



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 13 SEPTEMBER 2016***

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

***(SITE VISIT LEAVING PORT TALBOT AT 11.30AM)***

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on the 24 August 2016 (*Pages 5 - 10*)
3. To Request Site Visit(s) from the Applications Presented

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

#### **SECTION A - MATTERS FOR DECISION**

#### **Planning Application subject to Members Site Visit Leaving Port Talbot Civic Centre at 11.30am – Recommended for Approval**

4. **Application No: P2016/0271** (*Pages 11 - 34*)  
Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road – 1 Cambrian Place and 45 Abbey Road, Port Talbot. SA13 1HD

### **Planning Applications Recommended for Approval**

5. Application No: P2016/0468 (*Pages 35 - 44*)  
Block of 4 self contained flats, plus associated parking and engineering works. Car Park, Wembley, Neath. SA11 2AT

### **Tree Preservation Order Applications Recommended for Refusal**

6. Application No: P2016/0536 (*Pages 45 - 50*)  
Felling of 1 No.Sycamore Tree protected by Tree Preservation Order T285/T4 at 35 Nant Celyn, Crynant, Neath. SA10 8PZ

### **Section B - Matters for Information**

7. Delegated Applications Determined between 16th August 2016 and 6th September 2016 (*Pages 51 - 62*)
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**

**Wednesday, 7 September 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,  
Mrs.L.G.Williams and A.J.Taylor

**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**

**Members Present:**

**24 August 2016**

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

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

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

**Local Members** Councillor S.Rahaman

**Officers In Attendance** Mrs.N.Pearce, S.Ball, I.Davies, T.Davies,  
Mrs.J.Woodman-Ralph and Ms.C.Plowman

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1. **MINUTES OF THE LAST MEETING**

**RESOLVED:** That the Minutes of the Planning Committee held on the 2 August 2016 as circulated, be confirmed as a true record.

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

**RESOLVED:** That the following application recommended for approval, as detailed in the circulated report, be deferred for a site visit by the Planning Committee.

Application No: P2016/0271

Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road. 1 Cambrian Place and 45 Abbey Road, Port Talbot. SA13 1HD

Reason:

To enable Members to assess the impact upon the character and appearance of the surrounding area and highway safety having regard to traffic movements and car parking.

(Note: An amendment sheet in relation to P2016/0271 was circulated prior to the meeting).

3. **APPLICATION NO: P2008/0798 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND ALTERATIONS TO EXISTING ACCESS AT FORGE WASHERY, LOWER BRYNAMMAN, AMMANFORD.**

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

**RESOLVED:** That in accordance with Officers recommendation subject to the Conditions as detailed in the circulated report, the Application be approved.

4. **APPLICATION NO: P2015/1128 - INTEGRATED TRANSPORT HUB INCLUDING NEW HIGHWAY ARRANGMENT, BUS CANOPY, STAFF FACILITY BUILDING, KIOSK BUILDING (CLASS A1 AND A3), TAXI AREA, HARD AND SOFT LANDSCAPE WORKS AND PEDESTRIAN AREAS AT PORT TALBOT PARKWAY RAILWAY STATION, CRAMIC WAY, PORT TALBOT. SA13 1RU.**

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

(Note: An amendment sheet in relation to P2015/1128 was circulated prior to the meeting).

**RESOLVED:** That in accordance with Officers recommendation subject to the Conditions as detailed in the circulated report and the amendment sheet the Application be approved.

5. **APPLICATION NO: P2016/0545 - REAR AND SIDE RAISED PATIO TO GROUND FLOOR LEVEL AT 3, ASCOT DRIVE, BAGLAN, PORT TALBOT. SA12 8YL**

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

**RESOLVED:** That in accordance with the Officer recommendation and subject to the Conditions as set out in the circulated report, the Application be approved.

6. **APPLICATION NO: P2016/0117 - ROAD SIDE SERVICE AREA COMPRISING OF PETROL FILLING STATION AND KIOSK, DRIVE-THRU COFFEE SHOP, CAR PARKING, VEHICULAR ACCESS AND ASSOCIATED WORKS AT LAND AT GLYNNEATH BUSINESS PARK, ADJACENT TO A465, GYNNEATH, NEATH.**

The application was brought for consideration by Committee by the late Cllr.A.Siddley.

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

(Note: An amendment sheet in relation to P2016/0117 was circulated prior to the meeting).

In accordance with the Council's approved Public Speaking Protocol Mr.G.Wardell (supporter of the development) addressed the Planning Committee.

**RESOLVED:** That in accordance with the Officer recommendation as set out in the circulated report, the Application be refused.

7. **APPLICATION NO: P2016/0254 - PROPOSED  
PUB/RESTAURANT, ACCESS, CAR PARKING, LAYOUT AND  
ASSOCIATED WORKS (OUTLINE PERMISSION WITH MEANS OF  
ACCESS AND LAYOUT TO BE AGREED AT LAND AT  
GLYNNEATH BUSINESS PARK, ADJACENT TO A465,  
GLYNNEATH, NEATH.**

The application was brought for consideration by Committee by the late Cllr.A.Siddley.

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

(Note: An amendment sheet in relation to P2016/0254 was circulated prior to the meeting).

In accordance with the Council's approved Public Speaking Protocol Mr.G.Wardell (supporter of the development) addressed the Planning Committee.

**RESOLVED:** That in accordance with Officers recommendation as set out in the circulated report, the Application be refused.

(Note: with regard to the amendment sheet referred to previously, on which the Chair had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and 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).

8. **DELEGATED APPLICATIONS DETERMINED**

Members received a list of Planning Applications which had been determined between the 26<sup>th</sup> July and 15<sup>th</sup> August 2016.

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



9. **APPEALS DETERMINED**

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

Appeal Ref: A2016/0004

Residential Development comprising 78 dwellings with associated demolition of 141 Dinas Baglan Road, access and engineering works (application for outline planning permission with details of access to be agreed.)

Decision: Dismissed

**CHAIRPERSON**

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

### **Planning Applications Recommended For Approval Following Members Site Visit**

<b><u>APPLICATION NO:</u> P2016/0271</b>	<b><u>DATE:</u> 16/03/2016</b>
<b>PROPOSAL:</b>	Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road.
<b>LOCATION:</b>	1 CAMBRIAN PLACE & 45 Abbey Road, Port Talbot SA13 1HD
<b>APPLICANT:</b>	Mr A Holden
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Port Talbot

### **Background Information**

This application is reported to Committee at the request of the local Ward Member, Councillor Rahaman, on the grounds that the development will increase the footprint of the development to the entire plot, increase the height to a 2 storey building, the change in orientation of the existing rear building and further single storey extension with a high pitched roof will be overbearing on neighbouring property (no 2 Cambrian Place) creating a feeling of enclosure and will have a significant detrimental impact on the amenity and enjoyment of their property, and affect the light and air currently enjoyed. It was presented to the Planning Committee on the 23<sup>rd</sup> August 2016 where it was deferred for a site visit for the following reason:

To enable Members to assess the impact upon the character and appearance of the surrounding area and highway safety having regard to traffic movements and car parking.

The report has also been updated to reflect late correspondence which was received following the publication of the previous report.

### **Planning History**

The site (including no. 1 Cambrian Place to the front) has the following relevant planning history: -

- **P1997/1456** Conversion of dwelling into 2 no. flats, rear extension and the change of use of existing garage /store to a retail unit\* – Approved 19.2.1998

This consent included the following condition: -

(3) Prior to the change of use taking place 3 No. car parking spaces shall be provided within the curtilage of the property, in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority. The car parking area shall be provided prior to the occupation of the flat hereby approved and thereafter not be used for any purpose other than car parking.

Reason

To comply with the requirements of the Local planning authority concerning off-street car parking.

It is noted that no such scheme for parking was submitted to the LPA for approval.

\* The permission also excluded the change of use of the garage/store (the building subject to this application)

- **P2000/0891** Retention of existing use of a builder's office and store, resiting of office within building and alterations to front elevation – Approved 12.12.2000 (45 Abbey Road)

This permission included a number of restrictive conditions, including a requirement for the windows serving the first floor store facing to the rear of 1 Cambrian Place to be part-obscurely glazed (condition 1); a restriction on no outside storage (2) and restriction on use to a builders store and ancillary office and for no other purpose.

- **P2006/1649** Retrospective application for a change of use from a sweet shop to an estate agency – approved 15.12.2006 (1 Cambrian Place)

## **Enforcement History:**

It is also of note that there was an investigation into residential use of the existing outbuilding a number of years ago, following which an Enforcement Notice was issued on 6<sup>th</sup> July 2010 in respect of “Changing use of outbuilding to two residential flats”.

The Enforcement Notice was served (in summary) because the use had no parking and that it would lead to an increase in parking problems along Abbey Road. No appeal was submitted against the notice, the residential use subsequently ceased and the Notice was complied with.

## **Publicity and Responses**

Head of Engineering & Transport (Highways) – No objection

Head of Engineering & Transport (Drainage) – No objection, subject to conditions

Biodiversity Section – No objection

Environmental Health – No objection, subject to condition

Wales and West Utilities – No objections subject to conditions

One neighbouring property was consulted and a notice was posted on site. In response, 4 letters of objection were originally received in relation to the application. (1 letter has been signed by 4 properties and 2 letters are from the same objector). Since the last Committee report was published a significant level of further correspondence has been received on behalf of one neighbouring property which was summarised in the amendment sheet. This has now been incorporated into this report.

