of money within the restoration fund, to enable delivery of this programme and to secure its aftercare.

4. **PLANNING APPLICATION NO:P2016/0111 - ERECTION OF 4 METRE HIGH WELDED MESH BALL STOP FENCE - CWMAFAN PRIMARY SCHOOL, SCHOOL TERRACE, CWMAFAN, PORT TALBOT, SA12 9BB**

Officers made a presentation to the Planning Committee on this Application as detailed within the circulated report.

In accordance with the Council's Public Speaking Protocol, Mr. K. Jones (Objector) and Mr.R.Gordon (Applicant – Right of Reply), addressed the Committee.

The Local Ward Members also addressed the Committee engaging in detailed discussions with Officers and Members.

**RESOLVED:** that contrary to the Officer recommendation as detailed within the circulated report, the Application be refused for the following reason:

Reason

By virtue of its scale, elevation and proximity to residential properties, the proposed fence would have an adverse visual impact, contrary to Policy BE1 of the adopted Local Development Plan.

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

5. **APPEALS RECEIVED BETWEEN 4 APRIL AND 25 APRIL 2016**

**RESOLVED:** that the following Appeal Received, as detailed within the circulated report, be noted:

Appeal Ref:A2016/0005

Applicant:

Mr. M. Bailey – Stella Narberth Ltd -  
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 at Briton Ferry Police Station, 155  
Neath Road, Briton Ferry.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 4 APRIL  
AND 25 APRIL 2016**

Members received a list of Planning Applications which had been determined between 4 April and 25 April 2016, as detailed within the circulated report.

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

**CHAIRPERSON**



**PLANNING COMMITTEE**

**3<sup>rd</sup> MAY 2016**

**AMENDMENT SHEET**

**ITEM 4**

<b><u>APPLICATION NO:</u> P2016/0078</b>	<b><u>DATE:</u> 18/02/2016</b>
<b>PROPOSAL: 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</b>	
<b>LOCATION: Former Margam Surface Mine, Fford Y Gyfraith, Cefn Cribwr CF32 0BS</b>	
<b>APPLICANT: Mr Robert Thompson – Celtic Energy Ltd.</b>	
<b>TYPE: Full Plans</b>	
<b>WARD: Margam</b>	

Members are advised that reference is made to the Nant Cynffig within the Committee report. This should in fact read the 'River Kenfig.'

Members are also advised that we have received a late letter from the Welsh Government which places a holding direction upon the Council under Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. As a consequence of this, the Council has been directed not to grant planning permission for this application without the prior authorisation of the Welsh Ministers. The Council can however continue to assess and debate the merits of the application and can also refuse the application without requiring further authorisation.

Having regard to the above, the recommendation associated with this application is amended to read as follows:

**Recommendation:**

**Approval subject to the removal of the holding direction from the Welsh Government and subject to the following Conditions and a revised Legal Agreement to secure an acceptable programme of prioritised works and the ring fencing of money within the restoration fund to enable the delivery of this programme and to secure its aftercare.**



## **ITEM 5**

<b><u>APPLICATION NO:</u> P2016/0111</b>	<b><u>DATE:</u> 03/03/2016</b>
<b>PROPOSAL: Erection of 4metre high welded mesh ball stop fence</b>	
<b>LOCATION: Cwmafan Primary School, School Terrace, Cwmafan, Port Talbot SA12 9BB</b>	
<b>APPLICANT: Cwmavon Primary School Governors</b>	
<b>TYPE: Full Plans</b>	
<b>WARD: Bryn &amp; Cwmavon</b>	

The Officer's report indicates that this application has been called to Committee by Cllr David Whitelock for the reasons specified within the report. Members are advised that Cllr Marian Lewis has also requested that the application be considered by Committee for the same reasons specified within the report.

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## **SECTION A – MATTERS FOR DECISION**

### **Planning Applications Recommended For Approval**

<b><u>APPLICATION NO:</u> P2016/0287</b>	<b><u>DATE:</u> 06/04/2016</b>
<b>PROPOSAL:</b>	Lawful Development Certificate for an existing use of family home dwellinghouse (C3)
<b>LOCATION:</b>	Caravan 'A', Aberdrychwallt Farm, Pontrhydyfen, Port Talbot SA12 9SN
<b>APPLICANT:</b>	Mr David Price
<b>TYPE:</b>	LawfulDev.Cert-Exist
<b>WARD:</b>	Pelenna

### **Background**

Members should note that this is the first of two applications (the other being P2016/0337) for Certificates of Lawful Development for Existing Use or Development (CLEUD) reported concurrently to Planning Committee, both of which also include related enforcement recommendations, and relating to the same Farm.

Application ref. P2016/0337 has been called into Planning Committee by Ward Member Councillor Ellis on the grounds that he believes some issues should be considered relating to the siting of a previous older caravan, the potential of the caravan for use as not a domestic dwelling but one needed in relation to agriculture and finally the advice the applicant alleges he received at a previous meeting with Planning Officers.

This application has not been called in by Councillor Ellis, but is nevertheless reported to Members insofar as both applications have additional enforcement recommendations associated with them, thus allowing Members to consider all such matters together, having regard to the points raised in the ward Member's representations.

### **Planning History:**

None

## **Publicity and Responses if applicable:**

### **Statutory Consultees**

There is no statutory need for notifications, but the Pelenna Ward Member was notified.

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

The site is located within the countryside and forms part of the wider property known as Aberdrychwallt Farm.

The application site specifically relates to a parcel of land on the western edge of an existing farmyard, to the north an existing farmhouse.

The Council undertook a site visit earlier this year following a complaint that development had taken place without the benefit of planning permission. The enforcement officer visited the farm and upon arrival at the site encountered what appeared to be a new dwellinghouse. Following further inspection the officer discovered a mobile home/caravan encased within the outer shell of the unlawful structure. The caravan appears to be affixed to a single storey building with a new two-storey building shell built around the caravan.

### **Brief description of proposal:**

The applicant seeks a Lawful Development Certificate (LDC) under Section 191 of the Town and Country Planning Act 1990 (as amended) in relation to an 'existing use of family home dwellinghouse (C3)'. The applicant has explicitly stated that the LDC only relates to the caravan and attached adjoining single storey extension. It does not therefore cover the new development surrounding the same (which is covered under enforcement matters below).

The combined extension and mobile home measure approximately 10.1m in width, 9.2m in length and 3.1m in height. The extension element is of cavity wall construction and an external render finish.

For the purposes of this appraisal, the premises IS referred to as Caravan 'A' (caravan 'B' being the subject of application P2016/0337).

## **Material Considerations:**

The main issue is whether, at the date of the application, the use / development claimed had achieved immunity from enforcement action due to the passage of time. The appropriate test is whether 'on balance of probability' sufficient evidence has been provided to substantiate such a claim.

### Evidence Submitted

The Applicant has provided the following evidence in support of the Application:-

- Aerial imagery dated 2006
- Caravan purchase Invoice dated 1992
- Council Tax records dated 2001-2016

### Consideration of the Evidence

The onus of proof in a LDC application is firmly on the applicant.

Circular 24/97 (Welsh Office) para. 8.12

*The onus of proof in a LDC application is firmly on the applicant. While the LPA should always co-operate with an applicant seeking information they may hold about the planning status of land, by making records readily available, they need not go to great lengths to show that the use, operations, or failures to comply with a condition, specified in the application, is, or is not, lawful.*

The grounds on which the certificate are sought are that the use began more than 10 years ago before the date of this application and the use as a single dwellinghouse began more than 4 years from the date of the application. The applicant states that the use began on 1<sup>st</sup> February 2001.

The submitted location plan notes that Caravan 'A' is now located within a new blockwork (not part of this submission).

Having regard to the evidence submitted and, more particularly, the evidence 'on the ground', it is considered necessary to consider the following matters: -

- Does the development comprise 'siting of a caravan;' on land, and therefore the 10 year rule for material change of use of land applies; or
- Following its initial siting, has the caravan been altered / extended to such an extent that it would instead comprise operational development, and therefore as a 'dwelling' the four year rule applies.

### Is the caravan / structure still a caravan?

The definition of a caravan is set out in section 29(1) of the Caravan Sites and Control of Development Act 1990 as "any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)." Therefore primarily a caravan must be movable and designed for human habitation.

The siting of a caravan normally constitutes a use of land, although it may be in permanent or semi-permanent residential use. If a caravan remains mobile, then it is likely that a use of land is involved.

