



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 28 MARCH 2017***

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

### **PART 1**

1. To receive any declarations of interest from Members.
2. To receive the Minutes of the previous meeting held on the 7 March 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 Applications Recommended for Approval**

4. Application No: P2017/0085 - Change of use from Offices to House of Multiple Occupation (H.M.O Up to a maximum of six residents) plus self-contained residential unit, plus car parking and external alterations. Compass House, 1a Baldwins Crescent, Crymlyn Burrows, Swansea. SA1 8QE (*Pages 11 - 24*)
5. Application No: P2017/0132 - Two storey residential dwelling (Outline with all matters reserved). 10 Elias Road, Bryncoch, Neath. SA10 7TN (*Pages 25 - 38*)

#### **Section B - Matter for Information**

6. Delegated Applications Determined between 28 February 2017 and 20 March 2017 (*Pages 39 - 54*)

7. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

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

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

**Wednesday, 22 March 2017**

## **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, D.Keogh, C.Morgan,  
Mrs.S.Paddison, R.Thomas, Mrs.L.G.Williams  
and R.Phillips

**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 for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

### **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 2.00p.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 2.00pm 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 re-distributed prior to the commencement of the meeting.

**PLANNING COMMITTEE**

**Members Present:**

**7 March 2017**

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

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

**Councillors:** D.W.Davies, Mrs.R.Davies, S.K.Hunt, D.Keogh, C.Morgan, Mrs.S.Paddison and R.Phillips

**Local Member** Cllr. J.Rogers

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

**Officers In Attendance** S.Ball, I.Davies, J.Griffiths, Mrs.J.Woodman-Ralph and Ms.N.Headon

1. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 14 FEBRUARY 2017**

**RESOLVED:** That the Minutes of the Planning Committee held on 14 February 2017 as circulated, be confirmed as a true record.

2. **SITE VISITS**

**RESOLVED:** That, no site visits be held on the applications before Committee today.

3. **APPLICATION NO: P2016/1099**

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

In accordance with the Council's approved Public Speaking Protocol Ms.L.Davies (Applicant) addressed the Planning Committee.

Cllr.J.Rogers, Local Ward Member also addressed the Committee.

Committee then debated the application and in line with the new protocol the Chairperson clarified matters raised by the Committee with the applicant.

**RESOLVED:** That in accordance with Officer's Recommendations Application P2016/1099 be approved with Conditions as detailed in the circulated report and with the following amendments:-

1. That an additional Condition 4 be inserted (with subsequent conditions re-numbered) as follows:

- (4) Prior to the first beneficial use, a self-closing gate shall be provided to the existing pedestrian access point off Margam Road, which shall be retained at all times thereafter.

Reason

In the interests of safety.

2. That Condition 5 (now Condition 6) be amended as follows to reflect the opening hours requested by the applicants at Committee:

- (6) The use hereby permitted shall not be open to customers outside the following times:  
07.00am to 18.00pm.

Reason

In the interest of the amenities of the area.

4. **APPLICATION NO: P2013/0212**

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

**RESOLVED:** That in accordance with Officer 's recommendations Application P2013/0212 be refused for the reasons contained within the circulated report.

5. **APPLICATION NO: P2009/1129**

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

**RESOLVED:** That in accordance with Officers recommendations Application P2009/1129 be refused for the reasons contained within the circulated report.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 6 FEBRUARY AND 27 FEBRUARY 2017**

Members received a list of Planning Applications which had been determined between 6 February and 27 February 2017, as detailed in the circulated report.

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

7. **APPEALS DETERMINED BETWEEN THE 6 FEBRUARY AND THE 27 FEBRUARY 2017**

**RESOLVED:** That the following Appeals determined be noted as detailed in the circulated report.

Appeal Ref: A2017/0002

Demolition of existing garage, and construction of two storey garage with first floor storage – 63 Penywern Road, Bryncoch, Neath.

Decision:

Appeal Dismissed

8. **APPEALS RECEIVED BETWEEN THE 6 FEBRUARY AND THE 27 FEBRUARY 2017**

**RESOLVED:** That the following Appeals received, as detailed in the circulated report, be noted.

Appeal Ref: A2017/0004

Variation of Condition 1 and 2 of planning permission (ref APP/Y6930/C/163150026 which granted a mixed residential Class C3 and music lesson sui generis use) approved at appeal on 10th October 2016 to increase number of student to 8 and change hours of operation to 12.00hrs to 20.30hrs Monday to Wednesday, 12.00hrs to 20.00hrs Thursday and Friday and 09.00hrs to 15.00 on Saturdays – 26 Rowan Tree Close, Neath, SA10 7SJ.

9. **URGENT ITEM**

Because of the need to deal now with the matter contained in Minute No 10 below, the Chairman agreed that this could be raised at today's meeting as an urgent item, pursuant to Section 100B (4) (b) of the Local Government Act 1972.

Reason

Due to the time element.

10. **PLANNING COMMITTEE PROTOCOL (AMENDED)**

Members received a verbal update on the new Planning Committee protocol which had been adopted by Council in January 2017. It was highlighted that the protocol had already shown positive improvements. A briefing note listing the changes that Members



need to be aware of had been prepared by Officers and would be circulated to all Members in due course.

## **CHAIRPERSON**

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## SECTION A – MATTERS FOR DECISION

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

<b><u>APPLICATION NO:</u> P2017/0085</b>	<b><u>DATE:</u> 08/02/2017</b>
<b>PROPOSAL:</b>	Change of use from Offices to House of Multiple Occupation (H.M.O Up to a maximum of six residents) plus self-contained residential unit, plus car parking and external alterations
<b>LOCATION:</b>	Compass House, 1a Baldwins Crescent, Crymlyn Burrows, Swansea SA1 8QE
<b>APPLICANT:</b>	Richard Hayward- Graceland Investments Ltd
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Coedffranc West

### BACKGROUND INFORMATION

The application was called into Planning Committee by Ward Member Councillor Harry Bebell on the grounds that he has concerns over the impact of the development in terms of noise, and due to the potential impact of an additional House in Multiple Occupation (HMO) on the character of the area, with no HMO Policy in place.

The Committee Call-In Panel met and agreed that the application should be brought to Committee on such grounds.

### PLANNING HISTORY:

None

### PUBLICITY AND RESPONSES:

The application was advertised on site and four individual properties were notified. To date, 7 representations have been received which can be summarised as follows:

- Parking congestion from university and question whether amount of parking proposed is sufficient
- Too many HMOs already approved and acceptable quota of HMOs in Elba and Baldwins Crescent achieved and should be curtailed now.

