



PLANNING COMMITTEE

2.00 PM - TUESDAY, 10 OCTOBER 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 8 August, 2017 (*Pages 5 - 10*)
3. To Request Site Visit(s) from the Applications Presented.

Report of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

4. **Application No: P2017/0860** (*Pages 11 - 16*)
Boundary walls and fence with a maximum height of 2.4 metres, at 9 Jersey Terrace, Cwmavon, Port Talbot.

Section B - Matters for Information

5. Delegated Applications Determined between 1 August and 1 October, 2017 (*Pages 17 - 48*)
6. Appeals Received (*Pages 49 - 50*)
7. Appeals Determined (*Pages 51 - 54*)
8. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Tuesday, 3 October 2017

Committee Membership:

Chairperson: **Councillor S.Paddison**

Vice **Councillor H.N.James**
Chairperson:

Members: Councillors A.R.Aubrey, S.Bamsey, R.Davies,
W.F.Griffiths, S.K.Hunt, C.J.Jones, R.Thomas,
S.Pursey, A.McGrath and C.Galsworthy

Cabinet Councillor A.Wingrave
UDP/LDP
Member:

Requesting to Speak at Planning Committee

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

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

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

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

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

Applicant / Agent Right of Reply

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

Commenting on planning applications which are to be reported to Committee

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 4.30p.m. on the Friday before

Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 4.30pm on the penultimate working day immediately preceding the Planning Committee.

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

PLANNING COMMITTEE

Members Present:

8 August, 2017

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, R.Davies, S.K.Hunt, C.J.Jones, D.Keogh, R.Thomas, S.Pursey and A.McGrath

Local Member: Councillor D.W.Davies

Officers In Attendance: S.Ball, I.Davies, J.Griffiths, A.Manlipp, H.Towns, S.Jenkins and N.Headon

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 27 JUNE, 2017**

RESOLVED That the Minutes of the Planning Committee held on the 27 June 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. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Numbers: P2017/0036 and P2017/0637 was circulated prior to the meeting, on which the Chairperson 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.

4. **APPLICATION NO: P2017/0036**

Officers made a presentation to the Planning Committee on this Application (Variation of Condition 15 of planning permission P2010/0026 in order to allow for: a) An output of 750 tonnes of dimensional blockstone and/or masonry products per working week for the duration of the planning permission (a maximum of 2x24 tonne carrying capacity vehicles and 5x20 tonne carrying capacity vehicles per day) and b) The removal of 700 tonnes per working week of aggregate produced from the waste stone resulting from the dimensional stone and masonry production process for a limited period of 2.5 years (a maximum of 7x20 tonne carrying capacity vehicles per day) at Gwrhyd Specialist Quarry, Gwrhyd Uchaf Farm, Gwrhyd Road, Pontardawe, Swansea, SA9 2SB) as detailed in the circulated report.

RESOLVED

1. That following the site visit prior to today's meeting on 27 June 2017, and in accordance with Officers' recommendations, Application No. P2017/0036 be approved subject to conditions and subject to the applicant entering into a Section 106 Agreement with the following heads of terms:
 - i. A £30,000 contribution to highway repairs;
 - and ii. Payment of a £6,000 'Bond' (to be topped up per annum) to be used for any ongoing repairs to the highway attributable to vehicles travelling to/from the quarry for a period of 30 months.

2. That in accordance with Officers' recommendation, if within 3 months of the date of this resolution, the s106 agreement is not signed, the application shall be refused for the following reason:
 - (1) In the absence of a legal agreement providing for a financial contribution for the maintenance of the highway and improvements to passing places on the

classified road leading northwards from the site access road to the village of Cwmllynfell, the nature and scale of the HGV traffic generated by the development would have an unacceptable impact on highway safety. The proposal therefore conflicts with Policies SP4, M4, SP20 and TR2 of the LPD.

5. **APPLICATION NO: P2017/0637**

Officers made a presentation to the Planning Committee on this Application (Demolition of former care home and construction of 16 residential units, with associated car parking, landscaping and open space, at Hafod Residential Home, Wenham Place, Neath, SA11 3AH) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol Mr.J.Rees (on behalf of Objectors) and Ms.E.Harding (Agent) addressed the Planning Committee.