The objections are extensive but can be summarised as follows: -

- The proposed increase in the footprint, height and change in orientation of the 45 Abbey Road and an extension which will filling the whole space will be overbearing to the neighbouring property.
- The development will create a feeling of enclosure and will have a significant detrimental impact on the enjoyment and amenity of the neighbouring property, affecting the light and air currently enjoyed.

- The scale of the development is inappropriate to the site as the development represents a 100% development of the footprint of no. 45 Abbey Road. Apart from a doors width the development represents a continuous build of the property.
- The proposed dwelling is to be constructed on the common boundary which the neighbouring property has not given permission for.
- The development is an overdevelopment and over intensification of the use of the site and will be overbearing to the neighbouring property.
- The development reduces the amenity space of the ground floor flat at 1 Cambrian Place and there is no amenity space for the proposed dwelling.
- Lack of parking facilities or cycle storage for the proposed dwelling and consequent increase in on street parking.
- Access to the neighbouring garage will be effected
- It is suggested that the dwelling could be split into two separate residential units in the future
- The objector considers just because there is a bus stop nearby it will not guarantee that public transport will be used
- The agents submitted photographs are not dated or current
- The proposed dwelling is located on a busy road where vision is restricted by parked vehicles
- The previous consented use as a builders store and office was restricted by conditions
- Design of the proposal
- Comments regarding the behaviour of the former tenants of the property
- Question the need for this type of housing having regard to the Joint Housing Land Availability Study.
- The proposed external materials of the dwelling cannot be stated as enhancing the area
- The dwelling located on the common boundary will affect the health and wellbeing of the neighbouring property's occupants
- The addition of a new window to the ground floor flat at Cambrian Place will reduce the feeling of safety and security for the flat
- All other properties in area have single storey garages with garden space. No other property is developed on 100% of the plot.
- The proposal provides no landscaping
- The development has not taken into consideration secured by design
- The development does not comply with various points of Policy BE1 design of the Local Development Plan

- The development contravenes the previous planning consent for 1 Cambrian Road which required the provision of 3 no. parking spaces
- Impact of the development on the privacy, sunlight and microclimate
- Why the planning statement is has been retitled to include the existing flats at 1 Cambrian Place and include the “minor” works to the existing flats
- Height differences between the existing property 1 Cambrian Place and the proposed dwelling as described in the submitted planning statement
- The existing flat will have to take their refuse bin through the dwelling to the pavement.
- No refuse storage areas have been provided for the existing first floor flat and the retail unit at 1 Cambrian Place
- Although both 1 Cambrian Place and 45 Abbey Road are under the same ownership concern is if the properties are sold separately then the proposed refuse area for no 45 could be sold separately and 45 would be left with no refuse area.
- A Members site visit is requested on grounds including that a presentation and photos cannot show the full impact of the proposed development on their adjacent property, which is considered to be over-bearing, over-development and not proportionate for the site.
- The development will cause parking problems and highway safety for drivers, pedestrians and children walking to the local school, including poor visibility from Cambrian Place to Abbey Road.
- Although there is planning permission for the outbuilding/garage(referred to as 45, Abbey Road) to be used as a builder’s office, it is not currently in use, and had many restrictions including: - that the building should only be used between the hours of 0800 and 1800 Mon to Friday and between 0800 and 1300 on Saturday and at no time on Sundays and Public Holidays; no retail sales; office to be used solely for carrying out duties associated with the business and not as a general office for people to call into to arrange works or payment.
- The property is not currently in use as a flat as claimed by the applicant.
- Only the Shop at the front of 1 Cambrian Place has ever had planning permission for retail, namely as a sweet shop and as an Estate Agents. 1997/1456 (1, Cambrian Place - Conversion of House into Two Flats and Rear Extension) excluded the change of use of the garage to any retail use “because the conversion of the garage to a retail premises

is considered to be an over development of the site and detrimental to highway safety”.

- The raising of the roof of the garage was illegal and done without proper building control.
- The former use was not carried out in accordance with the imposed conditions.
- An enforcement notice has previously been served on the property due to lack of parking.
- Permission will not be granted to build on the boundary.

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

The application site comprises land located at the junction of Cambrian Place and Abbey Road, Port Talbot, occupied by two separate buildings, no. 1 Cambrian Place and no. 45 Abbey Road. The site is located in an area predominately residential in character with the majority of the housing being traditional terraced properties.

No. 1 Cambrian Place is an end of terraced property which consists of a ground floor retail unit, currently utilised as a bicycle shop fronting Cambrian Place, one ground floor self-contained flat which is accessed off a pedestrian gate located on the Abbey Road frontage and a self-contained flat to first floor which is directly accessed off Abbey Road. The property is finished in a number of external materials including stonework, facing brickwork, render and dash. The roof of the property is concrete tiles and slate.

No. 45 Abbey Road comprises a detached building, located to the rear of the main building at no. 1 Cambrian Place, and fronting onto Abbey Road. The building occupies the full depth of the site and up to the edge of the rear lane. The building is part single storey and part two storey (with an offset gable fronting Abbey Road), being finished in rough render. It is understood that previously the site was occupied by a stable which was extended. The change of use of the building to a builders store and office was granted planning permission retrospectively in December 2000 (ref. P2000/0891)

The site is located within the settlement limits as defined by Policy SC1 of the Neath Port Talbot Local Development Plan.



## **Brief Description of Proposal**

The submitted detailed application indicates that it is proposed to demolish the existing building at 45 Abbey Road and construct a detached dwelling. It is also proposed to create a new window opening and pedestrian door to the ground floor flat at 1 Cambrian Place along the side elevation fronting Abbey Road.

The proposed new dwelling will front on to Abbey Road and will occupy the full depth of the plot, 6.1 metres and extend for a width of 9.2 metres. The dwelling will consist of a two storey element with a single storey side wing. The dwelling has been design so the roofs will run parallel to Abbey Road having an eaves height of 4.6 metres rising to a ridge height of 6.26 metres for the two storey element and an eaves height of 2.5m rising to a ridge height of 4.2 metres for the single storey element.

The proposed dwelling will provide a kitchen diner and a bedroom with ensuite facilities at ground floor. The first floor will accommodate a bedroom with ensuite facilities.

The front elevation which fronts Abbey Road will have a pedestrian door and 3 windows serving the kitchen diner. There will be two further windows onto Abbey Road at first floor which serve the bedroom and ensuite.

The side elevation which fronts the rear lane will have a single window at ground floor serving the living area and another at first floor serving the bedroom. The other side elevation which overlooks the proposed dwelling's amenity area has a single ground floor window serving the bedroom. There are no proposed windows to the rear elevation which is located on the common boundary with the neighbouring property no. 2 Cambrian Place.

The dwelling will be finished in pebble dash and will have a pitched roofs of concrete tiles.

The submitted plans indicate a pathway to the side of the dwelling leading to a wall area which allows for bin storage and a small amenity area, there are no landscaping proposals for this area.

There will be no car parking facilities provided within the curtilage of the proposed dwelling.

## **EIA Screening/Scoping Opinion & Habitat Regulations**

As the development is neither Schedule 1 nor Schedule 2 Development on the EIA Regulations, a screening opinion will not be required for this application

### **Material Considerations**

The main issues concern the general principle of residential redevelopment, having particular regard to the history of the site, together with the impact of the proposal upon visual and residential amenity, and highway and pedestrian safety.

### **Policy Context**

#### National Policy / Guidance

Planning Policy Wales (Edition 8, 2016) notes at paragraph 9.2.13 that:

“Sensitive design and good landscaping are particularly important if new buildings are to be fitted successfully into small vacant sites in established residential areas.”

Further advice contained in paragraphs 9.3.3 and 9.3.4 warn that insensitive, infilling or the cumulative effects of development should not be allowed to damage an area’s character and amenity. In determining applications local planning authorities should ensure that the proposed development does no damage an area’s character and amenity.

TAN 12 – Design (2009) is also of relevance.

#### Local Development Plan

The Development Plan comprises the Neath Port Talbot Local Development Plan, within which the following Policies are of relevance:

- Policy BE1 Design
- Policy SC1 Settlement Limits
- Policy TR2 Design and Access

## **Principle of Residential development**

As the proposed site is located within the SC1 settlement limits defined in the Local Development Plan, the principle of a residential development is generally acceptable, provided the development accords with other criterion-based Policies within the Plan, notably relating to the need to ensure there are no highway, amenity or service objections.

With regards to the issue of affordable housing, as the application site is only capable of providing one dwelling, the developer would not be required to provide any affordable housing as the development would be under the threshold set in the Local Development Plan and emerging Supplementary Planning Guidance.

## **Visual Amenity**

Policy BE1 requires that all development proposals demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where specified criteria are satisfied, with the following of relevance to this proposal: -

- (1) It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
- (2) It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
- (3) It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;
- (4) It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
- (6) It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);

The application site is located within an established residential area which is predominantly characterised by traditional two storey terraced properties, many with garages accessed off the rear lanes. The application site, although located to the rear of no. 1 Cambrian Place, fronts onto Abbey Road. The pattern of development is such that there are existing properties which front onto Abbey Road and other end of terrace properties, which have the side elevations fronting Abbey Road.