- Crime free, quiet, community environment of the village could be irreversibly threatened by granting this and future HMO applications
- Developers take advantage of cheap housing to the disadvantage of local families
- Increased anti-social behaviour including noise, nuisance and rubbish / littering leading to vermin. Further HMOs would make worse

**Councillor Harry Bebell (Ward Member)** has submitted a number of representations objecting to the development, which are on the following summarised grounds: -

- The village has already got approx. 8 homes converted to HMOs and two more being worked on.
- This application will further lead to the downgrading and the destruction of the community, and its community spirit.
- Parking nuisance, noise and litter now being caused plus other problems being caused by Students - it is time to call a halt.
- Concerns related to further development at University Campus without suitable car parking (although accepts these facts are nothing to do with the present plan but are 'something to remember for the future').

**Head of Engineering and Transport (Highways):** No objection subject condition

**Head of Engineering and Transport (Drainage):** No objection

**Contaminated Land Officer:** No objection, subject to condition

**Coedffranc Community Council:** Raise concerns with amount of car parking supplied and whether it is sufficient for the area

**Wales and West Utilities:** Note position of their apparatus, details of which forwarded to applicant

**Environmental Health:** No objection

**Biodiversity:** No objection

**Health and Safety Executive (Consultation distance of major hazard sites / pipelines):** Do not advise against granting of planning permission

## DESCRIPTION OF SITE AND ITS SURROUNDINGS:

The application site is occupied by a vacant detached office building located on the northern side of Baldwins Crescent. The building's main elevation to Baldwins Crescent has a red brickwork plinth with three tall brickwork and stone bay windows under natural slate pitched roofs. The building also has painted render gables over the bay windows, with red brickwork chimneys framing the façade. While the current lawful use of the building is as an office, it does have the appearance of a residential property.

The immediate area comprises a mix of two storey 1930 / 40's semi-detached dwelling houses together with larger scale industrial and commercial buildings to the North and East. A caravan sales centre is located immediately opposite the site. Swansea University's Bay Campus is located to the south of the site beyond Fabian Way.

## BRIEF DESCRIPTION OF PROPOSAL:

The application seeks full planning permission to change the use of the building from office accommodation (Class B1) to a house in multiple occupation (HMO) with the main part of the property being divided into 6 separate bedroom units. A separate self-contained residential unit is also proposed over two floors within an existing attached rear annexe.

To serve the HMO communal cooking and living room areas are to be provided on the ground floor and a mixture of en-suite and communal bathrooms are proposed on the ground and first floor.

The supporting information provided acknowledges that the proposed accommodation is targeted at students and will meet a need for this section of the market given the Swansea University Bay Campus in close proximity to the site. Notwithstanding this, the design and layout of the proposed development ensures that the site would be suitable for alternative uses in the future such as flats aimed at the open market.

In respect of the external changes proposed these are limited to blocking up an existing side facing window and altering an existing front door to form a window.

An existing area of hardstanding to the west of the building will provide parking for 5 cars.

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

#### EIA AND AA SCREENING:

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any SAC, CSAC or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2010 is not required.

#### MATERIAL CONSIDERATIONS:

The main issues for consideration relate to the principle of a residential development at this location having regard to the provisions of the development plan as well as the impact upon the character and appearance of the surrounding area; the residential amenity of the occupiers of the adjacent properties; highway and pedestrian safety; the effect upon biodiversity quality and drainage together with other issues raised by consultees.

#### POLICY CONTEXT:

##### National Planning Policy:

[Planning Policy Wales](#) (Edition 8, January 2016)

##### Technical Advice Notes: -

- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 18: Transport (2007)

## Local Development Plan

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

### Strategic Policies

- **Policy SP3** Sustainable communities
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP11** Employment Growth
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

### Detailed Policies

- **Policy SC1** Settlement limits
- **Policy EN7** Important Natural Features
- **Policy EC4** Protection of Existing Employment Uses
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

### *Supplementary Planning Guidance:*

The [Parking Standards](#) SPG was approved in October 2016 and is of relevance to this application.

### PRINCIPLE OF DEVELOPMENT:

The application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts.

In this case, it is also notable that the existing property has a Class B1 Offices use, such that an assessment also needs to be made against Policy EC 4 (Protection of Existing Employment Uses) which seeks to avoid the loss of commercially viable employment land or buildings. The policy states that the loss of such land will only be permitted where the following criteria are satisfied:

1. It is demonstrated that employment uses are no longer viable or appropriate in this location; or

2. Continued use for employment purposes would have unacceptable impacts on the environment, local amenity or adjacent uses; or
3. The existing space can be redeveloped for employment uses that achieve an increased level of employment combined with other appropriate uses.

The explanation of this policy goes further by recognising that some employment sites may become unviable over the Plan period, emphasising that the Policy provides flexibility for the appropriate re-use of such sites, and a basis for assessing applications for conversion to non-employment uses.

In respect of the loss of office / employment use, the applicant has provided information which indicates that the building would be unlettable in its current condition given that the current layout is not conducive to modern office requirements. They have also confirmed that the building has not operated as an office for a number of years and the property has remained empty and is falling into disrepair. Finally, it is confirmed the building has been marketed since 2015 as offices but has not received any offers.

Having regard to the above, it is considered that the developer has demonstrated that the site is not viable as an on-going employment site and Officers accept the loss would not have a significant adverse effect on the supply of employment land. It is also considered that the proposed re-use of the building for residential purposes would in principle be compatible with nearby residential uses. Overall, for the reasons explored above, there are considered to be no objections to the principle behind the proposed re-use of the building, which satisfies the criteria in Policy EC4.

#### CONCENTRATION OF HMOS

Representations from members of the public together with the local Ward Member have raised concerns over the concentration / number of HMO's in the immediate area surrounding the application site and their concerns over the resultant impact on residential amenity and the local community.

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (Class C4). The Use Class C4 in broad terms covers shared houses or flats



occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of planning authorities by making such changes subject to planning permission.

While in this instance a change of use to HMO is from an Office (such that permission would have been required in any event), the reasons for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have the potential to create local issues. The Council does not, however, have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP).

Notwithstanding the above, enquiries with Licensing and Council Tax (on 13<sup>th</sup> March 2017) indicate that there are currently only 2 properties in Elba Crescent and 1 in Baldwins Crescent which are considered as HMOs, out of a total of 72 dwellings in these two streets (41 in Elba Crescent and 31 in Baldwins Crescent). Furthermore, no planning applications have been received or determined for HMOs in either Baldwins or Elba Crescent in the last 15 years according to planning department records.

It is acknowledged that the actual number of HMOs in the area may be higher, due to some HMOs not being licensed, or having been used for shared accommodation prior to the change to the Use Classes Order. However the most up to date figures available indicate only a limited HMO presence in the immediate surrounding area. Moreover, the general character of the area remains unaffected to any significant or unacceptable degree by such uses. In this respect, it is considered that currently the number of HMOs is not such that it appears to be creating specific areas which are changing in their character to such an extent that would impact unacceptably on residential amenity.

It should also be noted that the conversion of these offices will help meet student accommodation demand and thus may release some pressure on

the demand for conversion of other traditional family housing in the area surrounding the application site.