To be deemed mobile, it is not essential that a caravan can be moved on its wheels and axles or by a tow bar. It is enough that the unit can be picked up intact and put on a lorry by crane or hoist. It can be craned onto a trailer and transported from one place to another, not necessarily down the access drive to the plot on which it is sited but rather down a hypothetical road.

When the caravan was sited on the land, it is clear that it would have been a change of use of the land, insofar as it would have met the above definitions. In excess of ten years ago, however (evidenced by aerial photographs) the 'caravan' was altered by the addition of a block-built, flat-roofed extension to its western side.

Under section 336 of the Town and Country Planning Act 1990 a "building" includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building. Where there is doubt as to whether an activity amounts to a building operation, it should be considered whether the end result could be described as an erection or structure.



The extension is a cavity wall construction with a rendered finish and is certainly a structure for the purposes of section 336. Accordingly the assessment has considered whether the extension together with the caravan can be said to amount to a building / operational development. In this respect, the floor plan shows that the extension runs along the full length of the caravan, while the size of the extension relative to that of the caravan (taking up approximately 40% of the overall floor area including two bedrooms) gives the caravan a degree of permanence and physical attachment. Furthermore, during the site visit Officers viewed the interior of the property and there was considered to be no obvious signs at the point where caravan ended and the extension began.

Having regard to the way the premises 'flows' internally and substantial fixation to the cavity wall extension, it is concluded that operational development occurred at the time of the extension, and that as a consequence the caravan together with the extension constitute a building. The applicant's evidence needs to confirm that the building has been used as a dwelling house for a period of 4 years.

#### Assessment of the Evidence

The applicant has provided the receipt for the purchase of the caravan dated 1992, and that the applicant has been paying Council Tax on the caravan since 2001, as evidenced by the submitted Council Tax demand notices. Little other evidence has been supplied.

It is necessary, however, to consider whether there is evidence available to the Council to corroborate submissions and in this respect aerial imagery dated 2006 clearly shows the extension in place connected to the 'caravan'. Accordingly it is clear that the operational development has been in existence in excess of the relevant four year period.

The council tax evidence also indicates that the building has been used as a dwelling within this time period. Internally the premises has living room, fully fitted kitchen with sink and cooker, washing machine, hot and cold running water, bedrooms, bathrooms complete with toilet, sink and bath. The floors are carpeted, the rooms had electric lighting and there was a television on in the living room. It clear that the premises had been designed and used as dwelling, and has all the normal attributes and facilities needed for modern living. From inspection it was clear that the use had been taking place for some time. The submission of utility bills referencing electricity, water and telephone services are normally helpful

in cases of this type. However, such independent evidence is not necessary in order to corroborate the Appellants version of events.

Due to the aerial imagery and Council tax records it considered on the balance of probability that the building has been used as a dwelling house for a period of at least four years. Accordingly a Certificate should be issued.

### **Enforcement Matters**

As referred to earlier in this report, there are some elements of development surrounding Caravan “A” that were excluded from consideration for the purpose of this LDC. These elements relate to the block construction around the caravan that has the appearance of a design commonly associated with that of a two-storey dwelling house. This outer shell is still in the process of being constructed, and represents a clear breach of planning control, amounting to (at best) a substantial and unjustified enlargement of a residential unit in the countryside and, at worst, construction of a new dwellinghouse.

Given the absence of justification for the new built development, it is considered appropriate for enforcement action to be authorised to remove the unauthorised development. On the basis that Members agree to issue the requested Certificate as detailed above, it is considered that a reasonable approach – having regard also the poor living conditions experienced within Caravan ‘A’ – would be to allow a small proportion of the unauthorised development to remain. Accordingly it is considered reasonable to allow the blockwork built tightly around the caravan to be retained and a flat roof added to the same height as the cavity wall ‘extension’, thus retaining the footprint/dimensions and identity of the lawful dwellinghouse. All other elements would need to be removed.

This could be actioned either by ‘under-enforcing’, or by encouraging submission of a new application, but it is considered necessary to seek Members’ authorisation for such enforcement action to be taken.

### **Conclusion**

The relevant test in an application for a certificate of lawfulness is whether, on the balance of probability, sufficient evidence has been provided, or is available, to demonstrate that development is lawful.

As detailed above, it is concluded that the caravan as extended now comprises operational development, and that it has been sited, and used as a dwelling, for in excess of a continuous four year period. As such, the development is lawful as defined under section 191 of the Town and Country Planning Act 1990 (as amended) and a lawful development certificate should be issued.

**RECOMMENDATION:**

- (1) That the Lawful Development Certificate is issued for use of a building comprising the siting of a caravan with additional block-built extension to its western elevation as a single dwelling house
- (2) That enforcement action is authorised to secure the removal of the unauthorised built development, with the exception of the brickwork built around the caravan up to the height of the existing 'extension' to the caravan

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## **SECTION A – MATTERS FOR DECISION**

### **Planning Applications Recommended For Refusal**

<b><u>APPLICATION NO:</u></b> P2016/0337	<b><u>DATE:</u></b> 20/04/2016
<b>PROPOSAL:</b>	Retention of caravan as a domestic dwelling. (Certificate of Existing Lawful Development)
<b>LOCATION:</b>	Aberdrychwallt Farm, Aberdrychwallt Farm Access Road , Pontrhydyfen , Port Talbot SA12 9SN
<b>APPLICANT:</b>	Mr David Price
<b>TYPE:</b>	LawfulDev.Cert-Exist
<b>WARD:</b>	Pelenna

### **Background**

Members should note that this is the second of two applications (the other being P2016/0287) for Certificates of Lawful Development for Existing Use or Development (CLEUD) reported concurrently to Planning Committee, both of which also include related enforcement recommendations, and relating to the same Farm.

The application has been called into Planning Committee by Ward Member Councillor Ellis on the grounds that he believes some issues should be considered relating to the siting of a previous older caravan, the potential of the caravan for use as not a domestic dwelling but one needed in relation to agriculture and finally the advice the applicant alleges he received at a previous meeting with Planning Officers.

### **Planning History:**

None

### **Publicity and Responses if applicable:**

### **Statutory Consultees**

There is no statutory need for notifications, but the Pelenna Ward Member was notified and a Site Notice displayed.

Councillor Ellis has submitted representations which are summarised as follows: -

- When this caravan was brought onto the farm planning officers were asked for their opinion on the need for permission and at an informal site meeting the family were told that they were entitled to site the caravan and that no planning permission was needed.
- Believes that there is a case for considering the current caravan to be a dwelling for an essential agricultural family member carrying out duties on the farm that are now beyond the capacity of the owner. The business of the farm involves both livestock management, mainly livery, and a series of leisure fishing ponds.
- This caravan has been in place for over 5 years and therefore has lawful place as a temporary structure if not as a permanent dwelling. There should be some mitigation in relation to any advice provided by officers at the time and an objective decision made on this point.
- The caravan replaces a previous caravan sited a few metres to the rear of this site. A question of whether or not this then extends the period of effective use of a caravan should be considered. Committee may ask why the actual caravan itself rather than a “generic” caravan sited in excess of 10 years is the determining factor. There will be case law where caravans sited for leisure and commercial use have provided a lawful use of other caravans on the same site even though not the same specific position. An example of this in my personal knowledge is where the site owner Mr. R. Grove of Carregllwyd at Port Eynon successfully defended action against the right to site caravans on fields used for camping.
- As a planning authority the Council has the power to make decisions on applications on both their merits, planning regulations and to interpret these in individual cases. There is always some flexibility in making a determination and there should always be the question asked “what is the harm” of any application. States that that this caravan and its use have no visual impact on the landscape, causes no obvious problems to anyone in the area, provides a home for an essential worker, supports a local business and family and reduces pressures on housing demands in the area.

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

The application site is located within the countryside and forms part of the wider property known as Aberdrychwallt Farm.

The application site specifically relates to a parcel of land on the approach to an existing farmyard, to the west of an existing farmhouse and caravan 'A' (see application ref. P2016/0287).

## **Brief description of proposal:**

The applicant seeks a Lawful Development Certificate (LDC) under Section 191 of the Town and Country Planning Act 1990 (as amended) in relation to the retention of a caravan on site as a dwellinghouse designated as C3 for the purposes of the Use Class Order. It is clear from the applicant's submission that he is seeking the retention of the caravan as a residential unit only.