The site is currently occupied by a part single, part-two storey building, which has an authorised commercial use. The building has been vacant for a number of years (other than its unauthorised residential use detailed above) and the appearance of the building and site is currently considered to contribute little to the character of the area, and could be argued to detract from such character due to its offset gable roof, external box shutter and disparate fenestration.

It is proposed to replace this property with a new residential property, which would differ from the existing building as follows: -

- Frontage Width – Increase from 7.8m existing width to 9.2m
- Two-Storey element
  - Width - increase from approx. 4.85m wide to 5m wide;
  - Eaves height - increase from approx. 3.5 / 3.9m (offset) to 4.6m
  - Ridge Height - increased from 4.9m to 6.26m (with roof form changed to side-on gable to reflect main building at Cambrian Place)
- Single-Storey element
  - Width - increased from 3.1m (2m at rear) to 4.2m
  - Ridge height – Increase from 2.9m (maximum lean-to height) to 4.16m (Roof form changed from lean-to to side-facing gable to reflect adjacent roof form).

While the objector has stated that the ‘as built’ height should not be considered as the baseline because the building’s height was increased without planning permission in the 1980s/90s, no action was taken against such development and, therefore, it is strictly necessary to consider this proposal against the building on site today, which is lawful.

As detailed above, the proposed new dwelling will front onto Abbey Road and will occupy the full depth of the plot, with the design amended from the existing building both in terms of its footprint, height and roof form, with the new roofs running parallel to Abbey Road (side-on gable) to reflect the main building at Cambrian Place.

In terms of visual amenity by virtue of the siting, design and finish of the proposed dwelling, it is considered that the principle of replacing the existing building with a new structure is considered to be acceptable, and represents a visual improvement to the street scene compared with the existing building occupying the site. The pattern of development along Abbey Road is also such that the position of the dwelling will not be out of character with the area.

With regard to the design of the new building, it is noted that the existing building has differing roof designs of pitched, mono pitched and flat roofs. These will be replaced by a new dwelling of uniform appearance, which would have two pitched roofs which run parallel to Abbey Road similar to the roof design of the surrounding properties. The proposed dwelling has also been designed so the ridge height, while increased in height from the existing building, would nevertheless remain subordinate to no. 1 Cambrian Place (approx. 1.2 metres below the main ridge and 0.6m below its rear wing).

The window and door openings are positioned and orientated to follow the pattern of the flats at Cambrian Place, while the building would be finished in external materials of dash and concrete tiles which is in keeping with other properties in the area which have a varied mix of external materials including brickwork, stonework spar dash and roofing tiles of slate and concrete tiles.

Accordingly, and having regard to the local concerns expressed over the impact on the streetscene, while it is acknowledged that the redevelopment of 45/45a Abbey road will have some local impact, it is the level of impact upon the visual amenity of the area and the character of the area that are material in the determination of any application. In this regard, it is concluded that the proposed dwelling, while larger than the building which it would replace, would not appear unacceptable within its local context or have any unacceptable detrimental impact upon the character or appearance of this predominately residential surrounding area. It would therefore accord with the aims of Policy BE1 of the Local Development Plan.

## **Residential Amenity**

The impact on the adjoining property at no. 2 Cambrian Place has been the subject of extensive submissions from the neighbour which, in summary, raise concerns that the new building would be larger and higher than the existing building, and would unacceptably increase the physical impact on their property, amounting to an overbearing overdevelopment / intensification of the site which would create a feeling of enclosure and a significant detrimental impact on the enjoyment and amenity of their property, affecting the light and air currently enjoyed.

In respect of the impact upon the amenities of existing residents, the main issues to consider are therefore any potentially unacceptable overbearing and overshadowing impact, along with issues of privacy / overlooking.

### *Physical Impact*

Given the significant concerns raised by the objector, Officers have viewed the relationship with no. 2 Cambrian Place from within that garden and property. In this respect, it is noted that the increase in size of the new building compared to that which exists will have some increased impact on the amenity of that property. That alone, however, is not sufficient to justify refusal of an application, since it is strictly necessary to consider whether such impacts would have an unacceptable impact on the amenity of that property.

In terms of the two-storey element, as detailed above the proposed new dwelling would be slightly wider at two-storeys (and therefore nominally closer to Cambrian Place), and be approx. 1.36m (at its highest point) higher than the existing building. The existing building, however, has a side gable end, therefore, the eaves of the new building would not materially increase the built development (wall) on the boundary. The two-storey element would also not project beyond the existing garage within no. 2's curtilage. The new dwelling would also have an amended roof form sloping away from the neighbouring property, with the ridge sited 3.05m from the joint boundary. Therefore, while higher, it is considered that the height and design of the two-storey element would not increase the physical impact on the neighbouring property to such a degree that it would warrant refusal of this application on such grounds.

Having regard to the above, it is also noted that the new dwelling would have a single storey 'wing' projecting towards Cambrian Place, with an eaves height of 2.5m and ridge height of approx. 4.16m. Again, however, the ridge would be 3.05m away from the joint boundary, and would be viewed against the main two-storey element. The eaves height is also only 0.5m higher than a boundary wall which could be constructed under permitted development rights. While this wing would bring the development closer to the neighbouring property, it is considered that the single-storey scale of the 'wing', and the heights referred to, are such that the impacts of the development on the neighbouring property would not be adversely affected to a degree which would warrant refusal of the application on such grounds.

Concern has been expressed also over an impact on light. It is noted, however, that the site is located to the east of no. 2, and accordingly while the larger building would potentially increase the degree of shadow experienced by the neighbour, this would be restricted mainly to the rear of that curtilage where a garage currently exists adjacent to the existing building, and due to the travel of the sun would be unlikely to have any materially greater impact on the light enjoyed by the property itself or the area of the garden immediately adjacent to the dwelling.

Having regard to the relationship with other properties on Abbey Road and George Street, it is also considered that the increase in size identified above would have no materially greater impact on other properties to the extent that it would warrant refusal of the application on such grounds.

Accordingly, it is concluded that while the new development would increase the impact on the neighbouring property, this would not be to a degree which would materially increase the 'feeling of enclosure' or amount to an unacceptable adverse overbearing impact.

#### *Overlooking / Privacy*

In terms of overlooking, it is noted that the windows of the habitable rooms of the proposed dwelling will be mainly restricted to the front elevation which fronts on to Abbey Road; there is a single ground floor window to the side elevation which will be screened by the existing brick boundary wall which separates the proposed dwelling and no. 2 Cambrian Place. The only other windows are to the other side elevation which overlooks the rear lane, both of these windows are to

be obscured glazed. It should be noted that no windows are proposed to the rear elevation which is located on the common boundary with no, 2 Cambrian Place.

Accordingly, there would be no unacceptable overlooking or loss of privacy as a result of this proposal. It is also noted that the existing building does have windows looking towards Cambrian place, although condition 1 on permission P2000/0891 requires these to be part-obscurely glazed.

#### *Use of Dwelling*

Concern has also been expressed over the potential impact from the use of the new property as a dwelling, having regard to previous noise and disturbance from the unauthorised residential use of the building. In response, however, it is considered that a residential use within a residential area is acceptable in principle, and it would not be possible to refuse an application on such grounds. Moreover, in this case it is also noted that, while the existing building has not been used for many years for its authorised commercial use, such a commercial use could resume in future, and would be likely to have a greater impact than a residential use.

#### *Amenity Space*

The proposal includes a reallocation of the amenity space between the new dwelling and the ground floor flat at 1 Cambrian Place. This would mean that the existing GF flat and the new unit would each have a small private amenity area approximately 10 sq.m. in area.

While it is acknowledged that such an area is not large, it would nevertheless afford the occupants of each unit the ability to sit outside and/or use the area for other amenity purposes. Accordingly, the loss of amenity space to serve the existing unit, and provision of some private space to serve the new dwelling, is considered acceptable.

To ensure the privacy of the new area, a window in the GF flat is required to be removed and replaced by a front window (as identified on the plans). It is also considered that a direct door into the amenity area should be provided for the new unit to ensure it is directly accessible and used solely for their purposes. These requirements are conditioned accordingly.



## **Highway Safety (Access, Parking and Traffic flows)**

LDP Policy TR2 - Design and Access of New Development – requires development, inter alia, to have no adverse impact on highway safety or create unacceptable levels of traffic generation; and provide appropriate levels of parking and cycling facilities.

As noted in the planning history section above, planning permission ref. P97/1546 which granted permission for the conversion of the dwelling into 2 no. flats included a condition which required a parking scheme to be submitted “prior to the use taking place”. No such scheme was ever submitted for approval.

However, following the above approval, planning permission ref. P2000/0891 approved the retention of the outbuilding for a separate commercial use unrelated to the flats (and thus with its own ‘planning unit’ – and stated at that time to be in different ownership). This, effectively, meant that no such parking scheme for the flats could be provided. In any respect, and most pertinently, the condition in question has been breached for a period in excess of ten years, such that no action can be taken against such a breach.

Accordingly, it is necessary to consider the current application having regard to the authorised use of this part of the site (under application ref. P2000/0891) as a builders office and store and weight cannot be attached to the failure to comply with the condition referred to above.

The proposed development is for a single dwelling unit which would normally be expected to have one or two off-street parking spaces provided, yet none can be provided on site. Within the above context, however, the authorised use of the building as a builder’s office and store would normally have its own parking requirements, and also clearly has the potential for a number of movements both from staff and visitors / deliveries to the site.