As such, currently it is considered that given the limited number of HMOs present in the existing area, there are no grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs.

Accordingly, there are considered to be no objections to the principle of converting this building for residential purposes, subject to an assessment of the specific impacts of such development.

#### VISUAL AMENITY:

In terms of alterations to the building's external appearance and fenestration, only very minimal changes are proposed. A window to the south west facing elevation will be removed and the opening bricked up. To the front facing elevation an existing door is to be removed from the bay window and blocked up. In both cases the proposed materials for completing these works are to match the existing building.

Therefore, in view of the above it is considered that there would not be any unacceptable impact on visual amenity to warrant a refusal recommendation.

#### RESIDENTIAL AMENITY:

The proposal does not include any extensions and therefore there will be no built impacts from the development in terms of unacceptable overbearing or overshadowing.

In respect of overlooking, given the internal remodelling of the building, side facing windows serving habitable rooms are proposed facing number 1 Baldwins Crescent. Notwithstanding this, conditions can be imposed ensuring these windows are fitted with obscure glazing in order to protect the amenity of this property.

While noting local concerns in respect of potential for noise disturbance, having regard to the lack of objection from the Environmental Health Officer, and the authorised use of the property as Class B1 offices, it is considered that the proposal would not lead to harmful or unacceptable levels of noise, disturbance, or nuisance that would warrant refusal of this application.

## HIGHWAY SAFETY (E.G. PARKING AND ACCESS):

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised regarding the potential impact allowing this development would have on the existing local highway network, namely the increase in traffic and parking congestion.

The Head of Engineering and Transport (Highways Section) is of the view that the proposal should be subject to the same parking standards as for C3 dwelling houses and provide a maximum of three parking spaces. It is also noted that there is a separate self-contained one-bedroom unit at the rear which would require a further space.

Given 5 parking spaces are proposed, the proposal exceeds the requirement for a maximum of 4 spaces (set out above) and therefore it is considered that parking provision is adequate.

Furthermore, the site is sustainable, being situated on a bus route and within close proximity to the new University Campus. Given the sustainable location of the development, it is likely that there will also be a reduction in the use of the private car.

However, only limited details of a cycle and bin store have been provided in support of the application. It is therefore considered reasonable for any grant of planning permission to be conditional on the submission of further details demonstrating an acceptable provision of bin and cycle store to cater for the proposed development.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

### ECOLOGY:

The proposal has been assessed by the Biodiversity Officer who has raised no objection to the proposal. It is therefore considered that the proposed development would not have any unacceptable impact in relation to ecology and biodiversity.

### DRAINAGE:

The Local Authority's Drainage Officer has been consulted and has raised no objection to the proposal. The application is therefore acceptable in terms of drainage.

### CONTAMINATED LAND:

The Contaminated Land Officer states that historical maps show an old railway line where the proposed car park spaces will be sited which could be a source of contamination. However, given no alterations to the parking surface is proposed, a standard condition dealing with unsuspected contamination and a note relating to the use of Personal Protective Equipment (PPE) and the adoption of safe working practices will be sufficient in this instance.

### HEALTH AND SAFETY

The site is located within the consultation zone for 'Jeremys Oil'. However, HSE does not advise against the grant of planning permission.

### OTHER MATTERS:

Officers have considered carefully all objections to these proposals. In respect of the issue raised concerning developers making financial gain by developing HMOs in the area, while this is noted, it does not constitute a material planning consideration. In all other respects, Officers have come to the view that the objections raised do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed in this report.

## CONCLUSION:

The decision to recommend 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 made in accordance with the Development Plan unless material considerations indicate otherwise.

The development would not result in an overconcentration of Houses in Multiple Occupation in the local area to the extent that it would unacceptably detract from the character of the area and would be acceptable in terms of impact on highway and pedestrian safety, residential amenity, drainage and ecological issues. Subject to the conditions imposed, it would therefore accord with Policies SC1, EN7, EC4, TR2 and BE1 of the Neath Port Talbot Local Development Plan , the Council's approved parking Standards SPG, and national guidance in Planning Policy Wales (2016), and Technical Advice Notes 5, 12, and 18.

## RECOMMENDATION: Approval with Conditions

### CONDITIONS

#### Time Limit Conditions

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

#### Reason

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

#### Approved Plans

(2) The development shall be carried out in accordance with the following approved drawings:

- P09 Rev D received 03.03.17
- P08 Rev B received 26.01.17
- P07 Rev A received 03.03.17
- P06 Rev A received 08.03.17
- P01 received 26.01.17

Reason: In the interests of clarity

## Action Conditions

(3) Notwithstanding the submitted plans, prior to first beneficial occupation of the development hereby approved, details of the size, design and siting of a refuse bin housing and cycle store to serve the approved development shall be submitted to and agreed in writing by the local planning authority and the approved cycle and refuse provision shall be provided and available for use prior to first occupation of the premises, and thereafter retained to serve the development.

Reason:

In the interests of amenity.

(4) Prior to first beneficial occupation of the development hereby approved, the car parking spaces shall be laid out and made available for use in accordance with drawing number P06 Rev A and shall be retained and maintained for such use thereafter.

Reason

To ensure adequate parking provision for the development and in the interests of the free flow of traffic and highway safety

(5) Notwithstanding the details submitted and prior to the occupation of either the single residential unit or HMO the side-facing window serving bedroom 6 (lower section only - as identified on dwg. P09 Rev. D) and the bathroom and bedroom in the self contained residential unit shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a minimum of 1.7 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 adjacent property and the safety of the occupiers of the applicant dwelling.

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

Reason

In the interests of visual amenity.

## Regulatory Conditions

(7) No more than 6 persons shall be resident at the premises at any one time.

Reason:

For the avoidance of doubt and in the interests of amenity.

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

Reason

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

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## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2017/0132</b>	<b><u>DATE:</u> 16/02/2017</b>
<b>PROPOSAL:</b>	Two storey residential dwelling (Outline with all matters reserved)
<b>LOCATION:</b>	10 Elias Road, Bryncoch, Neath SA10 7TN
<b>APPLICANT:</b>	Mr Alan Lockyer
<b>TYPE:</b>	Outline
<b>WARD:</b>	Bryncoch North

### BACKGROUND INFORMATION

The applicant is one of the Elected Members for Neath North Ward, and while the site has previously had the benefit of planning permission, the time limit for submission of reserved matters has expired. Accordingly, this new application needs to be reported to Planning Committee for a decision.

### SITE AND CONTEXT

The application site is located on land adjacent to 10 Elias Road, Bryncoch.

The application site is an irregular shaped parcel of land measuring approximately 0.023 hectares in area. It is relatively flat in profile, has a maximum width of 10m at the front reducing to 6m at the rear, and an overall depth of 31m. Pedestrian and vehicular access to the site is via Elias Road, an unmade track. The site is bounded by residential dwellings to the north, east and west, and the access track to the south. The site currently forms part of the garden area of Number 10, and is occupied by a small domestic shed and garage with some shrubs and hedges.