It is noted that the application is for a legal certificate and is not an application for planning permission to retain the caravan. Accordingly, there has been no supporting evidence seeking to justify the caravan as an agricultural workers dwelling, nor has this formed part of the assessment below. It is, however, discussed under the enforcement matter at the end of the report.

## **Material Considerations:**

The main issue is whether, at the date of the application, the use / development claimed had achieved immunity from enforcement action due to the passage of time. The appropriate test is whether 'on balance of probability' sufficient evidence has been provided to substantiate such a claim.

Siting of a caravan constitutes a use of land and, therefore, the relevant test is whether the use began more than 10 years before the date of this application.

## Evidence Submitted

The application has been accompanied by the following evidence:

- Aerial imagery taken from Google Earth, marked by the applicant 2012.

- Photographs of the premises labelled 'Caravan in place Oct 2011'.
- 3 letters stating that a caravan has been present in the vicinity since the 1980s before being replaced with the current 'caravan'.
- Photograph showing Caravan 'A' (subject of separate application) and another caravan (identified as caravan 'B') in place dated 1995.
- Photographs dated October 2011 showing the caravan in place completed with tow hitches.
- An invoice dated 15/10/2011 showing the purchase of the mobile home.
- Letter of receipt from the trader acknowledging payment for the mobile home date 29/09/2011.
- Photographs dated spring 2012 showing the tow hitched removed and skirting positioned round the side of the caravan.
- Photographs dated September 2011 showing site clearance in anticipation of the new caravan.

### **Considering the evidence**

The onus of proof in a LDC application is firmly on the applicant.

Circular 24/97 (Welsh Office) para. 8.12

*The onus of proof in a LDC application is firmly on the applicant. While the LPA should always co-operate with an applicant seeking information they may hold about the planning status of land, by making records readily available, they need not go to great lengths to show that the use, operations, or failure to comply with a condition, specified in the application, is, or is not, lawful.*

The submitted evidence indicates that the caravan subject of this application was positioned on site in Autumn 2011. This contention is supported by a number of photographs and supporting statements. While the submissions make reference to a previous caravan elsewhere on the site as a whole, that caravan no longer exists. In any respect, that caravan is alleged to have been positioned in an area that does not form part of the LDC certificate submission. Therefore in the interest of clarity, the LDC submission and the evidence accompanying it has been assessed on the basis that the red line Location Plan submitted by the applicant comprises the planning unit.



In view of the above, it is considered that the applicant's claim of immunity of ten years continuous residential use cannot be proven, since the applicants own evidence demonstrates that it has only been sited since autumn 2011, which is significantly less than the ten years necessary to provide lawfulness in this case. The claim from Councillor Ellis that the caravan has been in place for over 5 years as a 'temporary' structure is also not supported by the evidence.

Submissions from the applicant, and supported by Councillor Ellis, note that a previous caravan existed on site in a different position, with a photograph allegedly from 1995 showing a caravan sited to the northeast of 'caravan B'. Councillor Ellis also notes that there is case law where caravans sited for leisure and commercial use have provided a lawful use of other caravans on site even though not in the specific same position.

In response, it is first noted that the 'description of proposal' section of this report has clarified the nature of this application, and the evidence submitted relates to the caravan in question and not the previous location of a caravan that is no longer present on site.

In any respect, there is no lawful use for the siting of a caravan in the location referred to in the photograph in question, nor any evidence to indicate the length of time such a structure was sited, or the use to which it was put. That caravan has also been removed from the site at an unspecified date. Therefore it is considered that no such lawful certificate could be issued, nor can the previous existence of another caravan at a different location to the northeast of the current caravan be relied upon to form part of the required ten years evidence relating to the use of the land (even if it were extended from the application site to incorporate the area on which a caravan was previously located). No case law has been supplied which would indicate that there are reasonable grounds to conclude otherwise.

The application caravan is claimed to have been used as single dwellinghouse for more than four years. Regardless of any supporting evidence which alludes to an immunity period of 4 years or more, this period of immunity will only be beneficial to the applicant in terms of obtaining a Certificate if the application structure were concluded to comprise a building and not a mobile home.

## **Is Caravan 'B' still a Caravan?**

The definition of a caravan is set out in section 29(1) of the Caravan Sites and Control of Development Act 1960 as “any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).” Therefore primarily a caravan must be movable and designed for human habitation.

The siting of a caravan normally constitutes a use of land, although it may be in permanent or semi-permanent residential use. If a caravan remains mobile, then it is likely that a use of land is involved.

To be deemed mobile, it is not essential that a caravan be moved on its wheels and axles or by a tow bar. It is enough that the unit can be picked up intact and put on a lorry crane or hoist. It can be craned onto a trailer and transported from one place to another, not necessarily down the access drive to the plot on which it's sited but rather down a hypothetical road.

A site visit by the case officer and the Planning Manager was undertaken to the application site. During this visit it was acknowledged that the structure retained the appearance of a static caravan. Following further inspection the applicant opened a door located in the skirting which ran along the bottom of the unit. When the officers looked through the door it was clear to see that the unit was still raised above the ground level and retained its mobility. The unit was not fixed in any way to a solid foundation and remained intact and almost identical to the photographs submitted as part of the application dated in the year 2011. It should be noted that in forming a judgement of fact as to whether or not a structure is a building for the purpose of the Act, the question of fixation is not conclusive but may depend on the degree of fixation.

Following the site visit, Officers are wholly satisfied as a matter of fact and degree that the structure could be removed without a large amount of dismantling, save for the removal of the skirting positioned around the bottom of the premises.

In view of the above investigative work it is concluded that the structure remains movable and therefore meets the definition of a Caravan/Mobile home rather than that of operational development, and that therefore the four year rule does not apply.

## **Enforcement Matters**

Having regard to the above, it is concluded that the siting of a caravan on the land and its use for residential purposes represents a breach of planning control against which enforcement action can be taken.

Councillor Ellis has stated that that the Planning Authority has the power to make decisions on application on both their merits, planning regulations and to interpret these in individual cases. He also considers there to be no 'harm' caused by the development. Whether the use of land in question is acceptable is not related to the current application, but instead forms part of the assessment of acceptability under the enforcement options.

In this regard, it is noted that there has been no supporting information regarding justification of the premises as an agricultural or rural enterprise workers dwelling. Discussions involving the applicant, Councillor Ellis and the Council's Development Manager – Planning have also led Officers to the clear conclusions that there are no grounds for the retention of the caravan for residential use, either in respect of the specific nature of the 'rural enterprise' - which would be unlikely to pass the required functional or financial tests of such a dwelling - while in any respect the 'farm' already has a dwelling, plus a lawful development certificate for a second dwelling is being considered concurrently with this application.

Accordingly, in the absence of any agricultural or rural enterprise justification, having regard to Planning Policy Wales and Technical Advice Note 6 (TAN6), it is concluded that the unauthorised development amounts to an unjustified form of residential development in the countryside, contrary to LDP Policies including Policy SP3 Sustainable Communities, Policy SC1 Settlement Limits and Policy BE1 Design.

A second recommendation is therefore made that enforcement action is taken to cease the existing residential use of the land and remove the unauthorised caravan and associated structures from the site, and to restore the land to its former condition.

## **Conclusion:**

The relevant test in an application for a certificate of lawfulness is whether, on the balance of probability, sufficient evidence has been provided, or is available, to demonstrate that development is lawful.

As detailed above, it is concluded that the applicant's evidence submitted is not enough to substantiate the applicant's claim that the land was utilised for residential use for a period of ten years and the structure does not qualify to be assessed under the 4 year rule as the retained mobility of the structure means that it must be considered as a caravan as opposed to a dwelling house. As such, the development is not considered to be lawful as defined under section 191 of the Town and Country Planning Act 1990 (as amended) and a lawful development certificate cannot be issued.

## **RECOMMENDATION:**

- (1) That the Lawful Development Certificate is refused on the grounds that insufficient evidence has been provided to demonstrate that the caravan has been in situ on the application site and used for residential purposes for in excess of ten years;
- (2) That enforcement action is authorised to cease the existing residential use of the land and remove the unauthorised caravan and associated structures from the site, and to restore the land to its former condition.