RESOLVED: That in accordance with Officers' recommendations, Application P2017/0637 be approved subject to the Conditions as detailed within the circulated report, and subject to an additional condition (no.26, with all subsequent conditions re-numbered) as follows:

(26) Prior to the first beneficial use of any dwelling, a methodology for the control and eradication of any Invasive non-native species on site shall be submitted to and approved in writing by the Local Planning Authority. The invasive non-native species shall be eradicated in accordance with the agreed details.

Reason:

In the interest of ecology and to ensure Invasive non-native species on site are eradicated.

6. **APPLICATION NO: P2017/0512**

Officers made a presentation to the Planning Committee on this Application (Retention of use of part of car park for two pitches for the sale of meat and potatoes, at Resolven AFC, Neath Vale Supplier Park Access Road, Resolven) as detailed in the circulated report.

Cllr.D.W.Davies, Local Ward Member addressed the Committee.

RESOLVED

1. That in accordance with Officers' recommendations, Application No. P2017/0512 be refused on the following grounds:

Reason:

The principle of the retention of the A1 retail pitches outside of the identified settlement limits, and the defined retail area of Resolven, would be contrary to Policies SC1 and R3 of the Neath Port Talbot Local Development Plan. Furthermore, as the application site is located in an area allocated for employment use and the A1 use would not constitute an ancillary facility to support or complement the wider role and overall function of the allocated employment area, the development would be contrary to Policies EC2 and EC3 of the Neath Port Talbot Local Development Plan;

2. That authorisation be granted for Officers to take enforcement action to secure the cessation of the unauthorised retail use.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 20 JUNE AND 31 JULY, 2017**

Members received a list of Planning Applications which had been determined between the 20 June and 31 July 2017, as detailed within the circulated report.

RESOLVED: That the report be noted.

8. **APPEALS DETERMINED**

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

Appeal Ref: A2017/005

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 - Amended plans and amended planning statement at 1 Cambrian Place and 45 Abbey Road, Port Talbot, SA13 1HD.

Decision:

Appeal Allowed with Conditions

Appeal Ref: A2017/0006

8 semi-detached two storey dwellings plus associated access road and diversion of footpath link at Land to the north of Llwyn Celyn, Neath.

Decision:

Appeal Allowed with Conditions

CHAIRPERSON

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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| <u>APPLICATION NO:</u> P2017/0860 | <u>DATE:</u> 06/09/2017 |
| PROPOSAL: | Boundary walls and fence with a maximum height of 2.4 metres |
| LOCATION: | 9 Jersey Terrace, Cwmavon, Port Talbot |
| APPLICANT: | Mr & Mrs David and Karen Collins |
| TYPE: | Householder |
| WARD: | Bryn and Cwmavon |

BACKGROUND

This application is reported to Committee under the Council's delegated arrangements because the applicant is an officer directly employed by the Council in the Development Management team.

SITE AND CONTEXT

The site comprises a semi-detached dwelling located in Jersey Terrace, Cwmavon, Port Talbot. The garden of the property is sited to the north eastern side of the dwelling and is the sole garden to the property. A conifer hedge is to be removed to be replaced by the proposed wall and fence.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a block boundary wall and timber fence to enclose the side garden of the property and will have a maximum height of 2.4 metres (2 metres on its northern boundary).

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

PLANNING HISTORY

The application site has the following relevant planning history: -

- P1990/7492 Kitchen Extension – Approved 06/02/1990.

CONSULTATIONS

The **Contaminated Land** Section were consulted and responded advising that as the site is adjacent to former railway sidings to the north whilst Local Authority records do not indicate that these activities have extended within the boundary of the proposed application suggest an informative be imposed highlighting the potential for soil contamination and recommending a Phase 2 Desk Study is carried out. A condition is also required in the event unexpected contamination is found on the site.