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

## DESCRIPTION OF DEVELOPMENT

This application seeks outline planning permission for the erection of one detached dwelling. All matters relating to access, appearance, landscaping, layout and scale are reserved for subsequent approval.

The applicant has submitted an indicative layout and scale parameters. These illustrate the demolition of the existing garage and shed, and replacement with a single detached dwelling fronting onto the unmade part of Elias Road. The dwelling will measure between 5m-5.5m wide, 8m-9m in depth and 7m-9m high. Replacement parking for the donor property is proposed to the east of Number 10, with parking for the proposed dwelling on a new driveway to the east of the site.

## PLANNING HISTORY

The application site has the following relevant planning history: -

- P2013/0191      Detached dwelling (Outline) approved 7<sup>th</sup> May 2013

## CONSULTATIONS

**Blaenhonddan Community Council:** Council would not wish to see this application setting a precedent for further development along this “track” and is concerned as to whether the quality of the access is appropriate to serve a new development, and whether it should be improved if the application is to be approved.

**Head of Engineering & Transport (Highways):** No objection subject to conditions

**Head of Engineering & Transport (Drainage):** No objection subject to conditions

**Biodiversity Unit:** No objection subject to conditions

**Welsh Water:** No objection subject to condition and informative

**Footpaths Section:** no objection subject to condition

## REPRESENTATIONS

The neighbouring properties were consulted on 20<sup>th</sup> February 2017, with a site notice displayed on 23<sup>rd</sup> February 2017.

In response, to date no representations have been received,

## REPORT

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

### National Planning Policy:

The applicant states that there has been a change in policy since the previous application was refused and that [Planning Policy Wales](#) places an emphasis upon the need for housing within sustainable locations such as brown field sites and making the most efficient use of land.

The main thrust of Planning Policy Wales is to promote sustainable development by ensuring the planning system can provide for an adequate and continuous supply of land, available and suitable for development to meet the needs of society that is consistent with the overall sustainability principles.

In particular it seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate developments so as to minimise the demand for travel, ensure that all communities have good quality housing for their needs, promote access to shopping, education, employment, health, community, leisure and sports facilities and open space.

However paragraph 9.3.1 states *“New housing developments should be well integrated with and connected to the existing patterns of settlements.”*

Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area. Sites with higher densities can help to conserve land resources, and adverse effects can be overcome by sensitive design and good landscaping.

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 therefore take a balanced approach and ensure that the proposed development does not damage an areas character and amenity.

### National Guidance

The following [Technical Advice Notes](#) are also of relevance:

- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport

### Local Policy

The Development Plan comprises the Neath Port Talbot Local Development Plan (2011 – 2026) (LDP) which was adopted in January 2016 and within which the following policies are of relevance: -

#### Strategic Policies

- **Policy SP3** Sustainable communities
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

#### Topic based Policies

- **Policy SC1** Settlement limits
- **Policy EN7** Important Natural Features
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

#### *Supplementary Planning Guidance:*

The [Parking Standards](#) SPG was approved in October 2016 and is of relevance to this application.

## EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development on the EIA Regulations, a screening opinion is not required for this application.

## Issues

The main issues for consideration with regards to this planning application are the principle of residential development at this site – having regard to the previous approval for a dwelling on this site and any material changes in site or Policy circumstances - together with the impact of the proposal upon visual and residential amenity, and highway and pedestrian safety having regards to prevailing planning policies.

## Principle of Development

Outline planning permission was previously granted for a dwelling on the site on 7<sup>th</sup> May 2013. Since that approval, the Council has adopted a new LDP, nevertheless the site remains within the residential settlement boundary for Bryncoch (Policy SC1) wherein “Development ... that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle.”

Having regard to the previous approval, it is considered that there have been no material changes to site or policy circumstances, with the proposal considered to be of an appropriate scale, comprising an infill site where the general principle of a residential development within settlements is generally acceptable subject to an assessment of the acceptability in terms of other policies within the LDP.

## Impact on Visual Amenity

Numbers 9 and 10, which are located immediately adjacent to the site also front onto the unmade part of Elias Road, are two-storey semi-detached dwellings with gable ended ridged-roofs running east-west. Although matters relating to appearance, scale and layout are reserved for subsequent approval, the indicative siting shows a detached dwelling also fronting onto the unmade part of Elias Road, and scale parameters indicate that the maximum ridge height of the proposed dwelling would be 9m, which is similar to the existing dwellings. The

layout plan also indicates provision of suitable parking and garden areas

Subject to conditions to ensure details of the slab levels, along with materials, are submitted as part of the reserved matters, it is considered that the submissions demonstrate that a dwelling can be constructed on the site which would not have a detrimental impact upon the overall character and appearance of the surrounding area or street-scene.

### Impact on Residential Amenity

In respect of potential overbearing and overshadowing, due to the indicative siting and maximum height of the proposed dwelling relative to existing neighbouring properties, it is considered that a sympathetically designed and sited dwelling could be constructed without having an unacceptable adverse impact upon neighbouring properties.

Whilst no details of the means of enclosure have been submitted, it is considered that this can be dealt with at the reserved matters stage.

Turning to potential overlooking issues, it should be noted that the dwellings which bound the site are Number 10 Elias Road, plus Numbers 4-6 Briarwood Close. With regards to Number 10, it should be noted that there are no side-facing windows in the main pine-end of Number 10. As such, it is considered that the proposal would not create any unacceptable overlooking issues. With regards to Number 4, it should be noted that this is located to the immediate rear of the application site and is shown on the indicative plan as over 21m away (albeit siting is not for approval as part of this application). This separation distance would be sufficient to prevent any unacceptable overlooking issues. Turning to Number 6 Briarwood Close, as there is approximately 14m distance between the two properties at a 50-60 degree angle, and there are only two doors on the rear of the single-storey side extension of Number 6, this is considered adequate to ensure that a dwelling could be constructed on the application site without creating any unacceptable overlooking issues, albeit that the final design may need to be designed so that habitable room windows are sited on the front and rear elevations only at first floor level, with adequate means of enclosure around the proposed dwelling.

## Parking and Access Requirements and Impact on Highway Safety

Members should note that Number 10 currently benefits from historic vehicular access rights over the unmade part of Elias Road. The proposed development would provide off-street car parking for the donor property on a driveway to the east of the dwelling, with off-street parking for the new property also on a new driveway to the east.

The Head of Engineering and Transport (Highways) has assessed the submitted information, including the swept path analysis, and offers no objection to the proposed residential development, albeit with recommendations in relation to off street parking, driveway widths, replacement off-street parking for the donor property, pedestrian vision splays, garages, gates and improvements to the access track. It is considered that the proposal would be acceptable in terms of highway and pedestrian safety subject to the above recommendations being imposed as suitably worded conditions.