In this respect, while the site provided for no parking, this is not considered to result in a demonstrably worse situation than that which exists under the authorised use. Although it is acknowledged that Abbey Road is a very busy road, it is also very wide and has unrestricted parking available on the western side of the road.

The Head of Engineering and Transport (Highways) has offered no objection in highway safety terms, considering it to be 'betterment' to the existing consented use, and this within that context it is considered that refusal of an application for one dwelling on safety grounds based on lack of parking cannot be justified.

In reaching these conclusions, it is noted that the property has previously had an unauthorised use as two residential units, against which enforcement action was taken due to the absence of parking facilities which would lead to an increase in parking problems along Abbey Road. As detailed above however, it is concluded that the authorised use of the site, and the fact that the proposal relates to a single unit, is such that it warrants a different conclusion being reached.

It is noted that objectors to the development do not agree with the view taken above in respect of the previous conditions, and believe that the reasons for the requirement for a parking scheme (i.e. to comply with the requirements of the Local planning authority concerning off-street car parking) have only increased in the intervening years. They therefore submit that there remains room for 3 car parking spaces to be provided upon the site, but approving this development would preclude that. Nevertheless, for the reasons stated above, it is considered that a new chapter in the planning history of the site effectively began when permission was granted for the use of the outbuilding, such that the only reasonable approach to take now is to consider the proposals against the existing situation at the site, where no off-street parking exists for either the 4 existing flats or proposed unit.

Accordingly, and as reasoned above, no objections are raised to the development on highway safety grounds, and the development is considered to accord with Policy BE1 and TR2 of the LDP.

### **Ecology (including trees & Protected Species)**

The biodiversity section have offered no objection to the proposal but have requested that an informative be added to the consent in relation to the demolition and that if bats are found on site that work ceases immediately and that Natural Resources Wales be contacted to obtain a licence prior to any works recommencing on site. It is therefore considered that the proposal would not have a detrimental impact upon the biodiversity or ecology in the area.

## **Flooding**

In respect of flooding, National Resources Wales have indicated that based on the outputs of their latest flood modelling, the site is considered to be outside the fluvial flood extents of the River Afan in both the 1% and 0.1 % flood therefore would not require a Flood Consequence Assessment for this application.

It is concluded that the development would be acceptable in terms of flooding and would accord with TAN 15 and Planning Policy.

## **Pollution (air and ground)**

The Environmental Health Department has offered no objection to the development subject to the submission of a noise and dust management plan. A condition is attached requiring the submission and approval of this plan.

## **Others (including objections)**

While the above report seeks to address the main planning issues raised in local representations, in response to the letters of objection received the following additional comments are made:

- The objector states that the single brick boundary wall is not suitable to support the proposed development; the development would necessitate the removal of part of this boundary wall and the construction of the rear elevation of the proposed dwelling on the common boundary.

The agent has served notice on the neighbouring property and the agent has been informed that the objector may not give permission to build of the common boundary, however land ownership matters are a private matter between individuals.

- In relation to surface water drainage the plans have been amended to include recessed guttering along the common boundary with no. 2 Cambrian Place and a condition has been attached requiring all surface water drainage to be within the curtilage of the application site.
- Historical issues with the illegal dwelling at the site cannot be taken into consideration in the determination of this application

- With regard to provision of private amenity space for the new dwelling and the existing ground floor flat at 1 Cambrian Place, the submitted plans indicate the existing amenity space located within the curtilage of 1 Cambrian place will be reconfigured and a dedicated area of private amenity space will be allocate to the new dwelling and a separate amenity space will be retained for the existing flat, allowing each a refuse storage area. A condition is attached requiring the private amenities spaces for each property to be retain. It is not considered necessary to require a landscaping scheme for these areas given the urban context and limited area.
- With regard to storage facilities for bicycles the private amenity space can provide cycle storage facilities should the occupiers wish to do so.
- With regard to the comments that the occupier of the ground floor flat at Cambrian Place has to carry the refuse from the amenity space through the flat to the pavement for collection this is the case in many properties and is not a material planning consideration.
- With regard to the point raised that there are no refuse storage facilities for the shop and first floor flat at 1 Cambrian Place, this is the situation at present and there are no changes in circumstances to this proposed under this application.
- With regard to the information submitted by the agent in support of the application. There is no statutory requirement for the submission of photographs dated or undated as part of the application. With regard to the statement that the plans when viewed online and expanded the notes are illegible, The planning officer has spoken and met with the objector and his daughter and discussed plans ensuring the objector is aware of the any notes on the application. With regard to the planning statement again there is no statutory requirement to submit a planning statement for this type of application; the agent has been given the opportunity to correct any inaccuracies in the original planning statement that was submitted and plans. The submission of a planning statement is a non-statutory requirement, although the agent has quoted unitary development plan policies within the planning statement. The development now proposed will be assessed against the policies contained within the Local Development Policies as the adopted development plan for the area.

- The amended plans and supporting information complies with the statutory requirements for full applications and is considered adequate for the purposes of determining the application. It should be noted that the planning statement includes reference to the proposed works at 1 Cambrian Place as the proposed works form part of the submitted application
- A single application for the proposed development at 45 Abbey Road and 1 Cambrian Place has been validated as the red edged location plan indicates the applicant is the owner of the whole site and the development of the dwelling includes land within this red edge to provide amenity space. The development also necessitates a new door and window to the ground floor flat at 1 Cambrian Place which is located within the red edged plan.
- In relation to the provisions for access for all, this matter will be considered under Part M of Building Regulations. The use of sustainable technologies as part of the development is not a requirement under current planning regulations. The residential units will have to comply with fire regulations which will be enforced during building regulation inspections, with regard to the private security of the property this is a matter for the occupier of the flat.
- The site is located along a bus route which can be used, how it is acknowledged as with every other resident in the area, it is not a guarantee that public transport will be used. It is individual preference if the residents of an area utilise public transport.
- The historical issues with the behaviour of the occupiers of the flats at 45 Abbey Road cannot be taken into consideration in the determination of this application
- The question of the need for this type of housing is not a material planning consideration

## **Conclusion**

It is considered that the proposal represents an appropriate form of infill development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SC1, BE1 and TR2 of the Neath Port Talbot Local Development Plan.

## **RECOMMENDATION: Approval with 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 shall be in accordance with the following approved plans and documents:

### Location Plan

Drawing no. PL001 Revision 14 (16.8.16)

### Reason

In the interest of clarity.

### Pre-Commencement Conditions

(3)Prior to the commencement of work on site a scheme for surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall ensure that proper drainage of the development and to ensure any adjoining land is not interrupted or otherwise adversely affected. The scheme shall be implemented prior to the occupation of the dwelling.

### Reason

To ensure satisfactory drainage.

### Action Conditions

(4) Prior to first beneficial occupation of the dwelling hereby approved, the amenity / bin storage areas serving the new dwelling and the ground floor flat at 1 Cambrian Place shall be laid out in accordance with the details on plan PL001 Revision 14 (16.8.16), including the provision of a 1.8m high privacy wall/fence between the two areas. The amenity areas shall thereafter be retained in accordance with the approved details to serve each unit.

## Reason

In the interests of visual amenity

(5) Notwithstanding the details on the approved plans, the dwelling hereby approved shall not be occupied until such time as: -

(i) a new door has been provided in the south facing elevation of the new dwelling at ground floor to allow direct access into the private amenity area serving the dwelling; and

(ii) the existing ground floor window serving the ground floor flat's bedroom has been removed and the elevation reinstated in materials to match; and

(iii) the new window serving the ground floor flat's bedroom has been provided

The development shall thereafter be retained in accordance with the approved plans as amended by this condition.

Reason: To ensure that direct access is afforded to a private amenity area serving the new dwelling in the interests of residential amenity

(6) Notwithstanding the details submitted and prior to the occupation of the proposed dwelling the windows on the side elevation serving the living room and first floor bedroom shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

## Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

## Regulatory Conditions

(7) The external surfaces of the building(s) shall be constructed of brown pebbledash and brown concrete tiles as specified on plan PL001 Revision 14 (16.8.16).

## Reason

In the interest of the visual amenity of the area.

(8) If any bats are discovered during construction works, the work should stop immediately and the applicant should contact Natural Resources Wales immediately, as a licence may be required to continue, as bats are a European protected species and afforded protection under the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act 1981 (as amended).

Reason

In the interest of protected species.

(9) No surface water discharges shall be allowed to drain onto the highway.

Reason

In the interest of highway safety.

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

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), the dwelling hereby approved shall not be extended or altered in any way (including roof alterations, extensions and new windows/doors) without the prior grant of planning permission in that behalf.

Reason

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



## REASON FOR GRANTING PLANNING PERMISSION

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

It is considered that the proposal represents an appropriate form of infill development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SC1, BE1 and TR2 of the Neath Port Talbot Local Development Plan.

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

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

<b><u>APPLICATION NO:</u> P2016/0468</b>	<b><u>DATE:</u> 26/05/16</b>
<b>PROPOSAL:</b>	Block of 4 self contained flats, plus associated parking and engineering works.
<b>LOCATION:</b>	Car Park, Wembley, Neath SA11 2AT
<b>APPLICANT:</b>	Mr Steve Tucker NPT Homes
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Neath East

### **Background**

This application is reported to committee at the request of Councillor John Miller and Councillor Sandra Miller. Cllr Sheila Penry also has concerns over the application. The Councillors are concerned over the impact of the proposed access on highway safety grounds, as the car park was installed by Neath Borough Council to support a development of social housing which did not have any off street parking within their individual curtilages. Concerns have also been raised regarding the pathways being enclosed which will encourage anti-social behaviour and will impact on an already fraught network of issues emanating within this estate.