## SECTION B – MATTERS FOR INFORMATION

### APPEALS RECEIVED

#### a) Planning Appeals

**Appeal Ref:** A2016/0006      **Planning Ref:** P2016/0007

**PINS Ref:** APP/Y6930/A/16/3149080

**Applicant:** Ann Slattery-John

**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.

**Site Address:** 70 Neath Road, Tonna SA11 3DJ

**Start Date:** 19 May 2016

**Appeal Method:** Written Representations

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**Appeal Ref:** A2016/0007      **Planning Ref:** P2015/1081

**PINS Ref:** APP/Y6930/A/16/3150581

**Applicant:** Mrs Linda Rees

**Proposal:** Removal of conditions 1, 3 and 4 and variation of condition 2 of planning permission P2014/1102 approved 04/08/15.

**Site Address:** Crosswinds, 39 Cimla Common, Cimla, Neath

**Start Date:** 6<sup>th</sup> June 2016

**Appeal Method:** Hearing

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 26<sup>TH</sup> APRIL AND 10<sup>TH</sup> JUNE 2016

1	App No. P2014/0181	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 6 (Japanese Knotweed Treatment) of Appeal Ref. APP/Y6930/A/13/2201630 (granted on the 24/10/13)		
Location Plas Farm, Lane From Church Road To Plas Farm, Rhos Pontardawe, Swansea SA8 3JQ		
Decision Approval with Conditions		
Ward Rhos		

2	App No. P2014/0434	Type Discharge of Cond.
Proposal Details pursuant to condition 4 (surface water drainage scheme) of Appeal Ref: APP/Y6930/A/13/2201630 (Allowed on the 24/10/13) (Amended information received 07.03.16)		
Location Plas Farm, Lane From Church Road To Plas Farm, Rhos Pontardawe, Swansea SA8 3JQ		
Decision Approval with no Conditions		
Ward Rhos		

3	App No. P2015/0132	Type Vary Condition
Proposal Variation of Condition 1 of Planning Permission P2014/0052 to allow for an extension of time for the commencement of development by an additional 12 months.		
Location Land Rear Of Cefn Lodge Nursing Home, 16 Cefn Parc, Skewen, Neath SA10 6YR		
Decision Approval with Conditions		
Ward Coedffranc Central		

4	App No. P2015/0631	Type Full Plans
Proposal Erection of Industrial building (use class B1) and associated works (Amended info received tree report/survey, site plan, storm water drainage strategy, and design and access statement)		
Location Neath Abbey Business Park, Neath Abbey, Neath SA10 7DR		
Decision Approval with Conditions		
Ward Dyffryn		

5	App No. P2015/0692	Type Full Plans
Proposal	Installation of a Photovoltaic Solar Farm, access, infrastructure and associated works.	
Location	Land at Caegarw Farm, Margam, Port Talbot CF33 6PT	
Decision	Approval with Conditions	
Ward	Margam	

6	App No. P2015/0730	Type Outline
Proposal	Detached dormer bungalow (Outline with all matters reserved)	
Location	Land Adjacent To, 92 Brookfield, Neath Abbey, Neath SA10 7EL	
Decision	Refusal	
Ward	Bryncoch South	

7	App No. P2015/0788	Type Outline
Proposal	One detached dwelling (Outline application with all matters reserved)	
Location	4 Rowland Cottages, Varteg Row, Bryn, Port Talbot SA13 2RG	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

8	App No. P2015/0905	Type Full Plans
Proposal	Demolition of existing stable block and construction of 6 No. bungalows with associated works.	
Location	Former Stables, Baglan Park, Baglan, Port Talbot SA12 8PS	
Decision	Approved subject to s.106	
Ward	Baglan	

9	App No. P2015/0907	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 25 (stability report) of planning permission P2012/0638 allowed at appeal on the 8th July 2015	
Location	Land At Mynydd Brombil, Brombil Farm, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	



10	App No. P2015/0946	Type Vary Condition
Proposal Variation of non-material amendment condition and condition 7 of Planning Permission P2014/0821 approved on the 6th of July 2014 to allow variation of condition to list additional application detail and the re-wording of condition 7 to enable revised drainage works.		
Location Hendre Fawr, Mount Road, Rhigos		
Decision Approved subject to s.106		
Ward Glynneath		

11	App No. P2015/1028	Type Full Plans
Proposal Change of use of part of ground floor and first floor from Office (Use class B1) to three residential flats (use class C3), external alterations, demolition of existing garage and associated parking.		
Location Briton Ferry Police Station, 155 Neath Road, Briton Ferry, Neath SA11 2BX		
Decision Approval with Conditions		
Ward Briton Ferry East		

12	App No. P2015/1081	Type Vary Condition
Proposal Removal of conditions 1, 3 and 4 and variation of condition 2 of planning permission P2014/1102 approved 04/08/15		
Location Crosswinds, 39 Cimla Common, Cimla, Neath SA11 3SU		
Decision Approved subject to s.106		
Ward Neath South		

13	App No. P2015/1091	Type Householder
Proposal Two storey side and first floor rear extension including the creation of a new vehicle access.		
Location 3 Penscynor, Cilfrew, Neath SA10 8LF		
Decision Approval with Conditions		
Ward Aberdulais		

14	App No. P2015/1133	Type Outline
Proposal Two storey detached dwelling (Outline with all matters reserved)		
Location Land To The Rear Of, 11 Ynysderw Road, Pontardawe, Swansea SA8 4EG		
Decision Approval with Conditions		
Ward Pontardawe		

15	App No. P2016/0041	Type Vary Condition
Proposal	Variation of conditions 2 and 3 of P2014/627 granted on 23/10/14 to provide a new treatment room and reception area at ground floor	
Location	66 Commercial Road, Taibach, Port Talbot SA13 1LG	
Decision	Approval with Conditions	
Ward	Taibach	

16	App No. P2016/0045	Type Full Plans
Proposal	Retention of detached dog boarding kennel	
Location	Penrhiw Bungalow, Road From Goytre To Bryn, Bryn, Port Talbot SA13 2SG	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

17	App No. P2016/0047	Type Householder
Proposal	Two storey rear extension with roof space accommodation.	
Location	42 Llantwit Road, Neath SA11 3LB	
Decision	Approval with Conditions	
Ward	Neath North	

18	App No. P2016/0051	Type Full Plans
Proposal	Demolition and construction of replacement dwelling	
Location	56 Cwrt Y Carw, Coed Hirwaun, Port Talbot SA13 2TS	
Decision	Approval with Conditions	
Ward	Margam	

19	App No. P2016/0075	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 7 (verification report) of application P2014/0243 granted on 20/05/14	
Location	Port Talbot Parkway Railway Station, Cramic Way, Port Talbot SA13 1RU	
Decision	Approval with no Conditions	
Ward	Port Talbot	

20	App No. P2016/0086	Type Full Plans
Proposal Construction of flood relief channel, new access road to an existing pumping station and foul sewage line (Amended Plans received 4/4/16)		
Location Land at western end off, Gynneath Business Park, off Glynneath Road		
Decision Approval with Conditions		
Ward Glynneath		

21	App No. P2016/0107	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 2 (internal roads), condition 3 (construction method statement), condition 7 (traffic regulation order scheme), condition 9 (surface water drainage works), condition 11 (means of enclosure) of planning permission No. P2015/0456 granted on 23rd December 2015		
Location Morfa Afan, Dalton Road, Sandfields, Port Talbot SA12 6SL		
Decision Approval with no Conditions		
Ward Sandfields East		

22	App No. P2016/0118	Type Vary Condition
Proposal Variation of condition 1 of P2013/1006 granted on 18/2/13 to extend the duration of the consent for vertical wind turbine, meteorological monitoring mast and associated works for a further 48 months		
Location ABP Land, Docklands Margam Sands, Margam, Port Talbot		
Decision Approval with Conditions		
Ward Margam		

23	App No. P2016/0121	Type Full Plans
Proposal Retention and completion of change of use of an Office to 3 self contained flats. (Previously approved under Planning Permission P2012/0836) plus new wall / fence and engineering works to create off street car parking.		
Location 117 Swansea Road, Trebanos Pontardawe, Swansea SA8 4BN		
Decision Approval with Conditions		
Ward Trebanos		

24	App No. P2016/0122	Type Full Plans
Proposal	New shop front, removal and blocking up of windows and steel door to rear, installation of extraction flues, louvered grille and 2 no air conditioning units to rear elevation.	
Location	31 Green Street, Neath SA11 1DF	
Decision	Approval with Conditions	
Ward	Neath North	