It should however be noted that in order to provide adequate access, Highways have recommended that the access track should be widened to 4.5m. This land is not in the ownership of the applicant, is not owned by the Local Authority (albeit a Public Right of Way), and Land Registry records show the land as unregistered. The access is also situated outside of the application site. As such it is considered in this case that a suitably worded Grampian condition (as for the previous outline permission) should be imposed to prevent the start of the development until these off-site improvement works have been completed.

Subject to the above, the development is considered to be acceptable in terms of highway and pedestrian safety.

## Drainage

The Head of Engineering and Transport (drainage) has advised that they have no objection to the proposed development subject to recommendations in relation to watercourses and ditches, land drainage and site drainage. It is considered that the proposal would be acceptable in terms of drainage subject to the above recommendations being imposed as suitably worded conditions.

Welsh Water has no objection to the proposal however have recommended a condition to prevent no surface water and/or land

drainage connecting to the public sewer, this can be imposed via a suitably worded condition.

### Ecology

The local Authority's Ecologist has advised that the proposals will remove potential bird nesting/foraging habitats which must be mitigated for under the Habitat Regulations (amended 2012). As such they have recommended that the new building should include artificial nesting sites for birds. This can be imposed by a suitably worded condition. The application is therefore considered acceptable in terms of biodiversity

### Footpaths

The Local Authority's Rights of Way Officer has advised that Footpath ANB.17 skirts the site, and has recommended that the Public Right of Way shall be protected at all times; a suitably worded condition can be imposed to ensure their recommendation is implemented.

### CONCLUSION

The decision to recommend 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. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

Having regard to the previous planning permission at the site, it is considered that following the adoption of the Neath Port Talbot Local Development Plan, there has been no material change in Policy or site circumstances such that there remains no objection to the principle of a residential development for the construction of one dwelling, which would also have no detrimental impact upon residential amenity, on the character and appearance of the surrounding area, or on highway and pedestrian safety. Accordingly, the proposed development accords with Policies SP3,SP15,SP20,SP21,SC1,EN7,TR2 and BE1of the Neath Port Talbot Local Development Plan.

### RECOMMENDATION

Approval with conditions



## CONDITIONS:

### Time Limit Conditions

(1) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

#### Reason

The application was made for outline planning permission.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

#### Reason

The application was made for outline planning permission.

(3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

#### Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

#### Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

## Approved Plans

(5) The application shall be built in accordance with the following plans and documents:

Location Plan

Block Plan (annotated)

Reason

In the interest of clarity

## Pre-Commencement Conditions

(6) No development shall take place until the access track leading to the development has been widened to a minimum width of 4.5 metres and surfaced and drained using porous materials in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained in accordance with the approved scheme.

Reason

In the interest of highway and pedestrian safety and to ensure adequate access is provided to the site.

(7) As part of the first reserved matters applications details of the floor level of the development, including cross-sections of the site, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these agreed levels.

Reason

To ensure the development respects local character, in the interest of visual amenity

(8) As part of the reserved matters required by Condition 1, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(9) As part of the first reserved matters application details of the proposed means of enclosures to all property boundaries shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosures shall be erected on site prior to the occupation of the associated dwelling, and retained as such thereafter.

#### Reason

In the interests of the visual amenity of the area and the amenities of the occupiers of proposed and existing dwellings.

(10) As part of the reserved matters required by Condition 1, a detailed drainage scheme for foul, land and surface water, which shall ensure that the drainage of any adjoining land is not interrupted or otherwise adversely affected by the development, shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be implemented on site prior to occupation of the dwelling and retained as such thereafter.

#### Reason

In the interest of adequate drainage.

(11) Notwithstanding the submitted information, no development shall take place until three no. replacement off-street car parking spaces have been provided for the donor property (10 Elias Road), measuring a minimum width of 3.6m and a minimum length of 15.6m (three tandem spaces). The parking spaces/driveway shall be surfaced in porous material or a provision must be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwelling and shall be retained open and free for parking use, and permanently maintained so that it continues to comply with the above requirements.

#### Reason

In the interest of highway and pedestrian safety.

#### Action Conditions

(12) Prior to occupation of the dwelling hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason

In the interests of biodiversity to mitigate against the loss of potential bird nesting/foraging habitats

(13) Notwithstanding the submitted details, the reserved matters required by condition 1 shall include provision for one off-street parking space per bedroom (up to a maximum of three), which shall have a minimum width of 3.6 metres and a minimum length of 10.8m for two tandem spaces or 15.6m for three tandem spaces. The parking spaces shall be provided prior to first use of the dwelling hereby approved, and shall be surfaced in porous material (or a provision must be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwelling) and shall be retained open and free for parking use, and permanently maintained so that they continue to comply with the above requirements.

Reason

In the interest of highway and pedestrian safety

Regulatory Conditions

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

Reason

In the interest of adequate drainage.

(15) Foul water and surface water discharges shall be drained separately from the site.

Reason

In the interest of adequate drainage.

(16) No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

Reason

In the interest of highway and pedestrian safety and adequate drainage.

(17) No garage shall be converted to residential use unless a scheme for replacement car parking has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the commencement of any conversion works and shall provide for one additional car parking space for each space lost by any conversion works.

Reason

In the interest of Highways and pedestrian Safety and adequate parking provision is provided and retained

(18) Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.

Reason

In the interest of highway and pedestrian safety

(19) The Public Right of Way shall be protected at all times and any damage caused to the Right of Way shall be rectified to the satisfaction of this authority. No alteration or change of condition to the PROW is to be undertaken without further consultation with the Council's Countryside Team.

Reason

To protect the public right of way

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 28<sup>TH</sup> FEBRUARY 2017 AND  
20<sup>TH</sup> MARCH 2017

1	App No. P2016/0206	Type Full Plans
Proposal Partial demolition and rebuilding of chimney and pinnacles.		
Location Margam Castle, Margam Country Park, Margam, Port Talbot SA13 2TJ		
Decision Approval with Conditions		
Ward Margam		

2	App No. P2016/0301	Type Listed Building Cons
Proposal Take down and rebuild feature chimney at apex of gable; take down and rebuild feature pinnacles; take off and relay 6no. Copings; Refix existing lead flashings as work proceeds; rake out and repoint all open and defective joints; and, cut back and restore face of arched head to main window.		
Location Margam Castle, Margam Country Park, Margam, Port Talbot SA13 2TJ		
Decision Approval with Conditions		
Ward Margam		

3	App No. P2016/0573	Type Change of Use
Proposal Change of use of rear ground floor and basement level from ancillary storage for shop (Use Class A1) to private dwelling (Use Class C3) and installation of new window and door to rear elevation.		
Location 91 Neath Road, Briton Ferry, Neath SA11 2DQ		
Decision Approval with Conditions		
Ward Briton Ferry East		