### **Planning History:**

None

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

11 neighbouring properties were consulted – 4 Letters of Objection were received which are summarised as follows:

- Reduction of light and community safety to the occupiers of numbers 18, 20, 22 and 24 Wembley
- Highway issues due to the displacement of vehicles onto the highway
- Effect on the street and area
- Safety issues due to the fenced off lane which will reduce light and security to the houses backing onto the footpath, encouraging

criminal activity and anti-social behaviour resulting in health issues, security and wellbeing of the residents

- The car park was created to keep cars to a minimum on the road so that the local bus can use the road, since the residents have been stopped from using the car park disruption to the bus service has already occurred without the issue of additional parking caused by the extra four flats proposed
- The block of flats would be intrusive as overlooking issues would be caused by the tenants
- Disruption during construction work with regard to additional vehicles
- Disruption at present due to residents and the builders who are doing work elsewhere on the road

Neath Town Council – Objection on highway grounds as the car park was to accommodate parking for a portion of a street that has no designated on-street parking. It would cause issues with transport and access and would have a direct negative impact on four specific properties as they would have limited entry.

Biodiversity Unit - No objection, subject to conditions

Housing Strategy Section – No objection

Dwr Cymru, Welsh Water – No objection, subject to conditions

Head of Engineering & Transport (Highways) - No objection, subject to a condition

Head of Engineering & Transport (Drainage) - No objection, subject to conditions

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

The application site is the former car park at Wembley, Neath, which is now being used for the storage of materials for construction work for NPT Homes.

The site is bounded by residential properties with a resident's footpath on the west of the site which leads to steps leading to a further footpath. The site is a relatively flat site.

The site is located within the settlement limits as defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP).

### **Brief description of proposal (e.g. size, siting, finishes):**

The application seeks full planning permission for a block of 4 self-contained flats, plus associated parking and engineering works.

The development will front onto Wembley and will be a two storey hipped roof building, providing space for four one bedroom flats. The building will be finished in red clay facing brickwork above a contrasting colour brickwork plinth and contrasting colour soldier course brickwork and arches are proposed above ground floor windows and doors, with reconstituted stone cills. It will have dark grey concrete roof tiles and white Upvc fenestration. There will be a centrally located front door with a gabled open sided porch which will serve the two first floor flats. The ground floor flats will be accessed by a door with a gabled cantilevered porch on each of the side elevations. Habitable room windows will be restricted to the front and rear elevations with one obscured glazed side facing window on each floor on both side elevations. The building will measure 10.4 metres in depth, 12.4 metres in width and will be 5.5 metres to the eaves rising to a height of 8.5 metres to the ridge. Each flat will have a kitchen and living/dining area, bathroom, hallway and a bedroom.

The application site even though on a relatively flat level is set on a quite a steeply sloping road, therefore, the existing houses to the west of the site which front onto the development will be at a higher level to the proposed flats while the proposed residential property to the east of the site will be at a lower level. Due to the sloping nature of the highway fronting the site, steps will lead down to the front door off the public footway.

The west side boundary and the angled rear boundary will be enclosed by a new 1.8 metre high close boarded timber fence which will be sited within the existing steel fence along the angular shaped rear boundary, while the east side boundary will be enclosed by a 0.4m high retaining wall and close boarded fence above to an overall height of 1.8 metres. The front boundary will have black powder coated steel ball top railings on facing brick retaining walls at 900mm high. There will be a shared drive at the east side of the building which leads to a parking area which has one space per flat allocated. The bin storage area is proposed to be sited on the path at the side of the drive to the west of the building.

### **EIA Screening/Scoping Opinion & Habitat Regulations:**

As the development is neither Schedule 1 nor Schedule 2 Development on the EIA Regulations, a screening opinion was not required for this application.

### **Material Considerations:**

The material issues relating to this planning application are the principle of a residential development at this site, together with the impact of the proposal on visual and residential amenity, and also highway and pedestrian safety, having regard to planning policies and other material planning considerations.

### **Policy Context:**

Neath Port Talbot Local Development Plan:

Strategic Policies:

- SP1 Climate Change
- SP2 Health
- SP3 Sustainable Communities
- SP4 Infrastructure
- SP5 Development in the Coastal Corridor Strategy Area
- SP8 Affordable Housing
- SP10 Open Space

Detailed Policies:

- SC1 Settlement Limits
- AH1 Affordable Housing
- OS1 Open Space Provision
- TR2 Design and Access of New Development
- BE1 Design

As the proposed site is located within the SC1 settlement limits defined in the Neath Port Talbot Local Development Plan, the principle of residential development is generally acceptable, provided there are no overriding highway, amenity or service objections.

Policy AH1- Affordable Housing

Policy AH1 Would usually apply to a proposal for 4 residential units and require a contribution of 25% towards the provision of affordable

housing. However, this scheme is being delivered by a Registered Social Landlord (RSL) and all the units will be affordable housing using Welsh Government funding. This will therefore ensure that the development appropriately contributes in perpetuity towards affordable housing in the County Borough.

#### Policy OS1- Open Space Provision

The site lies within the Neath East ward, where there are existing ward shortfalls in pitch sport, non-pitch sport, children's play and informal space. Within the spatial area, there is also a shortfall in allotments.

As the development comprises 4 residential units, the requirements of Policy OS1 are relevant, and it would be appropriate to secure Developer Contributions in respect of the following:

Pitch – 105 sqm

Non Pitch – 41 sqm

Informal – 50 sqm

Children's Play – no requirement as the development only comprises 1 bedroomed units

Allotments – 17sqm

As a consequence of the above a potential S106 contributions are as follows:

Pitch - £1136

Non Pitch Sport - £4120

Informal - £252

Allotments - £192

TOTAL = £5,700

In respect of the accessibility to existing open space provision and where S106 contributions could potentially be spent, there is existing pitch provision in Melyn Park and non-pitch provision at Ynysmaerdy Road, Briton Ferry or Mount Pleasant Park which are both within the required accessibility standards; there is an area of informal open space to the rear of Wembley/Wheatley Road and an area in Melyn Park; and there are existing allotments in Melyn Park, Tonna, Fairyland and Briton Ferry.

Given the restricted size of the site it is reasonable to secure a financial contribution to deliver improvements to the different types of open space required under this scheme.

#### Policy BE1 - Design

The policy requires all development proposals to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive sustainable places.

#### **Visual Amenity:**

With regard to visual amenity, the proposed building will be a two storey development and the finished floor level will be set down so that the front door will be accessed via a set of steps. The building will have a grey tiled hipped roof in order to harmonise with the existing residential properties on the same side of Wembley. The elevations will be red clay brickwork above a contrasting brick plinth, the soldier course and arches above the fenestration will also be of contrasting brickwork surrounding white Upvc window/door frames and whilst it is acknowledged that there are a variety of finishes within the existing built environment it is considered that the proposed finishes will be sympathetic to those within the surrounding area.

It is therefore considered that the proposed scale and design of the building, together with the proposed landscaping and boundary treatments will provide an acceptable addition within the existing streetscene and one that would not detract from the overall character and appearance of the surrounding area but will enhance the area.

#### **Residential Amenity:**

With regard to residential amenity and overlooking issues, all habitable room windows have been restricted to the front and rear elevations with only obscurely glazed bathroom windows on the side elevations. The properties beyond the highway to the front of the dwelling are approximately 22 metres away from the front elevation of the proposal so therefore complies with the Council's 21 metre distance guideline between habitable room windows. It is therefore considered that the proposal would not create any unacceptable overlooking issues.



With regard to overbearing and overshadowing issues, the adjacent neighbouring properties nos 18, 20, 22 and 22 Wembley to the west of the site, are sited at a higher level than the proposal and the neighbouring property no 16 Wembley to the east of the site is at a slightly lower level than the proposal. The proposed building will also be set down from the highway. There is an approximate separation distance of 9 metres between the application building and the properties fronting onto the site on the west of the site and 11 metres to the adjacent property on the east of the site with a 22 metre separation distance to the closest property beyond the highway in front of the proposal. These separation distances are sufficient to ensure that the proposal would not create any unacceptable overbearing or overshadowing issues to any neighbouring property.

Therefore, in terms of overlooking, overbearing or overshadowing, it is considered that the proposal would be acceptable in terms of residential amenity.

#### **Highway Safety (Access, Parking and Traffic flows):**

A single point of access to the site is proposed which will incorporate visibility splays which are in accordance with guidelines. Each of the proposed plots will be allocated one off street parking space again in accordance with the Council's parking guidelines. As a consequence the Head of Engineering and Transport offers no objection to the proposed development, subject to a condition.

It is acknowledged that the site was originally designed as a car park for surrounding properties and up until recently was used for this purpose. It should be noted that this land is privately owned and there are no legal or planning controls in place to ensure that it continues to be used as a car park. As a result the site owners have ceased to use the site for car parking thus displacing cars onto the highway. This is a matter that is beyond the control of the planning authority and cannot be considered to be a reason to withhold granting consent. Moreover, the proposed development provides parking for each of the four flats and as such off street parking congestion will not be exacerbated by this development.