25	App No. P2016/0126	Type Full Plans
Proposal	New shopfront with roller shutter and replacement of secondary door in front elevation with window	
Location	15 Pembroke Terrace, Aberavon, Port Talbot SA12 6LW	
Decision	Approval with Conditions	
Ward	Aberavon	

26	App No. P2016/0143	Type Householder
Proposal	Single storey rear extension with balcony above, two velux windows in rear projection of main roof and new front porch	
Location	57 Ascot Drive, Baglan, Port Talbot SA12 8YL	
Decision	Approval with Conditions	
Ward	Baglan	

27	App No. P2016/0144	Type Listed Building Cons
Proposal	Careful and controlled dismantling of 2 No. Headframe structures, in order to reduce the risk of collapse. Restoration and reinstatement of the structures Headframe 2 - within 3 years of dismantling; Headframe 1 - within 5 years of dismantling. Listed Building Consent.	
Location	Cefn Coed Colliery Museum, Neath Road, Crynant, Neath	
Decision	Approval with Conditions	
Ward	Crynant	

28	App No. P2016/0155	Type App under TPO
Proposal Works to oak tree covered by Tree Preservation Order No T246/T1, raise front crown to approximately 3m by removing limbs by approx. 2-3m. Crown raise and side prune tree to approximately 50% height of tree removing and reducing limbs by around 3-4 m at 3m height tapering in to around 1-1.5 branch length.		
Location Land Opposite, 24 Graig Parc, Longford, Neath SA10 7HB		
Decision Approval with Conditions		
Ward Dyffryn		

29	App No. P2016/0157	Type App under TPO
Proposal Works to trees covered by Tree Preservation Order T282 - T17 Sycamore - prune to provide 2.5 metres of clearance from house structure and reduce canopy by 1.5 metres.		
Location 8 Hazel Tree Court, Bryncoch, Neath SA10 7SZ		
Decision Approval with Conditions		
Ward Bryncoch South		

30	App No. P2016/0158	Type Listed Building Cons
Proposal Removal of existing brick/stone pillar and associated pedestrian gateway within western boundary wall. Infill with new low wall and railings to match existing. Introduction of kick-plate into southwestern corner of railings to prevent vegetation from falling into footway. (Listed Building Consent)		
Location Llewellyn Alms Houses, Leonard Street, Neath		
Decision Approval with Conditions		
Ward Neath North		

31	App No. P2016/0164	Type Change of Use
Proposal Retention and conversion of ground and lower ground floor to 2 No. self contained flats plus walled enclosure to front elevation.		
Location Park Hall, 29 Park Street, Lower Brynamman, Ammanford SA18 1TF		
Decision Approval with Conditions		
Ward Lower Brynamman		

32	App No. P2016/0165	Type Householder
Proposal	Single storey side extension, first floor side extension with balcony to front elevation plus detached garage and associated retaining works.	
Location	9 Pen Y Graig Road, Alltwen Pontardawe, Swansea SA8 3BS	
Decision	Approval with Conditions	
Ward	Alltwen	

33	App No. P2016/0169	Type Advertisement
Proposal	One internally illuminated fascia sign & one internally illuminated projecting sign	
Location	31 Green Street, Neath SA11 1DF	
Decision	Approval with Conditions	
Ward	Neath North	

34	App No. P2016/0172	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to planning permission P2015/0040, granted on 3.6.2015 increasing size of an existing opening to south elevation, reduction in the size of 3 no. windows to east elevation, front door amended to a double door, additional widow to the external fire escape to flat 12, buggy store and salon relocated within the existing building, the relocation of proposed bin store, additional window added to north elevation to serve the manager office.	
Location	Cysgodfa, Parkfield, Tonna, Neath SA11 3JX	
Decision	Approval with no Conditions	
Ward	Tonna	

35	App No. P2016/0180	Type Advertisement
Proposal	Retention of 2 No internally illuminated single sided static advertisement panels	
Location	Land Opposite Pharmacy, Brunel Way, Baglan Energy Park, Neath SA11 2GG	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry West	

36	App No. P2016/0183	Type Advertisement
Proposal	Retention of 2 No internally illuminated single sided static advertisement panels	
Location	Land Outside Of Morrisons, Christchurch Road, Baglan Industrial Estate, Port Talbot SA12 7BZ	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

37	App No. P2016/0185	Type Advertisement
Proposal	Retention of 1No double sided internally illuminated, static advertisement panels	
Location	Land Near Health Centre, Brunel Way, Baglan Energy Park, Baglan SA11 2GA	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry West	

38	App No. P2016/0186	Type Advertisement
Proposal	Retention of 2 No single sided internally illuminated static advertisement panels	
Location	Land Outside Water Street Business Centre, Water Street, Port Talbot SA12 6LF	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

39	App No. P2016/0187	Type Advertisement
Proposal	Retention of 2 No single sided internally illuminated static advertisement panels	
Location	Land Opposite Montage Jeunesse, Central Avenue, Baglan Energy Park, Port Talbot SA12 7AX	
Decision	Advert Approved with Std Cond	
Ward	Baglan	

40	App No. P2016/0188	Type Advertisement
Proposal	Retention of 2 No single sided internally illuminated static advertisement panels	
Location	Land Adjacent To Seaway Industrial Estate, Central Avenue, Baglan Energy Park, Port Talbot SA12 7BR	
Decision	Advert Approved with Std Cond	
Ward	Baglan	

41	App No. P2016/0192	Type Advertisement
Proposal	Retention of 1 No double sided internally illuminated static advertisement panels	
Location	Christchurch Road, Baglan Industrial Park, Port Talbot	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

42	App No. P2016/0193	Type Advertisement
Proposal	2 No single sided internally illuminated static advertisement panels	
Location	Outside Lodge Court, Neath Road, Briton Ferry, Neath SA11 2TJ	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry East	

43	App No. P2016/0194	Type Advertisement
Proposal	2 No single sided internally illuminated static advertisement panels	
Location	Opposite Our Lady of the Assumption Church, Neath Road, Briton Ferry, Neath	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry East	

44	App No. P2016/0195	Type Full Plans
Proposal	External alterations including new entrance lobby, projecting bay windows, blocking up existing windows and instalation of a new doorway. Removal of existing car park (21 spaces) and installation of astroturf pitch plus construction of 21 space car park.	
Location	Ysbyty Gellinudd, Lon Catwg, Gellinudd Pontardawe, Abertawe SA8 3DX	
Decision	Approval with Conditions	
Ward	Rhos	

45	App No. P2016/0199	Type Advertisement
Proposal	Retention 1 No double sided internally illuminated display panel	
Location	Land Adjacent To Astral Court, Central Avenue, Baglan Energy Park, Port Talbot SA12 7AX	
Decision	Advert Approved with Std Cond	
Ward	Baglan	



46	App No. P2016/0200	Type Advertisement
Proposal	Retention 1 No double sided internally illuminated display panel	
Location	Land Adjacent To Helios Way, Central Avenue Opposite Jet Vac, Baglan Energy Park, Por Talbot SA12 7BR	
Decision	Advert Approved with Std Cond	
Ward	Baglan	

47	App No. P2016/0201	Type Full Plans
Proposal	Alterations to drive through lane to provide side by side order point including new island, construction of two single storey extensions to front and rear of restaurant, alterations to parking layout, extension of existing enclosed waste facility and installation of one additional customer order display with associated canopy	
Location	Mcdonalds, Old Road, Baglan, Port Talbot SA11 2YW	
Decision	Approval with Conditions	
Ward	Baglan	

48	App No. P2016/0203	Type Householder
Proposal	First floor side extension	
Location	11 Pen Y Wern, Croeserw Cymmer, Port Talbot SA13 3PP	
Decision	Approval with Conditions	
Ward	Cymmer	

49	App No. P2016/0208	Type Full Plans
Proposal	Retention of part of first floor for use as a psychotherapy centre (Class D1)	
Location	Water Street Business Centre, Unit 5b, Water Street, Aberavon, Port Talbot SA12 6LF	
Decision	Approval with Conditions	
Ward	Aberavon	

50	App No. P2016/0209	Type Full Plans
Proposal	Change of use to a mixed use for the keeping of horses and as a residential caravan site comprising two caravans, including amenity building, hardstanding and improvement of access	
Location	Land At Riverside Stables, Pen Y Bryn, Pyle, Bridgend CF33 4HW	
Decision	Refusal	
Ward	Margam	

51	App No. P2016/0210	Type Householder
Proposal	Retention and completion of detached outbuilding	
Location	Glynaeron, 60 Neath Road, Resolven, Neath SA11 4AH	
Decision	Refusal	
Ward	Resolven	