4	App No. P2013/0867	Type Discharge of Cond
Proposal Details to be agreed in association with condition 19 (external lighting scheme) of application P2011/0651 approved on the 09/09/2011.		
Location Former Glanymor Primary School, Severn Crescent, Sandfields, Port Talbot SA12 6TA		
Decision Approval with no Conditions		
Ward Sandfields East		

5	App No. P2015/0641	Type Full Plans
Proposal	Demolition of existing police station and erection of a four storey mixed use development of 30 one bed flats and 3 commercial units (Use class A1 and A3). Re-consultation following receipt of Flood Consequences Assessment addendum and further flood data (April 2016).	
Location	Port Talbot Police Station, Station Road, Port Talbot SA13 1JB	
Decision	Approval with no Conditions	
Ward	Port Talbot	

6	App No. P2015/1058	Type Minerals
Proposal	Small Private Licenced Mine	
Location	Penhyddwaelod Farm, B4282 From Cwmavon To Bryn, Cwmavon, Port Talbot SA13 2RB	
Decision	Refusal	
Ward	Bryn & Cwmavon	

7	App No. P2016/0615	Type Full Plans
Proposal	Change of use of shop (Class A1) to 1 bedroom flat together with the removal of the shop front and creation of a new window, retention of three flats and conversion of vacant 2 storey building to provide 2 No. 1 bedroom flats plus external alterations and car parking.	
Location	76 Windsor Road, Neath SA11 1NR	
Decision	Approval with Conditions	
Ward	Neath East	

8	App No. P2016/0634	Type Discharge of Cond.
Proposal	Additional details to be agreed in association with conditions 47 and 48 (Habitat Management Programme) of application P2009/1053 (DECC ref 12.04.09.26C) granted on 8 May 2012.	
Location	Pen Y Cymoedd, South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the north of Maerdy, Treorchy and Glyncorrwg and east of tonmawr., Port Talbot	
Decision	Approval with no Conditions	
Ward	Glyncorrwg	



9	App No. P2016/0920	Type Full Plans
Proposal	Retention of engineering operations in relation to a diverted section of watercourse.	
Location	15 Llys Y Ddraenog, Margam, Port Talbot SA13 2TQ	
Decision	Approval with Conditions	
Ward	Margam	

10	App No. P2016/0934	Type Full Plans
Proposal	Detached bungalow with associated off street car parking	
Location	37 Graig Road, Gwaun Cae Gurwen, Ammanford SA18 1EG	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

11	App No. P2016/0937	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 2 (levels) 3 (external materials) 4 (boundary treatments), 10 (street lighting) of Planning Permission P2015/0778 (18 Dwellings and 2 Flats approved on the 6/10/16)	
Location	Waun Sterw, Pontardawe, Neath SA8 4PG	
Decision	Approval with no Conditions	
Ward	Pontardawe	

12	App No. P2016/0991	Type Full Plans
Proposal	Change of use of vacant land to allow the construction of a two-storey extension to existing Research and Development Facility (Use Class B1(b)) with associated engineering operations to create additional access road, car parking and service area.	
Location	Land Adjacent to TWI and Justice Centre, Harbourside, Port Talbot SA13 1RA	
Decision	Approval with Conditions	
Ward	Margam	

13	App No. P2016/1026	Type Householder
Proposal	Alteration and conversion of existing garage to living accomodation, plus split level rear extension, plus raised decking/balcony area and replacement parking.	
Location	41 Lon Y Wern, Alltwn Pontardawe, SA8 3BJ	
Decision	Approval with Conditions	
Ward	Alltwn	

14	App No. P2016/1075	Type Full Plans
Proposal	Single storey front extension.	
Location	Funeral Parlour, 115 Pentwyn Baglan Road, Baglan, Port Talbot SA12 8EB	
Decision	Approval with Conditions	
Ward	Baglan	

15	App No. P2016/1105	Type Full Plans
Proposal	Overcladding of existing building, glazed entrance extension and canopy, alterations to boundary fencing and pathway guard rails.	
Location	Coleg Castell Nedd Port Talbot, Dwr Y Felin Road, Caewern, Castell Nedd SA10 7RF	
Decision	Approval with Conditions	
Ward	Bryncoch South	

16	App No. P2017/0003	Type Householder
Proposal	Detached garage	
Location	15 Ochr Y Waun Road, Cwmllynfell, SA9 2GY	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

17	App No. P2017/0011	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 3 (Bin Storage), 4 (Control of Fumes and Odours) and 5 (Flue Details) of Planning Permission P2015/1027 granted at appeal on 05/07/16.	
Location	Briton Ferry Police Station, 155 Neath Road, Briton Ferry, Neath SA11 2BX	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

18	App No. P2017/0016	Type Full Plans
Proposal	2 No. semi-detached split level two/three storey dwellings, with associated off street car parking plus replacement parking for 1b New Road (Amended and additional plans and information received 07.02.17)	
Location	Land Adjoining, 1b New Road, Cilfrew, Neath SA10 8LL	
Decision	Approval with Conditions	
Ward	Aberdulais	

19	App No. P2017/0035	Type Householder
Proposal	Raised decking area to rear garden.	
Location	The Oaks, 88 Henfaes Road, Tonna, Neath SA11 3EX	
Decision	Approval with no Conditions	
Ward	Tonna	

20	App No. P2017/0051	Type Full Plans
Proposal	Installation of ventilation flue.	
Location	8 Parry Road, Sandfields, Port Talbot SA12 7TR	
Decision	Approval with Conditions	
Ward	Sandfields West	

21	App No. P2017/0053	Type Full Plans
Proposal	Retention and completion of dwelling and associated car parking and engineering works	
Location	Land Between Dan y Graig Chapel and, Edward Street, Alltwen, Pontardawe SA8 3DB	
Decision	Approval with Conditions	
Ward	Alltwen	

22	App No. P2017/0064	Type Full Plans
Proposal	Demolition of existing bungalow and construction of resited replacement bungalow.	
Location	The Bungalow, New Road, Clyne, Neath SA11 4ER	
Decision	Approval with Conditions	
Ward	Resolven	

23	App No. P2017/0072	Type Householder
Proposal	Single storey rear extension.	
Location	45 Park Drive, Lonlas, Neath SA10 6SG	
Decision	Approval with Conditions	
Ward	Coedffranc North	

24	App No. P2017/0075	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (Landscaping scheme) of application P2016/0329 granted on 22 September 2016.	
Location	Land Adjacent to, Cwrt Cerrig, Varteg Row , Bryn, Port Talbot SA13 2RF	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	

25	App No. P2017/0076	Type Full Plans
Proposal	Single storey front extension and security shutters	
Location	74 Tan Y Groes Street, Port Talbot SA13 1EE	
Decision	Approval with Conditions	
Ward	Port Talbot	

26	App No. P2017/0077	Type Householder
Proposal	Two storey, part single storey rear extension.	
Location	13 New Road, Jersey Marine, Neath SA10 6JR	
Decision	Approval with Conditions	
Ward	Coedffranc West	