As a consequence it is considered that the proposal would not have a detrimental impact upon highway or pedestrian safety.

**Landscaping:**

The sides and rear of the application site will be enclosed with fencing/walls with the frontage of the site enclosed (apart from the driveway) with black powder coated steel ball top railings on a facing brickwork plinth. There will be a path around the building with a bin storage area allocated at the east side of the building. Small areas of landscaping are available at the front, rear and east side of the site. The site is located within a densely built up area with only small enclosed residential gardens mainly to the rear of the properties, therefore whilst the landscaping is minimal it will serve to soften the development by introducing greenery within the streetscene.

**Ecology (including trees & Protected Species):**

The biodiversity section have no objection to the proposed development provided that suitably worded conditions are imposed on the application, it is therefore considered that the proposal would be acceptable in terms of ecology.

**Others (including objections):**

Four letters of objection have been received, which raise a number of issues many of which have been addressed already with the remaining issues covered as follows:

**Reduction of light and community safety to the occupiers of numbers 18, 20, 22 and 24 Wembley** – the building will be set down with an approximate separation distance of 9 metres from these properties. It is considered that an enclosed residential complex would improve community safety when compared with the former use of the site as a car park.

**Effect on the street and area** – the proposed flats have been carefully designed so that the design and finishes of the proposal will harmonise with the buildings in the surrounding area.

**Safety issues due to the fenced off lane which will reduce light and security to the houses backing onto the footpath, encouraging criminal activity and anti-social behaviour resulting in health issues, security and wellbeing of the residents** - The existing footpath which extends along the south-west and north-western boundaries of the site will be retained to ensure that access to existing properties is maintained. These properties overlook this path and as

such there is already natural surveillance of the path. In terms of light reduction as a consequence of a 1.8 metre high fence being erected along its length, it should be noted that planning permission is not required for the actual fence to this height and design at this location.

**The car park was created to keep cars to a minimum on the road so that the local bus can use the road, since the residents have been stopped from using the car park disruption to the bus service has already occurred without the issue of additional parking caused by the extra four flats proposed** – As stated earlier in this report, the owners are well within their rights to cease use of the land as a car park. The impact upon local bus services as a result of the cessation of use cannot be considered in the determination of this application. Issues associated with highway safety must be confined to the impacts of the proposed development only. The Council's Highway Section have no objection to this proposal. There are no parking restrictions present on Wembley or surrounding streets.

**Disruption during construction work with regard to additional vehicles including residents and the builders who are working elsewhere on the road** – Disruption during construction work is an inevitable consequence of all development projects, however it will be short term in duration.

### **Conclusion:**

The proposal represents an appropriate form of in-fill development consistent with the relevant development plan policies and one that will safeguard the amenities of neighbouring residents, the visual amenity of the area and highway and pedestrian safety. Hence, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5, SP8, SP10, SC1, AH1, OS1, TR2 and BE1 of the Neath Port Talbot Local Development Plan. Approval is therefore recommended.

**Recommendation:** Approval with Conditions subject to the signing of a S106 legal agreement for the provision of £5,700 towards additional facilities or improvements to existing pitch, non-pitch sport, informal open space or allotments within the Neath East Ward. The specific project associated with this contribution will be identified prior to the spending of the money.

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## SECTION A – MATTERS FOR DECISION

### TPO Applications Recommended For Refusal

<b><u>APPLICATION NO:</u> P2016/0536</b>	<b><u>DATE:</u> 20/06/2016</b>
<b>PROPOSAL:</b>	Felling of 1 No. Sycamore Tree protected by TPO T285/T4.
<b>LOCATION:</b>	35 Nant Celyn, Crynant, Neath SA10 8PZ
<b>APPLICANT:</b>	Mr Thomas
<b>TYPE:</b>	App under TPO
<b>WARD:</b>	Crynant

#### **Background:**

This application is reported to committee at the request of Councillor Karen Pearson, as she considers that *“this tree doesn't enhance the visual amenity of the street scene within Nant Celyn”*.

#### **Planning History:**

The site has the following relevant planning history: -

- P2009/0678 Detached dwelling house – Approved 28/09/2009
- P2009/0892 Detached dwelling house – Approved 08/01/2010
- P2010/0675 Works to trees comprising of a crown reduction and removal of young and dead limbs of Oak and Sycamore Trees covered by Tree Preservation Order T285 – Approved 25/10/2010
- P2014/0766 Works to two trees covered by Tree Preservation Order T285 - (T1) Oak Tree, crown reduction and removal of decayed and crossing over branches and removing the epicormic growth - (T2) Sycamore tree, crown reduction and removal of decayed and crossing over branches. Refused 9/3/16
- P2016/0094 Works to trees – Reduce canopy of Oak T1 by 1.5m -2m, plus reduce 1 limb overhanging boundary by 2m to 2.5m. Remove deadwood from Sycamore T2. Approved 9/3/16

## **Publicity and Responses:**

This application has been advertised on site and one neighbouring property has been consulted. To date no representations have been received.

Crynant Community Council – No response, therefore no observations to make.

Arboricultural Officer – Objection to the felling of the tree.

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

The application site accommodates a large modern individually designed detached dwelling which has a moderate size front garden and a rear garden which is approximately 10m in depth by 20m in width. It is located in a cul de sac known as Nant Celyn and is flanked on 3 sides by residential properties of a similar age and size.

There are 2 mature trees located in the rear garden area of the application site which are covered by Tree Preservation Order T285 (which was confirmed on 26/10/2010). The trees comprise of a mature Oak (T5) and a Sycamore (T4) only the latter of which is the subject of this application. Seven other trees were protected within the same TPO.

The trees are located in the south eastern part of the rear garden area, approximately 10m away from the application dwelling. Both trees have undergone works over the last few years which have benefited from permission from the Local Planning Authority.

## **Brief description of proposal:**

This is an application made under the Town and Country Planning Act 1990 Section 198 for works to trees covered by Tree Preservation Order T285.

This application seeks permission to fell 1 No. Sycamore Tree (T285/T4).

The reason for the proposed works, as stated on the application form, is due to the “continued decline in the physiological health of the tree” which has led to the “wish to remove and replace this tree prior to the

decline in the structural health of the tree with consideration to the proximity of their house”.

The application has been made by a local Tree company (Arborum Ltd) but has not been accompanied by a detailed survey of the tree.

### **Material Considerations:**

The main issues relating to this application concern the amenity value of the existing tree and the impact of felling it on the character and appearance of the area together with an assessment of the condition of the tree and whether there are sufficient grounds to justify the proposal to fell.

### **Policy Context:**

Neath Port Talbot Local Development Plan  
Policy SP15 – Biodiversity and Geodiversity  
Policy EN7 – Important Natural Features

### **Visual Amenity:**

The TPO was placed on the trees in question approximately 6 years ago, such protection being required “in the interest of visual amenity”.

Whilst this application requests permission to fell 1 No. Sycamore tree, it is considered that both the application Sycamore, along with other trees which line a stream running to the rear of the application site and adjacent properties, form a natural backdrop to the immediate neighbouring properties. Their presence adds significantly to the character and appearance of the street scene by complimenting the transition from the urban form characterised by the housing development to the rural form which lies beyond this housing site.

As part of the planning process relating to the creation of new housing sites it is important to retain mature vegetation where possible. This vegetation not only provides habitats for flora and fauna but also softens the appearance of the urban form and creates a natural setting for the development. It is clear that the belt of protected trees within which the sycamore is located is a key characteristic of this site and the unjustified felling of trees within this belt of protected trees will undermine the purpose of retaining it in the first place, to the detriment of the character and appearance of this important backdrop.

It is further noted that due to the size of the tree, it is readily visible from the main road through Crynant, and from other areas within the village. Accordingly, while being located to the rear of relatively new properties, the visual benefits of the tree can be appreciated from beyond the immediate area and its presence helps to break up the massing of this relatively new residential estate.

While it is acknowledged that there are other trees in this area, any unjustified loss of the Sycamore tree would have a detrimental impact on the character of the area.

**Justification:**

Despite indicating in the application submission that the physiological health of the tree is in decline and the felling is proposed prior to the decline of its structural health, the applicants have not submitted any evidence to confirm such a claim. This is despite the application being submitted by an arboricultural company on behalf of the applicant.

The Authority's Arboricultural Officer inspected the site in 2014, and again in 2015. He reported that the branches of both the Oak and the Sycamore which were growing towards the houses had been significantly reduced, and the trees are not considered to be a danger to the applicant or the dwelling. Furthermore works to remove further foliage would place more stress on the trees, and could be detrimental to their future health and longevity.

The Authority's Arboricultural Officer has subsequently re-assessed the condition of the Sycamore in July 2016 following the submission of this application and reported that there have not been any significant changes in the appearance and condition of the tree since his last inspection in 2015. Therefore, he advises that removal of the tree is not justified.

In addition to the above, whilst the applicant has stated that the reason for the felling of the Sycamore is due to the decline in the structural health of the tree, question 8 on the submitted form (under 'Health or Safety of the Trees') asks the question "*is the tree diseased, or should there be fear that the tree might break or fall*". The applicant has answered 'No' to this question. Given the response to this question, the lack of submitted evidence from the applicant and the confirmation from the Council's arboricultural officer that the tree is healthy it is considered that there is no justification for its felling.