REPRESENTATIONS

The neighbouring property was consulted on 7th September 2017, with a site notice also displayed on the same day.

In response, to date no representations have been received

REPORT

Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development

Issues

Having regard to the above, the main issues to consider in this application relate to the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Impact on Visual Amenity

While the wall and fence will have a maximum height of approx. 2.4m fronting onto Jersey Terrace, it will replace a much higher existing conifer hedge (approx. 3.3m and depth of 2m). It is also typical of boundary treatments found to residential properties, while there are a number of block walls within the immediate locality, including to the rear

of neighbouring properties along the lane and also to the boundary of the rugby field.

The upper half of the enclosure will be constructed using timber fencing panels between block piers, and the enclosure on this frontage will be set back approx. 1m from the highway, both of which are considered sufficient in design terms to ensure that the proposed enclosure would have no unacceptable impact on visual amenity when viewed from the street scene and surrounding area. It will therefore comply with Policies BE1 and TR2 of the adopted Local development Plan.

Impact on Residential Amenity

Due to the nature and siting of the proposed wall and fence it is not considered to have an adverse impact on the residential amenity of neighbouring properties.

Parking and Access Requirements and Impact on Highway Safety

The property has an existing garage and driveway which are to be retained. The existing conifer hedge has an approx. height of 3.3m and depth of 2m which, in addition to the driveway enclosure, already affects visibility when egressing from the site.

The proposed 2.4m high front boundary wall will have a depth of approximately 0.25m and will be set back approx. 1m from the highway which is considered to be an improvement for vehicles parking within the property as it will facilitate increased visibility when leaving the site. Furthermore, due to its size siting and design, the proposed boundary walls to the rear and the sides of the garden, are also not considered to have an adverse impact on highway and pedestrian safety.

Other Matters

In line with the Contaminated Land officer's recommendations, a condition is attached covering potential for unexpected contamination.

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.

It is considered that the proposal represents an appropriate form of 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 BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

RECOMMENDATION

Approval with conditions

CONDITIONS

Time Limit Conditions

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

Reason

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

Approved Plans

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

- i. Location plan received on 06/09/17.
- ii. Proposed site plan received 06.09.17.
- iii. Proposed site plan, elevations and section received 06.09.17.

Reason

In the interest of clarity.

Regulatory Conditions

(3) 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 B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 1ST AUGUST AND 1ST OCTOBER 2017

| | | |
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| 1 | App No. P2015/0336 | Type Outline |
| Proposal | Two detached dwellings (Outline with all matters reserved.) | |
| Location | Plots 7 & 8 Landsdown Court, Old Road, Neath SA11 2EA | |
| Decision | Approved subject to s.106 | |
| Ward | Neath East | |

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| 2 | App No. P2015/0890 | Type Full Plans |
| Proposal | Detached 23 No bedroom hotel and associated works. | |
| Location | Premier Inn Hotel, Pentwyn Baglan Road, Baglan, Port Talbot SA12 8ES | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 3 | App No. P2016/0316 | Type Discharge of Cond. |
| Proposal | Discharge of conditions 21(Surface water control and treatment -sand extraction) 22(Construction, programme, operation, maintenance and monitoring of a recharge trench system for Margam Moors SSSI)) 26 (Ecological Management and Monitoring Scheme) & 39 (Site boundaries) of planning permission P2002/0931 Review of Mineral Planning Permission - Initial Review | |
| Location | Morfa Waste Management Site, Tata Steelworks, Margam, Port Talbot SA13 2PF | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 4 | App No. P2016/0636 | Type Full Plans |
| Proposal | Two No. Detached 2/3 storey split level dwellings.(amended site layout received 14/8/2017). | |
| Location | Land Fronting, Brynamman Road, Lower Brynamman, Ammanford SA18 1TR | |
| Decision | Approval with Conditions | |
| Ward | Lower Brynamman | |