27	App No. P2017/0078	Type Householder
Proposal	Demolition of garage. Construction of part single storey part two storey rear and side extension.	
Location	4 Serecold Avenue, Skewen, Neath SA10 6ED	
Decision	Approval with Conditions	
Ward	Coedffranc West	

28	App No. P2017/0087	Type Householder
Proposal	First floor rear extension	
Location	41 Park Avenue, Glynneath, Neath SA11 5DR	
Decision	Approval with Conditions	
Ward	Glynneath	

29	App No. P2017/0093	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 3 (Samples of the materials), 4 (artificial nesting sites for birds details), 5 (scheme of landscaping) and 6 (means of enclosure) of planning Permission P2016/0167 (Residential development, approved on the 05/07/16)	
Location	104 Dulais Road, Seven Sisters, Neath SA10 9ES	
Decision	Approval with no Conditions	
Ward	Seven Sisters	

30	App No. P2017/0094	Type Householder
Proposal	Single storey side extension	
Location	Pinewood, Daphne Road, Bryncoch, Neath SA10 8DH	
Decision	Approval with Conditions	
Ward	Bryncoch South	

31	App No. P2017/0097	Type Full Plans
Proposal Single-storey side extensions to facilitate new cold room and ATM; alterations to front elevation comprising new window and door; blocking-up of disused roller-shutter door to front plus existing door, window and shop-front return to side elevation; insertion of new door with ramped access to side elevation; increase height of forecourt canopy by 1m; relocation of DCD pump unit; reconfiguration of car parking; internal alterations to existing shop building to provide new mixed use hot food and coffee servery plus shop (Class A1/A3) with associated seating, storage, office and toilet areas.		
Location Port Talbot Service Station, Talbot Road, Port Talbot SA13 1HN		
Decision Approval with Conditions		
Ward Port Talbot		

32	App No. P2017/0098	Type Non Material Amendment (S96A)
Proposal Non-material amendment to P2016/0568 in respect of change to window and door design.		
Location Swn Y Mor Care Centre, Scarlet Avenue, Sandfields, Port Talbot SA12 7PH		
Decision Approval with no Conditions		
Ward Sandfields West		

33	App No. P2017/0099	Type Householder
Proposal Front Porch and Canopy		
Location 31 Border Road, Sandfields, Port Talbot SA12 7EB		
Decision Approval with Conditions		
Ward Sandfields West		

34	App No. P2017/0100	Type Householder
Proposal Two storey and single storey rear extensions		
Location 52 Ford Road, Velindre, Port Talbot SA13 1AQ		
Decision Approval with Conditions		
Ward Port Talbot		

35	App No. P2017/0102	Type Householder
Proposal Two storey rear extension.		
Location 7 Maes Mawr Road, Crynant, Neath SA10 8SY		
Decision Approval with Conditions		
Ward Crynant		

36	App No. P2017/0104	Type Full Plans
Proposal	External improvements, timber framed canopies to front entrances, provision of additional car parking and landscaping, construction of brickwork walls and piers and railings to front, 1.8m timber fencing to rear, bin stores and provision of two one bedroom residential units.	
Location	Bush Row, Neath SA11 2EB	
Decision	Approval with Conditions	
Ward	Neath East	

37	App No. P2017/0105	Type Lawful Dev. Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a Dormer extension to rear.	
Location	2 Woodside, Cadoxton, Neath SA10 8BS	
Decision	Issue Lawful Dev. Cert.	
Ward	Cadoxton	

38	App No. P2017/0115	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 3 and 4 (Landscaping, management & maintenance of open space) of Planning Permission P2015/0662 (Approved on the 16/09/2015)	
Location	Garthmor Phase 4, Off Pearson Way , Neath SA11 2EJ	
Decision	Approval with no Conditions	
Ward	Neath East	

39	App No. P2017/0116	Type Householder
Proposal	Single storey rear extension	
Location	10 Swn Y Mor, Sandfields, Port Talbot SA12 6TB	
Decision	Approval with Conditions	
Ward	Sandfields East	

40	App No. P2017/0119	Type Full Plans
Proposal	Detached garage	
Location	Plot 7, Chopin Road Garage Compound, Sandfields, Port Talbot	
Decision	Approval with Conditions	
Ward	Sandfields West	

41	App No. P2017/0122	Type App under TPO
Proposal	Works to tree protected under Tree Preservation Order T1 and T7/T273 - Crown reduction by 25% of 2 No. Oak Trees and removal of deadwood.	
Location	13 Cloda Avenue, Bryncoch, Neath SA10 7FH	
Decision	Approval with Conditions	
Ward	Bryncoch South	

42	App No. P2017/0127	Type Householder
Proposal	Single storey side garage extension	
Location	19 London Terrace, London Row, Cwmavon, Port Talbot SA12 9AN	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

43	App No. P2017/0131	Type Full Plans
Proposal	Change of use of former Community Centre (Use Class D1) to private dwelling house (Use Class C3).	
Location	Glyncorrgw Community Centre, Bridge Street, Glyncorrgw, Port Talbot SA13 3BW	
Decision	Approval with Conditions	
Ward	Glyncorrgw	

44	App No. P2017/0133	Type Householder
Proposal	Two No. Dormer extensions.	
Location	44 Waun Penlan, Rhydyfro Pontardawe, Swansea SA8 3BB	
Decision	Approval with Conditions	
Ward	Pontardawe	

45	App No. P2017/0134	Type Change of Use
Proposal	Change of use from a Retail Unit (Use Class A1) to a mixed use Beauty Salon and Music Academy (Use Class Sui Generis).	
Location	213 Neath Road, Briton Ferry, Neath SA11 2BJ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

46	App No. P2017/0136	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2011/0358 (Detached Dwelling) alteration to internal layout first floor, plus removal of window to rear elevation.		
Location Land Adjacent To, 75 Allt Y Grug Road, Ystalyfera, Neath SA9 2AR		
Decision Approval with no Conditions		
Ward Ystalyfera		

47	App No. P2017/0140	Type Discharge of Cond.
Proposal Details to be agreed in association with conditions 5 (Levels and retaining walls), 8 and 9 (Landscaping details), 11 (Ecology), 17 (Material Samples), 26 (Bird nesting and invasive species) of planning application P2015/0011 granted on 31/01/17.		
Location Land At Neath Road, Tonna, Neath		
Decision Approval with no Conditions		
Ward Neath North		

48	App No. P2017/0141	Type Discharge of Cond.
Proposal Details to be agreed in association with conditions 6 (lighting schemes of bats) 7 (Construction Method Statement) and 10 (Engineering drainage and street lighting estate phasing plan) of planning application P2015/0011 granted on 31/01/17.		
Location Land At Neath Road, Tonna, Neath		
Decision Approval with no Conditions		
Ward Neath North		