While it is acknowledged that consent has recently been granted for a dwelling on the adjacent plot of land, which required the removal of TPO tree No. 3 (Sycamore), this was justified as part of that application by a detailed tree report which concluded that the tree was a Category C tree, as defined within the British Standards. Category C trees should be retained unless they impose a significant constraint to development. In the case of the neighbouring site, the sycamore tree by virtue of its location on the plot would have prevented the development of a proposed dwelling house and there was no objection from the Council's arboricultural officer. In contrast, the retention of the sycamore which is the subject of this application will not constrain development given that the site already accommodates a new dwellinghouse, and the tree is in perfect health. As a result there is an objection from the council's arboricultural officer to the unjustified felling of this tree.

Accordingly, there are material differences between the two applications, moreover, the loss of a second tree will further undermine the character and appearance of the tree line which needs to be retained to secure this natural asset in the long term. Accordingly, in the absence of sufficient justification to warrant its removal, the felling of this protected tree would adversely affect the character and appearance of both the immediate and wider area.

### **Conclusion:**

Insufficient justification has been provided to allow for the felling of the tree which remains in good health, and contributes significantly to the character and appearance of the application site, and the surrounding area as a whole. It is therefore considered that the loss of the Sycamore which is a natural asset would be to the detriment of the area, contrary to the objectives of Policies SP21 and EN7 of the Neath Port Talbot Local Development Plan.

### **RECOMMENDATION: Refusal**

Insufficient justification has been provided to justify the loss of a tree which remains in good health, and contributes significantly to the character and appearance of the application site, and the surrounding area as a whole. It is therefore considered that the loss of the Sycamore would be to the detriment of the area, and would be contrary to Policy SP21 and EN7 of the Neath Port Talbot Local Development Plan.

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS DETERMINED BETWEEN 16<sup>TH</sup> AUGUST 2016 AND 6<sup>TH</sup> SEPTEMBER 2016

1	App No. P2015/0898	Type Full Plans
Proposal Variation of Condition 1 of Planning Permission P2013/0865 (approved on the 19/11/2013) to extend the date for the commencement of development for a period of two years.(Residential development)		
Location Rockfield, Longford Road, Longford, Neath SA10 7HQ		
Decision Approval with Conditions		
Ward Dyffryn		

2	App No. P2015/1030	Type Full Plans
Proposal Construction of 4 detached dwellings, access drive, car parking and associated engineering works.		
Location 26 Graig Road, Pontardawe, Neath SA8 3DA		
Decision Approved subject to s.106		
Ward Alltwen		

3	App No. P2015/1059	Type Full Plans
Proposal Demolition of dwelling and garage and erection of three detached dormer bungalows and associated off street car parking		
Location Tynllechau, Main Road, Cilfrew, Neath SA10 8LW		
Decision Approved subject to s.106		
Ward Aberdulais		

4	App No. P2016/0010	Type Householder
Proposal Retention of pergola structure to front elevation.		
Location 115 Maes Ty Canol, Baglan, Port Talbot SA12 8US		
Decision Approval with no Conditions		
Ward Baglan		

5	App No. P2016/0135	Type Outline
Proposal Four detached dwellings with all matters reserved (Outline)		
Location 2 Heol Wenallt, Cwmgwrach, SA11 5PS		
Decision Approval with Conditions		
Ward Blaengwrach		

6	App No. P2016/0182	Type Full Plans
Proposal	Hydropower scheme comprising weir and intake structure, buried pipeline and turbine generator powerhouse (100kW) and associated engineering operations.	
Location	Maesgwyn, Glynneath, Neath SA11 5RW	
Decision	Approval with Conditions	
Ward	Glynneath	

7	App No. P2016/0369	Type Householder
Proposal	Retention of single storey rear extension.	
Location	50 Ynys Street, Port Talbot SA13 1YW	
Decision	Approval with Conditions	
Ward	Port Talbot	

8	App No. P2016/0378	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 3 (Sample panel), Condition 4 (External vents/lighting), Condition 5 (External Materials), Condition 6 (Fenestration Details), Condition 8 (Structural Investigations) and Condition 10 (Rainwater Goods) of P2015/0441 granted on 23/3/16 (Additional Structural Report - Received 6-6-16)	
Location	Tynycellar Farm, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PD	
Decision	Approval with no Conditions	
Ward	Margam	

9	App No. P2016/0403	Type Householder
Proposal	Single storey rear annex.	
Location	21 St Davids Park, Margam, Port Talbot SA13 2PA	
Decision	Approval with no Conditions	
Ward	Margam	

10	App No. P2016/0416	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 6 (External Materials) and Condition 12(Archaeological Investigation) of P2015/0762 granted on 23/3/16	
Location	Tynycellar Farm, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PD	
Decision	Approval with Conditions	
Ward	Margam	

11	App No. P2016/0446	Type Full Plans
<p>Proposal Part Demolition of the rear section of the existing building and the construction of a new 3 storey extension, change of use of ground floor from former nightclub (Class Sui Generis) to Retail (Class A1) and Food and Drink (Class A3), conversion of the first and second floors to provide 2 residential flats, new rear entrance door and gates/fencing, vertical cladding to rear elevation and reduction in window opening to side elevation. (Amended plan - corrected elevations.)</p>		
Location 6 Station Road, Port Talbot SA13 1JB		
Decision Approval with Conditions		
Ward Port Talbot		

12	App No. P2016/0483	Type Householder
<p>Proposal First floor side extension and single storey side extension.</p>		
Location 22 Cefn Parc, Skewen, Neath SA10 6YR		
Decision Approval with Conditions		
Ward Coedffranc Central		

13	App No. P2016/0500	Type Householder
<p>Proposal Hardstanding and retaining walls to facilitate off street car parking area.</p>		
Location 11 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH		
Decision Approval with Conditions		
Ward Trebanos		

14	App No. P2016/0518	Type Listed Building Cons
<p>Proposal Amendment to application P2014/0774 Listed Building Consent - to enlarge and provide additional support for the single storey front extension - approved works included stripping and recovering the roof using natural Welsh Slate, replacing decayed fascia and barge boards, reconstructing chimney stacks, re-rendering walls with a traditional lime based mortar and lime-washing, reinstating detailed timber windows and doors, reinstating cast-iron rainwater goods, structural and restraint mechanisms to stabilise the cracks in walls, extending the building, reinstating the stone curtilage wall to the garden. Internal structural repairs, treatment for fungal attack in timbers, replacing decayed joists,</p>		

lintels and internal joinery using matching sections where practicable, minor re-ordering, lining of flues, fitting a lime-crete floor and sandstone flags, lime plastering and internal decoration using lime-wash and traditional paints. Installation of heating and environmentally safe drainage systems.	
Location	Tynyrheol Lock House, Henfaes Road, Tonna, Neath SA11 3DZ
Decision	Approval with no Conditions
Ward	Tonna

15	App No. P2016/0530	Type Change of Use
Proposal Change of use of land to facilitate extension of curtilage to existing Scrap Yard along with new boundary treatment and access point.		
Location Land Adjacent To 30a Church Street, Briton Ferry, Neath SA11 2JD		
Decision Refusal		
Ward Briton Ferry West		

16	App No. P2016/0535	Type Full Plans
Proposal Outdoor seating area on flat roof rear wing, plus screen enclosure and external platform & fire escape stairs		
Location 46 Queen Street, Neath SA11 1DL		
Decision Approval with Conditions		
Ward Neath North		

17	App No. P2016/0542	Type Full Plans
Proposal Erection of 2 No. 12m high floodlighting columns.		
Location Clwb Rygbi Pontardawe, Ynysderw Road, Pontardawe, Abertawe SA8 4EG		
Decision Approval with Conditions		
Ward Pontardawe		

18	App No. P2016/0546	Type Full Plans
Proposal Detached two-bedroom dwelling with associated parking.		
Location Land Adjacent To, 9 Addison Road, Sandfields, Port Talbot SA12 6HJ		
Decision Approval with Conditions		
Ward Sandfields East		

19	App No. P2016/0556	Type Householder
Proposal	Demolition of existing detached outbuilding and replacement with single-storey building to provide ancillary living accommodation.	
Location	The Forestry House, Heol Y Graig, Cwmgwrach, Neath SA11 5TP	
Decision	Approval with Conditions	
Ward	Blaengwrach	

20	App No. P2016/0557	Type Discharge of Cond.
Proposal	Application for the removal of condition 1 of application 2/4/75/0919/03 to remove the Agriculture occupancy condition.	
Location	Oakfield House, Heol Y Glo, Bryndu Pyle, Bridgend CF33 6RA	
Decision	Approval with no Conditions	
Ward	Margam	

21	App No. P2016/0567	Type Vary Condition
Proposal	Variation of condition 3 of application P2015/0692 to extend the period of time that the development can occupy the site before returning it to its former condition from 25 years and 6 months to 30 years and 6 months.	
Location	Caegarw Farm, A48 From Margam Roundabout To Pyle, Margam, Port Talbot CF33 6PT	
Decision	Approval with Conditions	
Ward	Margam	

22	App No. P2016/0568	Type Full Plans
Proposal	Two storey side extension to existing nursing home to provide 14 extra bedrooms plus creation of 6 additional car parking spaces.	
Location	Swn Y Mor Care Centre, Scarlet Avenue, Sandfields, Port Talbot SA12 7PH	
Decision	Approval with Conditions	
Ward	Sandfields West	