52	App No. P2016/0211	Type Householder
Proposal	Single storey rear extension	
Location	11 Riverside Gardens, Glynneath, Neath SA11 5LA	
Decision	Approval with Conditions	
Ward	Glynneath	

53	App No. P2016/0213	Type Householder
Proposal	Demolition of existing single storey rear extensions, and construction of two storey rear extension.	
Location	27 Gelligron Road, Pontardawe, Swansea SA8 4LU	
Decision	Approval with Conditions	
Ward	Pontardawe	

54	App No. P2016/0214	Type Householder
Proposal	Single storey side extension	
Location	Ardwyn, 15 Tirbach Road, Ystalyfera, Swansea SA9 2HX	
Decision	Approval with Conditions	
Ward	Ystalyfera	

55	App No. P2016/0228	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2014/0973 (37 dwellings) to amend the internal layout and increase in first floor rear window size on House Type Aberglasney, Alteration to front projecting hip roof to a gable on house type Dryslwyn.		
Location Former Coleg Cwmtawe, Alltycham Drive, Pontardawe SA8 4JS		
Decision Approval with no Conditions		
Ward Pontardawe		

56	App No. P2016/0235	Type Change of Use
Proposal Change of use from Dwellinghouse (Class C3) to Care Home for 7 persons (Class C2) Removal of existing conservatory and replacement with single storey rear extension, conversion of existing integral garages to living accommodation, plus external alterations including alteration to and addition of windows and doors and installation of railings to enclose raised platform to rear plus alteration to access		
Location 3 Commercial Road, Rhydyfro Pontardawe SA8 4SL		
Decision Approval with Conditions		
Ward Pontardawe		

57	App No. P2016/0236	Type Vary Condition
Proposal Variation of conditions 14 & 17 in relation to details of Air Monitoring for Nox equipment and restricted hours of construction of Planning Permission P2014/0705 (Approved on the 26/09/14) in relation to waste wood Biomass fired power station.		
Location Margam Green Energy, Longlands Lane, Margam, Port Talbot SA13 2SU		
Decision Approval with Conditions		
Ward Margam		

58	App No. P2016/0239	Type Full Plans
Proposal Change of use of ground floor from former YMCA (Class D2) to café/diner (Class A3) and replacement of window with bi folding doors to front elevation.		
Location Community Centre, 224 Neath Road, Briton Ferry, Neath SA11 2AX		
Decision Approval with Conditions		
Ward Briton Ferry East		

59	App No. P2016/0240	Type Non Material Amendment (S96A)
Proposal Non material amendment to planning permission P2015/0039, granted on 2.7.2015 to replace double doors with a window, relocation of sun pipes to roof, obscure glazing to windows amended, laundry and flat locations relocated within the existing building store and parking bays omitted.		
Location Michaelstone Court, Michaelstone Terrace, Cwmavon, Port Talbot SA12 9AW		
Decision Approval with no Conditions		
Ward Bryn & Cwmavon		

60	App No. P2016/0241	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 23 (landscaping) of P2014/0104 granted on 27/8/2014		
Location Former Briton Ferry School, Heol Ynysymaerdy, Llansawel, Castell Nedd SA11 2TL		
Decision Approval with no Conditions		
Ward Briton Ferry East		

61	App No. P2016/0243	Type Full Plans
Proposal Change of use from Class A1 (Shops) to Class A2 (Financial and Professional)		
Location 29 Hunter Street, Briton Ferry, Neath SA11 2RL		
Decision Approval with Conditions		
Ward Briton Ferry East		

62	App No. P2016/0246	Type Full Plans
Proposal Detached split level dwelling, with associated access and off street parking (Amendment to Planning permission P2015/0623 approved on 04.12.15).		
Location Land At Compass Row, James Street, Pontardawe, Swansea SA8 4LS		
Decision Approval with no Conditions		
Ward Pontardawe		

63	App No. P2016/0247	Type Householder
Proposal	Single storey front extension	
Location	67 Western Avenue, Sandfields, Port Talbot SA12 7NB	
Decision	Approval with Conditions	
Ward	Sandfields West	

64	App No. P2016/0251	Type Full Plans
Proposal	Replace existing flat roof of the clubhouse lounge/bar with a pitched roof	
Location	Resolven Rugby Football Club, Ardwyn Terrace, Tan Y Rhiw Road , Resolven, Neath SA11 4LY	
Decision	Approval with Conditions	
Ward	Resolven	

65	App No. P2016/0253	Type Householder
Proposal	Retention of alterations to door and window openings to front and rear elevations and rear decking	
Location	Pencymmer Bungalow, Maesteg Road, Cymmer, Port Talbot SA13 3HS	
Decision	Approval with Conditions	
Ward	Cymmer	

66	App No. P2016/0260	Type App under TPO
Proposal	Works to 1 Oak tree comprising of the removal of deadwood, reduce lateral branches on the northern side of the canopy by 2-2.5m to suitable growth points, remove one lower limb to stem to tree covered by Tree Preservation Order Number T200/A9	
Location	20 Corner Meadow, Rhos Pontardawe, SA8 3DR	
Decision	Approval with Conditions	
Ward	Rhos	

67	App No. P2016/0263	Type Householder
Proposal	Single storey front extension	
Location	30 Marine Drive, Sandfields, Port Talbot SA12 7NL	
Decision	Approval with Conditions	
Ward	Sandfields West	

68	App No. P2016/0265	Type Householder
Proposal	Single storey rear extension	
Location	129 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DB	
Decision	Approval with Conditions	
Ward	Trebanos	

69	App No. P2016/0267	Type Householder
Proposal	Part two storey part single storey rear extension	
Location	94 Dulais Road, Seven Sisters, Neath SA10 9ES	
Decision	Approval with Conditions	
Ward	Seven Sisters	

70	App No. P2016/0268	Type Full Plans
Proposal	Proposed Adventure Golf Playground with Ancillary Serving Kiosk (A3) and associated works.	
Location	Land Opposite, 2 Promenade View, Sandfields, Port Talbot SA12 7NX	
Decision	Approval with Conditions	
Ward	Sandfields West	

71	App No. P2016/0269	Type Full Plans
Proposal	One detached three bed single storey bungalow with associated parking (Including submission of Acoustic Report) (Amended Plans Received 13/04/16 Corrected Location and Block Plan)	
Location	Land Adjacent To Fairview Bungalow, Main Road, Aberdulais, Neath SA10 8LE	
Decision	Refusal	
Ward	Aberdulais	

72	App No. P2016/0273	Type Householder
Proposal	Outbuilding	
Location	42 Cae Nant Terrace, Skewen, Neath SA10 6UP	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

73	App No. P2016/0274	Type Householder
Proposal	Single storey side extension with 4 velux rooflights, patio doors and balcony to first floor front roof and two velux windows to northern roof plane	
Location	18 Caerhendy, Afan Valley Road, Port Talbot SA13 2HA	
Decision	Approval with Conditions	
Ward	Port Talbot	

74	App No. P2016/0275	Type Householder
Proposal	Raise and widen existing hardstanding for car parking, galvanised railings and steps	
Location	29 Morlais Road, Margam, Port Talbot SA13 2AS	
Decision	Approval with Conditions	
Ward	Taibach	

75	App No. P2016/0278	Type Householder
Proposal	Single storey side extension	
Location	1 Twyn Yr Ynys, Cwmavon, Port Talbot SA12 9EY	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

76	App No. P2016/0279	Type App under TPO
Proposal	Works to trees covered by Tree Preservation Order Nos T88/A1, T88/A2 and T88/A3, and Group Order G1 – comprising of the felling of one Holly T6, the felling of one Horse Chestnut T1, reduce branches of Sycamore T4 to a suitable growth point (approx. 4m), reduce limb of Sycamore T8 to a suitable growth point (approx. 2m), crown lift to a group of 4 Sycamores G1 by 8m.	
Location	Land to the rear of, Garth Mor Court, Old Road , Briton Ferry, Neath SA11 2HW	
Decision	Approval with Conditions	
Ward	Neath East	

77	App No. P2016/0281	Type Full Plans
Proposal	One dwelling and detached garage	
Location	Plot 18, Owen Jones Way, Bryn SA13 2SG	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

78	App No. P2016/0283	Type Householder
Proposal	Two storey side extension	
Location	23 Webb Place, Sandfields, Port Talbot SA12 6AG	
Decision	Approval with Conditions	
Ward	Sandfields East	