49	App No. P2017/0142	Type Discharge of Cond.
Proposal Details to be agreed in association with conditions 12 (Loop road arrangement), 16 ( Vision Splays) 18 (Driveways) 19 (Shared drives), 20 ( footpath links), 21 (surface water flow), 25 (Bus stops) of planning application P2015/0011 granted on 31/01/17.		
Location Land At Neath Road, Tonna, Neath		
Decision Approval with no Conditions		
Ward Neath North		



50	App No. P2017/0152	Type Full Plans
Proposal	Retention of single storey side extension	
Location	5-7 Wyvern Avenue, Sandfields, Port Talbot SA12 7ER	
Decision	Approval with Conditions	
Ward	Sandfields West	

51	App No. P2017/0156	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition) 4 (tree protection) 5 (land drainage) 6 (external materials) of Planning Permission P2016/0495.	
Location	Hope And Anchor, New Road, Neath Abbey, Neath SA10 7NG	
Decision	Approval with no Conditions	
Ward	Dyffryn	

52	App No. P2017/0159	Type Householder
Proposal	Retention and completion of porch	
Location	7 Brodawel, Cimla, Neath SA11 3YB	
Decision	Approval with Conditions	
Ward	Cimla	

53	App No. P2017/0161	Type Householder
Proposal	Two storey side extension incorporating garage and basement store, and single storey rear extension incorporating basement store.	
Location	4 Gnoll Road, Godre'r Graig, Swansea SA9 2PA	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

54	App No. P2017/0166	Type Householder
Proposal	Single storey front porch	
Location	22 Border Road, Sandfields, Port Talbot SA12 7EE	
Decision	Approval with Conditions	
Ward	Sandfields West	

55	App No. P2017/0169	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 3 (Samples of the materials)of planning Permission P2016/1080 (Rear and side extensions to dwelling approved on the 31/01/17)		
Location Graigfryn, 1 Graig Gellinudd, Gellinudd Pontardawe, Swansea SA8 3HP		
Decision Approval with no Conditions		
Ward Rhos		

56	App No. P2017/0170	Type Householder
Proposal Single storey rear extension		
Location 75 Mill Race, Neath Abbey, Neath SA10 7FL		
Decision Approval with Conditions		
Ward Bryncoch South		

57	App No. P2017/0174	Type Discharge of Cond.
Proposal Details pursuant to Condition 5 (Construction method statement) of Planning Permission P2016/1090 (approved on the 31/1/2017 )		
Location Ysgol Gyfun Ystalyfera, Glan Yr Afon, Ystalyfera , Neath Port Talbot		
Decision Approval with no Conditions		
Ward Ystalyfera		

58	App No. P2017/0175	Type Change of Use
Proposal Change of Use of first floor from A1 (Retail) to C3 (Residential) 2 bedroomed flat plus minor internal alterations		
Location Gadsby Ltd, 5 Wind Street, Neath SA11 3EG		
Decision Approval with Conditions		
Ward Neath North		

59	App No. P2017/0176	Type Screening Opinion
Proposal Request for screening opinion under the Town and Country Planning (Environment Impact Assessment) Regulations (Wales) 2016 Regulation 5 for the erection of one wind turbine (maximum height to tip 126m).		
Location Land at Glyncorrwg, Glyncorrwg, SA13 3UY		
Decision EIA Not Required		
Ward Glyncorrwg		

60	App No. P2017/0178	Type PriorNotif.Agric.Bld
Proposal	Prior notification for the creation of new tracks and short ramps to facilitate timber extraction.	
Location	Cwmgwrach Forest,	
Decision	Prior Approval Not Required	
Ward	Blaengwrach	

61	App No. P2017/0179	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 3 (Bin storage scheme), 4 (Details of control of fumes and cooking odours) and 5 (Details of external vents) of application P2016/0848 granted on 14/12/16.	
Location	1 Cambrian Place, Port Talbot SA13 1HD	
Decision	Approval with no Conditions	
Ward	Port Talbot	

62	App No. P2017/0187	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for the conversion of a garage into living accommodation.	
Location	7 Ffordd Brynheulog, Pontardawe, Swansea SA8 4JG	
Decision	Issue Lawful Dev.Cert.	
Ward	Pontardawe	

63	App No. P2017/0194	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 3 (surface water drainage strategy.) of application P2017/0040 granted on the 21/02/17.	
Location	Caegarw Farm, A48 From Margam Roundabout to Pyle Road, Margam CF33 6PT	
Decision	Approval with no Conditions	
Ward	Margam	

64	App No. P2017/0196	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey side and rear extension	
Location	58 Chestnut Road, Cimla, Neath SA11 3NU	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath South	

65	App No. P2017/0202	Type Prior Notif.Demol.
Proposal Prior Approval of the Amended Demolition Method Statement for the Craddock Arms (as required by Prior Notification application P2017/0063).		
Location Craddock Arms, Green Park Street, Aberavon, Port Talbot SA12 6NU		
Decision Approval with no Conditions		
Ward Aberavon		

66	App No. P2017/0224	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawful Development (Proposed) for a single storey side extension		
Location 115 Delffordd, Rhos Pontardawe, Swansea SA8 3EN		
Decision Issue Lawful Dev.Cert.		
Ward Rhos		

67	App No. P2017/0231	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2016/0500 (Approved on the 18/08/16 for a hardstanding, retaining works and parking area) to allow for a change in the external materials from rock faced blockwork to block and render finish.		
Location 11 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH		
Decision Approval with no Conditions		
Ward Trebanos		

68	App No. P2017/0233	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Application P2015/1028 in respect of an amended parking layout.		
Location Briton Ferry Police Station, 155 Neath Road, Briton Ferry, Neath SA11 2BX		
Decision Approval with no Conditions		
Ward Briton Ferry East		

69	App No. P2017/0236	Type Non Material Amendment (S96A)
Proposal Non-material amendment to planning permission P2015/0733 to amend the appearance and location of the bin storage shelters.		
Location Godre'r Coed, Cadoxton, Neath SA10 8AT		
Decision Approval with no Conditions		
Ward Cadoxton		

70	App No. P2017/0238	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawfulness (Proposed) Single storey rear extension.		
Location 8 Western Road, Pontardawe, Swansea SA8 4AJ		
Decision Issue Lawful Dev.Cert.		
Ward Pontardawe		

71	App No. P2017/0241	Type LawfulDev.Cert-Prop.
Proposal Single storey side extension - Certificate of Lawful Development Proposed		
Location 19 Manor Way, Briton Ferry, Neath SA11 2TR		
Decision Issue Lawful Dev.Cert.		
Ward Briton Ferry East		

72	App No. P2017/0246	Type Non Material Amendment (S96A)
Proposal Non-material amendment to application P2016/1048 to remove parapet wall from front and side elevations of garage		
Location 255 Neath Road, Briton Ferry, Neath SA11 2SL		
Decision Approval with no Conditions		
Ward Briton Ferry East		

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