23	App No. P2016/0575	Type Householder
Proposal	Single storey side extension (linking dwelling to garage) plus two storey rear extension.	
Location	21 Dyffryn Woods, Bryncoch, Neath SA10 7QA	
Decision	Approval with Conditions	
Ward	Bryncoch South	

24	App No. P2016/0583	Type LawfulDev.Cert-Exist
Proposal	Lawful Development Certificate for an existing use as a vehicle repair garage (Use Class B2)	
Location	4 Commercial Street, Neath SA11 1SB	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath North	

25	App No. P2016/0584	Type Full Plans
Proposal	Conversion of detached building to holiday accommodation including external alterations, including alteration to eaves and ridge levels and fenestration.	
Location	Blaen Egel Fawr Farm, Perthigwynion Access Road From A474 Pontardawe Road, Pontardawe, Swansea SA8 4TA	
Decision	Approval with Conditions	
Ward	Pontardawe	

26	App No. P2016/0586	Type Householder
Proposal	Two storey rear extension, plus detached garage.	
Location	5 Llys Yr Afon, Godre'r Graig, Swansea	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

27	App No. P2016/0591	Type Advertisement
Proposal	Retention of 1 no. fascia sign to front elevation and 1 no. proposed internally lit illuminated fascia sign to side elevation	
Location	Ministry Of Furniture Ltd, Unit 2 Ministry House, Brunel Park Brunel Way, Baglan Energy Park, Briton Ferry SA11 2FP	
Decision	Approval with no Conditions	
Ward	Briton Ferry West	

28	App No. P2016/0594	Type Householder
Proposal	Single storey side extension and side dormer	
Location	14 Neath Road, Tonna, Neath SA11 3DJ	
Decision	Approval with Conditions	
Ward	Tonna	

29	App No. P2016/0597	Type Advertisement
Proposal	1 No. Internally illuminated fascia sign, and 1No. Non-illuminated projecting sign.	
Location	48 Wind Street, Neath SA11 3EN	
Decision	Approval with Conditions	
Ward	Neath North	



30	App No. P2016/0598	Type Householder
Proposal	Part two storey and part single storey rear/side extension	
Location	39 Addison Road, Sandfields, Port Talbot SA12 6HZ	
Decision	Approval with Conditions	
Ward	Sandfields East	

31	App No. P2016/0600	Type Householder
Proposal	Retention and competetion of a part two storey, part single storey rear extension.	
Location	24 Talbot Road, Skewen, Neath SA10 6BR	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

32	App No. P2016/0605	Type Full Plans
Proposal	Retention and completion of garage within existing garage compound. (Amended site address)	
Location	Land Rear Of, 15 Bethel Street, Briton Ferry, SA11 2HQ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

33	App No. P2016/0610	Type Householder
Proposal	Single storey front extension	
Location	19 Llygad Yr Haul, Glynneath, Neath SA11 5RL	
Decision	Approval with Conditions	
Ward	Glynneath	

34	App No. P2016/0611	Type Prior Notif. Telecoms
Proposal	Prior notification under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 for the replacement of an existing telecommunications mast with a 10m high phase 5 monopole, the like for like replacement of equipment cabinet and the installation of an additional cabinet and associated engineering operations.	
Location	Telecommunication Mast, Christchurch Road (Adjacent To Morrison's Petrol Station)., Aberavon, Port Talbot	
Decision	Prior Approval Not Required	
Ward	Aberavon	

35	App No. P2016/0617	Type Householder
Proposal	Detached garage and hardstanding	
Location	2 Grove Cottages, Margam Orangery Access Lane, Margam, Port Talbot SA13 2SY	
Decision	Approval with Conditions	
Ward	Margam	

36	App No. P2016/0619	Type Householder
Proposal	Replacement garage door with window to facilitate garage conversion	
Location	17 Ffordd Danygraig, Godre'r Graig, Swansea	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

37	App No. P2016/0623	Type Advertisement
Proposal	Double-sided internally illuminated Static Advertisement Panel.	
Location	Land adjacent to (South Side), Seaway Parade, Aberavon SA12 7BR	
Decision	Approval with Conditions	
Ward	Baglan	

38	App No. P2016/0624	Type Advertisement
Proposal	Double-sided internally illuminated Static Advertisement Panel.	
Location	Land adjacent to (North Side), Seaway Parade, Aberavon, Port Talbot SA12 7BR	
Decision	Approval with Conditions	
Ward	Baglan	

39	App No. P2016/0625	Type Householder
Proposal	Detached single storey garage plus utility room.	
Location	36 Bay View Gardens, Skewen, Neath SA10 6NJ	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

40	App No. P2016/0627	Type Lawful Dev. Cert-Exist
Proposal	Certificate of Lawful Development (Existing) for use of the property as a residential dwelling (Use class C3) in non-compliance with an agricultural occupancy condition.	
Location	Oakfield House, Heol Y Glo, Bryndu Pyle, Bridgend CF33 6RA	
Decision	Issue Lawful Dev. Cert.	
Ward	Margam	

41	App No. P2016/0631	Type Householder
Proposal	Single storey side extension plus ramped access.	
Location	14 Oak Hill Park, Skewen, Neath SA10 6TB	
Decision	Approval with Conditions	
Ward	Coedffranc North	

42	App No. P2016/0643	Type Advertisement
Proposal	1 No. Internally illuminated freestanding Totem Sign, 2 No. internally illuminated gable signs, 2 No. non-illuminated advertisement hoardings fixed to north east elevation.	
Location	Lidl Supermarket, Ffordd Parc Ynysderw, Pontardawe, Swansea SA8 4EG	
Decision	Approval with Conditions	
Ward	Pontardawe	

43	App No. P2016/0645	Type Full Plans
Proposal	Retention of portable office building for a temporary period of 5 years in connection with existing vehicle sales use.	
Location	J&J Motors, Siding Terrace, Lonlas, Neath SA10 6RF	
Decision	Approval with Conditions	
Ward	Coedffranc North	

44	App No. P2016/0650	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2015/0385 (Rear extensions) to provide an additional 2 obscure glazed fixed windows to side elevation, alteration of rear door to a side window (obscure glazed), and alteration of rear window to french doors	
Location	7 Birchfield Road, Pontardawe, Swansea SA8 4PF	
Decision	Approval with Conditions	
Ward	Pontardawe	

45	App No. P2016/0658	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2016/0140 (Demolition of garage and construction of detached outbuilding for overspill accommodation) and alter window on rear elevation to French doors, with Juliet balcony.	
Location	107 Crymlyn Road, Skewen, Neath SA10 6DT	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

46	App No. P2016/0661	Type Householder
Proposal	Single storey rear conservatory	
Location	81 Alltygrug Road, Ystalyfera, Swansea SA9 2AR	
Decision	Approval with Conditions	
Ward	Ystalyfera	

47	App No. P2016/0666	Type Advertisement
Proposal	Retention of illuminated advertisement collar	
Location	Spar, 23 High Street, Pontardawe, Swansea SA8 4HU	
Decision	Approval with Conditions	
Ward	Pontardawe	

48	App No. P2016/0669	Type Full Plans
Proposal	Retention of ATM in principal elevation	
Location	SPAR, 23 High Street, Pontardawe, Swansea SA8 4HU	
Decision	Approval with Conditions	
Ward	Pontardawe	

49	App No. P2016/0672	Type Full Plans
Proposal	Continuation of first floor gable roof over existing first floor rear extension, 2 storey rear infill extension and single storey rear extension.	
Location	111-113 Briton Ferry Road, Neath SA11 1AS	
Decision	Approval with Conditions	
Ward	Neath East	

50	App No. P2016/0673	Type Householder
Proposal	Single storey rear extension	
Location	5 Clos Yr Hen Ysgol, Pontardawe, Swansea SA8 4AZ	
Decision	Approval with Conditions	
Ward	Pontardawe	

51	App No. P2016/0674	Type Householder
Proposal	Two storey side extension	
Location	Tirbach Farm, Tirbach Drive, Rhos Pontardawe, Swansea SA8 3EG	
Decision	Approval with Conditions	
Ward	Rhos	

52	App No. P2016/0675	Type LawfulDev.Cert-Prop.
Proposal	Certificate of lawful development (proposed) for a single storey rear extension	
Location	5 Charles Street, Skewen, Neath SA10 6HT	
Decision	Issue Lawful Dev.Cert.	
Ward	Coedffranc West	

53	App No. P2016/0687	Type Householder
Proposal	Two gabled dormers to front roof plane	
Location	337 Delffordd, Rhos Pontardawe, Swansea SA8 3HG	
Decision	Approval with Conditions	
Ward	Rhos	

54	App No. P2016/0696	Type Change of Use
Proposal	Conversion of dwelling into 2 flats	
Location	44 Walters Road, Neath SA11 2DW	
Decision	Approval with Conditions	
Ward	Neath East	

55	App No. P2016/0698	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) - Single storey rear extension	
Location	69 Cwrt Y Clafdy, Skewen, Neath SA10 6TS	
Decision	Issue Lawful Dev.Cert.	
Ward	Coedffranc North	

56	App No. P2016/0725	Type LawfulDev.Cert-Exist
Proposal	Lawful development certificate for the conversion of an existing integral garage to living accomodation including 3 off street car parking spaces.	
Location	36 Parc Gilbertson, Rhydyfro Pontardawe, Swansea SA8 4PU	
Decision	Approval with no Conditions	
Ward	Pontardawe	