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| 5 | App No. P2016/0878 | Type Full Plans |
| Proposal | Conversion of agricultural outbuilding to self-contained holiday accommodation unit, demolition of single storey extension and construction of two no. single storey extensions and external alterations | |
| Location | Nant Y Gaseg Uchaf Farm, Pontardawe Road, Pontardawe, Swansea SA8 4SY | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 6 | App No. P2017/0025 | Type Outline |
| Proposal | Construction of 6 dwellings and associated works (outline) | |
| Location | Land at, Main Road, Dyffryn Cellwen, SA10 9HT | |
| Decision | Approval with Conditions | |
| Ward | Onllwyn | |

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| 7 | App No. P2017/0143 | Type Householder |
| Proposal | Two storey side and rear extension, plus single storey front extension. | |
| Location | The Orchard, Alltycham Drive, Pontardawe, Swansea SA8 4JR | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 8 | App No. P2017/0217 | Type Full Plans |
| Proposal | Residential development consisting of 9 two storey dwellings garages and associated works | |
| Location | Land off, A4107, Cymmer, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Cymmer | |

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| 9 | App No. P2017/0270 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Condition 3 (completed notice of intention to commence) Condition 7 (Construction method statement) Conditions 11 (Ground contamination) of Planning Permission P2017/0563 (Section 73 Variation condition to School development P2016/1023) approved on the 17/7/2017 | |

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| Location | Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH |
| Decision | Approval with no Conditions |
| Ward | Sandfields West |

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| 10 | App No. P2017/0348 | Type Full Plans |
| Proposal | Retention of landscaped bund, engineering works and fencing forming a ménage and construction of an agricultural storage building | |
| Location | Cilhendre Fawr Farm, Wernddu Road, Alltwen, Pontardawe SA8 3HY | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 11 | App No. P2017/0361 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Conditions 8 (Remediation) 16, 17 (Drainage) of Planning Permission P2017/0563 (Section 73 Variation condition to School development P2016/1023) approved on the 17/7/2017 | |
| Location | Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH | |
| Decision | Approval with no Conditions | |
| Ward | Sandfields West | |

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| 12 | App No. P2017/0367 | Type Discharge of Cond. |
| Proposal | Details pursuant to condition 11 (drainage) of Planning Application P2016/1022 granted on the 1st February 2017. | |
| Location | Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 13 | App No. P2017/0378 | Type App under TPO |
| Proposal | Felling of 1 number oak tree covered by TPO T42/W1 | |
| Location | Land South Of Lock House, Henfaes Road, Tonna, Neath SA11 3DZ | |
| Decision | Approval with Conditions | |
| Ward | Tonna | |

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| 14 | App No. P2017/0425 | Type Householder |
| Proposal Retention and completion of two storey side and rear extension with side balcony, detached outbuilding, associated retaining walls and steps. | | |
| Location 16 Glynneath Road, Resolven, Neath SA11 4DP | | |
| Decision Approval with Conditions | | |
| Ward Resolven | | |

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| 15 | App No. P2017/0435 | Type Non Material Amendment (S96A) |
| Proposal Non Material Amendment to planning application P2010/0869 (one detached dwelling approved on 01/10/2010) for alterations to location of boundary treatment and sub-division of plot, and alterations to fenestration and doorways to rear elevation | | |
| Location Parcel Of Land Behind, 8 & 9 Dulais Road, Seven Sisters, Neath SA10 9EL | | |
| Decision Approval with Conditions | | |
| Ward Seven Sisters | | |

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| 16 | App No. P2017/0436 | Type Non Material Amendment (S96A) |
| Proposal Non material amendment to planning application P2016/0593 to amend fenestration on building elevations and reduction of roof height by 150mm | | |
| Location Aberafan House, Access To Port Talbot Civic Centre, Port Talbot SA13 1PJ | | |
| Decision Refusal | | |
| Ward Aberavon | | |

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| 17 | App No. P2017/0464 | Type LawfulDev.Cert-Exist |
| Proposal Lawful development certificate for an existing use of land for (a) Motor Vehicle Testing, driver training and associated activities; and (b) motor car and motorcycle racing including trials of speed, and practising for these activities. | | |
| Location Land at, Walters Avenue, Maesgwyn, | | |
| Decision Issue Lawful Dev.Cert. | | |
| Ward Glynneath | | |