79	App No. P2016/0284	Type Householder
Proposal	Single storey rear extension	
Location	Cefn Creyr, 14 Oak View, Cilfrew, Neath SA10 8LU	
Decision	Approval with Conditions	
Ward	Aberdulais	

80	App No. P2016/0286	Type Householder
Proposal	Conversion of garage into living accommodation (Library/Store room) to include blocking of garage door to cill level and insertion of window to front elevation	
Location	50 Ynys-Y-Wern, Cwmavon, Port Talbot SA12 9DQ	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

81	App No. P2016/0293	Type Householder
Proposal	Single storey rear extension	
Location	39 Mayfield Street, Port Talbot SA13 1EY	
Decision	Approval with Conditions	
Ward	Port Talbot	

82	App No. P2016/0295	Type Full Plans
Proposal	Construction of 2 No stand alone classroom buildings with associated landscaping	
Location	Playing Fields, Seaway Parade, Sandfields, Port Talbot	
Decision	Approval with Conditions	
Ward	Sandfields West	

83	App No. P2016/0297	Type Full Plans
Proposal	Retention of change of use from computer repair shop (Class B1) to café (Class A3)	
Location	7 High Street, Cwmavon, Port Talbot SA12 9BH	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	



84	App No. P2016/0298	Type App under TPO
Proposal	Works to 3 trees covered by Tree Preservation Order T1/A1- Area Order comprising of the reduction of one stem nearest garden by 2.5m and remove 1 lower branch over garden to stem to 1 No. Sycamore (T1), reduce height of Holly (T2) by 2.5m, reduce height of Oak (T3) by 2.5m.	
Location	60 Woodlands Park Drive, Cadoxton, Neath SA10 8AW	
Decision	Approval with Conditions	
Ward	Cadoxton	

85	App No. P2016/0300	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2014/0402 (Approved on 02/09/2015) to vary method statement outlining hedge translocation	
Location	Mynydd Y Gwrhyd, Near Rhydyfro, Pontardawe SA8 4TA	
Decision	Approval with Conditions	
Ward	Pontardawe	

86	App No. P2016/0302	Type Householder
Proposal	Detached garage with first floor games room	
Location	Grayson House, B4282 From Cwmavon To Bryn, Cwmavon, Port Talbot SA13 2RW	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

87	App No. P2016/0303	Type Conservation Area
Proposal	Demolition of fire damaged property, with retention of front elevation (Conservation Area Consent for Demolition)	
Location	30 Queen Street, Neath SA11 1DL	
Decision	Approval with Conditions	
Ward	Neath North	

88	App No. P2016/0308	Type Advertisement
Proposal	Illuminated fascia sign	
Location	15 Pembroke Terrace, Aberavon, Port Talbot SA12 6LW	
Decision	Advert Approved with Std Cond	
Ward	Aberavon	

89	App No. P2016/0311	Type Householder
Proposal	Single storey extension.	
Location	25 Newell Road, Skewen, Neath SA10 6ST	
Decision	Approval with Conditions	
Ward	Coedffranc North	

90	App No. P2016/0312	Type Householder
Proposal	First floor rear extension.	
Location	3 Llys Gwynfryn, Bryncoch, Neath SA10 7UB	
Decision	Approval with Conditions	
Ward	Bryncoch North	

91	App No. P2016/0314	Type Householder
Proposal	Single storey rear extension plus platform to the front of the dwelling to accommodate parking.	
Location	1 Gwyn Terrace, Mary Street, Crynant, Neath SA10 8SB	
Decision	Approval with Conditions	
Ward	Crynant	

92	App No. P2016/0317	Type Full Plans
Proposal	Change of use of existing sports pavilion to a clubhouse, external alterations and installation of roller shutter doors	
Location	Little Warren Playing Fields, Darwin Road, Sandfields, Port Talbot SA12 6BS	
Decision	Approval with Conditions	
Ward	Sandfields East	

93	App No. P2016/0318	Type App under TPO
Proposal	Remove 3 lower branches to lift canopy and removal of deadwood to 1 No Oak Tree (T26) Removal of 1 large limb over garden to stem 1 No Oak Tree (T27) TPO 274.	
Location	4 Princess Drive, Waunceirch, Neath SA10 7PZ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

94	App No. P2016/0319	Type App under TPO
Proposal	Felling of various shrubs and trees - Conifers, Aucuba, Connoneaster, Lilac, Salix sp- Removal to ground level and stump removal. (Conservation Area Notification)	
Location	Penybanc, Church Road, Cilybebyll Pontardawe, Swansea SA8 3JP	
Decision	Approval with Conditions	
Ward	Rhos	

95	App No. P2016/0321	Type LawfulDev.Cert-Exist
Proposal	Retention of house in multiple occupation (Class C4)	
Location	53 Tydraw Street, Port Talbot SA13 1BR	
Decision	Refusal	
Ward	Port Talbot	

96	App No. P2016/0325	Type Householder
Proposal	Single storey rear extension.	
Location	33 Taillwyd Road, Neath Abbey, Neath SA10 7DT	
Decision	Approval with Conditions	
Ward	Dyffryn	

97	App No. P2016/0327	Type Householder
Proposal	Detached garage with studio within roof space	
Location	Neuadd Drymmau, Drummau Road, Skewen, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc North	

98	App No. P2016/0332	Type Householder
Proposal	Single storey rear extension.	
Location	11 Walters Road, Cwmllynfell, Swansea SA9 2FH	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

99	App No. P2016/0335	Type Householder
Proposal	Two storey side extension incorporating granny annexe accommodation.	
Location	10 Maes Rhosyn, Rhos Pontardawe, SA8 3HT	
Decision	Approval with Conditions	
Ward	Rhos	

100	App No. P2016/0342	Type Householder
Proposal	Single storey rear extension.	
Location	29 Ty'n Yr Heol Road, Bryncoch, Neath SA10 7EA	
Decision	Approval with Conditions	
Ward	Bryncoch North	

101	App No. P2016/0344	Type Householder
Proposal	Detached garage and workshop (Amended Site Plan)	
Location	20 Cimla Road, Neath SA11 3PP	
Decision	Approval with Conditions	
Ward	Neath North	

102	App No. P2016/0345	Type Householder
Proposal	Bay window	
Location	24 Stratton Way, Court Herbert, Neath SA10 7BU	
Decision	Approval with Conditions	
Ward	Dyffryn	

103	App No. P2016/0346	Type Householder
Proposal	Single Storey Rear Extension.	
Location	6 Cloda Avenue, Bryncoch, Neath SA10 7FH	
Decision	Approval with no Conditions	
Ward	Bryncoch South	

104	App No. P2016/0348	Type Discharge of Cond.
Proposal	Details pursuant to condition 4 (External materials) of Planning Permission P2014/0326 (Approved on the 14/11/14 for a Barn Conversion)	
Location	Alltwen Ganol Farm, Alltwen Hill, Pontardawe SA5 3BP	
Decision	Approval with no Conditions	
Ward	Alltwen	

105	App No. P2016/0349	Type Householder
Proposal	Single storey rear extension and outbuilding	
Location	4 Heol Y Mynydd, Glyncorwg, Port Talbot SA13 3BT	
Decision	Approval with Conditions	
Ward	Glyncorwg	

106	App No. P2016/0350	Type Discharge of Cond.
Proposal	Details pursuant to condition 2 (External materials) of Planning Permission P2014/0319 (Approved on the 14/11/14 for a Rear Extension)	
Location	Alltwen Ganol Farm, Alltwen Hill, Alltwen, Pontardawe SA8 6AB	
Decision	Approval with no Conditions	
Ward	Alltwen	

107	App No. P2016/0352	Type LawfulDev.Cert-Exist
Proposal	Lawful development certificate for an existing car port.	
Location	Gwynant, Coedffaldau Road, Rhiwfawr, Swansea SA9 2RL	
Decision	Approval with no Conditions	
Ward	Cwmllynfell	

108	App No. P2016/0353	Type Householder
Proposal	Two storey rear extension, raised decking, canopy to front elevation, first floor window to side elevation, plus creation of vehicular access to serve hardstanding for off street parking.	
Location	5 Oak View, Cilfrew, Neath SA10 8LU	
Decision	Approval with Conditions	
Ward	Aberdulais	

109	App No. P2016/0355	Type Change of Use
Proposal	Retention of offices (Use Class B1) to part ground floor (Rear), first floor and 2nd Floor.	
Location	24 Queen Street Back, Neath SA11 1EE	
Decision	Approval with Conditions	
Ward	Neath North	

110	App No. P2016/0359	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (Certificate of Lawful Development (proposed)).	
Location	33 St Helier Drive, Sandfields, Port Talbot SA12 7AW	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields West	

111	App No. P2016/0360	Type Householder
Proposal	Single storey rear extension and raised decking	
Location	184 Main Road, Bryncoch, Neath SA10 7TT	
Decision	Approval with Conditions	
Ward	Bryncoch North	

112	App No. P2016/0363	Type Discharge of Cond.
Proposal	Details pursuant to Condition 2 (samples of Gabian Baskets) of Planning Permission P2015/1042 (Approved on the 9/2/16)	
Location	Phase 1B, Coed Darcy, Llandarcy	
Decision	Approval with Conditions	
Ward	Coedffranc West	

113	App No. P2016/0364	Type Householder
Proposal	Alterations to external appearance and replacement car parking to allow for conversion of garage to living accommodation and hardstanding.	
Location	141 Crymlyn Parc, Skewen, Neath SA10 6EF	
Decision	Approval with Conditions	
Ward	Coedffranc West	

114	App No. P2016/0366	Type Householder
Proposal	Hipped tiled roof to replace existing flat roof on rear extension.	
Location	7 Hodgsons Road, Godre'r Graig, Swansea SA9 2DJ	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

115	App No. P2016/0367	Type Advertisement
Proposal	Installation of 2 no. new signs and the relocation of 4 existing signs to include 1 no. free standing internally illuminated rotating two bay totem sign, 1 no. side by side directional sign, 2 no. internally illuminated totem presale board, no. 1 hero board with illuminated display panel, 1 no. gateway sign with internally illuminated sign.	
Location	Mcdonalds, Old Road, Baglan, Port Talbot SA11 2YW	
Decision	Advert Approved with Std Cond	
Ward	Briton Ferry East	

116	App No. P2016/0368	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to application P2015/0621 to amend the rear elevation of the single storey side extension by the removal of existing garage from the approved development	
Location	62 Wildbrook, Taibach, Port Talbot SA13 2UN	
Decision	Approval with no Conditions	
Ward	Taibach	

117	App No. P2016/0371	Type Full Plans
Proposal	Siting of a temporary "active classroom" building for a period of five years.	
Location	Learning and Resource Centre, Fabian Way, Crymlyn Burrows SA1 8EN	
Decision	Approval with Conditions	
Ward	Coedffranc West	

118	App No. P2016/0373	Type Householder
Proposal	Scooter store to front garden.	
Location	7 Bryn Awel, Cimla, Neath SA11 1JF	
Decision	Approval with Conditions	
Ward	Neath South	

119	App No. P2016/0374	Type Householder
Proposal	Retaining works plus installation of external lift.	
Location	23 Bethesda Road, Ynysmeudwy Pontardawe, Swansea SA8 4QQ	
Decision	Approval with Conditions	
Ward	Pontardawe	

120	App No. P2016/0379	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (Certificate of Lawful Development - Proposed)	
Location	10 Efail Fach, Pontrhydyfen, Port Talbot SA12 9TY	
Decision	Issue Lawful Dev.Cert.	
Ward	Pelenna	

121	App No. P2016/0383	Type Full Plans
Proposal	Five and four storey academic building with associated soft and hard landscaping.	
Location	Swansea Bay Campus, Fabian Way, Crymlyn Burrows, Neath SA1 8EN	
Decision	Approval with Conditions	
Ward	Coedffranc West	

122	App No. P2016/0386	Type Householder
Proposal	External cladding to existing dwelling plus porch and side extension	
Location	Gate Cottage, Drummau Road, Skewen, Neath SA10 6NW	
Decision	Approval with Conditions	
Ward	Coedffranc North	

123	App No. P2016/0387	Type Householder
Proposal	First floor rear extension.	
Location	17 Oakfield Road, Pontardawe, Swansea SA8 4LD	
Decision	Approval with Conditions	
Ward	Pontardawe	

124	App No. P2016/0390	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a proposed alteration from a flat roof to a ridged roof.	
Location	20 Stanley Place, Cadoxton, Neath SA10 8BE	
Decision	Approval with no Conditions	
Ward	Cadoxton	

125	App No. P2016/0393	Type Householder
Proposal	Two storey rear extension.	
Location	4 Dan Y Coed, Cwmavon, Port Talbot SA12 9NH	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

126	App No. P2016/0395	Type Householder
Proposal	Single storey front extension.	
Location	119 March Hywel, Calfrew, Neath SA10 8ND	
Decision	Approval with Conditions	
Ward	Aberdulais	



127	App No. P2016/0400	Type Householder
Proposal	Detached garage	
Location	4 Wern Road, Skewen, Neath SA10 6DN	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

128	App No. P2016/0401	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension - Lawful Development Certificate Proposed	
Location	27 Wildbrook, Taibach, Port Talbot SA13 2UL	
Decision	Issue Lawful Dev.Cert.	
Ward	Taibach	

129	App No. P2016/0407	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to planning permission P2015/0649 (approved on the 09/11/2015) for the reserved matters of buildings 13/14/17/18 to allow for the introduction of stone detailing to gable elevation of building 13, increase parapet walls and additional architectural detailing.	
Location	Swansea University Campus, Fabian Way, Crymlyn Burrows, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

130	App No. P2016/0408	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to planning permission P2015/0648 (approved on the 23/12/2015) for construction of a 5 storey residential building to allow for the removal of roof cross walls, plus architectural enhancements including stonework rustication.	
Location	Learning and Resource Centre, Fabian Way, Crymlyn Burrows SA1 8EN	
Decision	Approval with Conditions	
Ward	Coedffranc West	

131	App No. P2016/0418	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear and side extension - Certificate of Lawful Development Proposed	
Location	4 Goytre Close, Goytre, Port Talbot SA13 2YL	
Decision	Issue Lawful Dev.Cert.	
Ward	Taibach	

132	App No. P2016/0421	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a proposed single storey rear extension.	
Location	3 Maes Gwyn, Aberdulais, Neath SA10 8LD	
Decision	Issue Lawful Dev.Cert.	
Ward	Aberdulais	

133	App No. P2016/0428	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a proposed single storey side extension.	
Location	20 Bronywawr, Pontardawe, Swansea SA8 4JY	
Decision	Issue Lawful Dev.Cert.	
Ward	Pontardawe	

134	App No. P2016/0440	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 5 (Foul drainage details) of Appeal Ref. APP/Y6930/A/13/2201630 (granted on the 24/10/13)	
Location	Plas Farm, Lane From Church Road To Plas Farm, Rhos, Pontardawe SA8 3JQ	
Decision	Approval with no Conditions	
Ward	Rhos	

135	App No. P2016/0448	Type LawfulDev.Cert-Prop.
Proposal	Lawful development certificate for a Single storey rear extension.	
Location	57 Cook Rees Avenue, Neath SA11 1JT	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath South	

136	App No. P2016/0459	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for the construction of a Ground Floor Shower Room rear extension	
Location	48 Varteg Road, Ystalyfera, Swansea SA9 2EL	
Decision	Issue Lawful Dev.Cert.	
Ward	Ystalyfera	

137	App No. P2016/0486	Type Prior Notif.Eccl.
Proposal	Ecclesiastical Exemption Certificate to replace existing internal wooden doors to the south porch with an internal glass porch	
Location	St David's Church, St David's Street, Neath SA11 3AA	
Decision	No Objections	
Ward	Neath North	

138	App No. P2016/0492	Type Non Material Amendment (S96A)
Proposal	Non Material Amendment to application P2016/0056-One additional Valex type roof light to front roof plane.	
Location	Old Hall, Church Road, Cadoxton, Neath SA10 8AU	
Decision	Approval with no Conditions	
Ward	Cadoxton	

139	App No. P2016/0501	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey rear extension	
Location	66 Derwydd Avenue, Gwaun Cae Gurwen, Ammanford SA18 1PG	
Decision	Issue Lawful Dev.Cert.	
Ward	Gwaun-Cae-Gurwen	

140	App No. P2016/0502	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) for a single storey rear extension	
Location	27 Furzeland Drive, Bryncoch, Neath SA10 7UF	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch North	

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