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| 18 | App No. P2017/0487 | Type Vary Condition |
| Proposal Variation of Condition 4 (Operating Hours) of Planning Permission P2011/0122 granted on 29/07/11 to extend operating hours Monday to Thursday (24 Hours a day) and Sundays (10pm to 6am). | | |
| Location Unit 1, Moor Road, Aberavon, Port Talbot SA12 7BJ | | |
| Decision Approval with Conditions | | |
| Ward Aberavon | | |

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| 19 | App No. P2017/0542 | Type Householder |
| Proposal Two storey rear extension, detached garage and alterations to the access | | |
| Location Maes Iago, James Street, Pontardawe, Swansea SA8 4LR | | |
| Decision Approval with Conditions | | |
| Ward Pontardawe | | |

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| 20 | App No. P2017/0555 | Type Discharge of Cond. |
| Proposal Details to be agreed in association with Condition 4 (Protection of trees), 5 (Landscaping scheme) and 9 (Drainage scheme) of Planning Permission P2016/0657 granted on 03/03/17. | | |
| Location Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ | | |
| Decision Approval with no Conditions | | |
| Ward Port Talbot | | |

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| 21 | App No. P2017/0560 | Type Vary Condition |
| Proposal Variation of condition 2 (Approved plans) of Planning Permission P2015/0011 to allow substitution of Cambridge and Finchley House types. | | |
| Location Land at Neath Road, Tonna, Neath | | |
| Decision Approved subject to s.106 | | |
| Ward Tonna | | |

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| 22 | App No. P2017/0573 | Type Discharge of Cond. |
| Proposal Details pursuant to the discharge of Condition 2 (Materials), 4 (Contaminated land) and partial discharge of condition 5 (remediation scheme) of Planning Permission P2016/0506 approved 13/9/2016 | | |
| Location 1 Main Road, Dyffryn Cellwen, Neath SA10 9HW | | |
| Decision Approval with no Conditions | | |
| Ward Onllwyn | | |

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| 23 | App No. P2017/0576 | Type Change of Use |
| Proposal Retention and completion of use of land for the siting of two caravans for a Gypsy family, associated amenity building, hardstanding and improvement of existing access. | | |
| Location Land at Riverside Stables, Pen Y Bryn, Pyle, Bridgend CF33 4HW | | |
| Decision Refusal | | |
| Ward Margam | | |

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| 24 | App No. P2017/0588 | Type Advertisement |
| Proposal 1No. Internally illuminated fascia sign, and 1No.wall mounted non-illuminated sign | | |
| Location Office 1, 23 Windsor Road, Neath SA11 1NB | | |
| Decision Approval with Conditions | | |
| Ward Neath North | | |

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| 25 | App No. P2017/0591 | Type Full Plans |
| Proposal One detached residential unit with detached garage. | | |
| Location Plot 21, Dewi Sant Close, Farteg Park, Farteg Fawr , Bryn, Port Talbot SA13 2RF | | |
| Decision Approval with Conditions | | |
| Ward Bryn & Cwmavon | | |

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| 26 | App No. P2017/0600 | Type Full Plans |
| Proposal Change of use of the ground-floor from Retail (Class A1) to incorporate into the existing residential unit (Class C3). | | |
| Location Post Office, 113 Jersey Road, Blaengwynfi, Port Talbot SA13 3TE | | |
| Decision Approval with Conditions | | |
| Ward Gwynfi | | |

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| 27 | App No. P2017/0601 | Type Discharge of Cond. |
| Proposal Details relating to conditions 4 (surface water drainage), 5 (construction and demolition method statement) 6 (Bird Nesting details) and 7 (remediation strategy) of Planning application P2015/0641 granted on 3rd March 2017. | | |
| Location Port Talbot Police Station, Station Road, Port Talbot SA13 1JB | | |
| Decision Approval with no Conditions | | |
| Ward Port Talbot | | |

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| 28 | App No. P2017/0606 | Type Reserved Matters |
| Proposal | Detached two storey dwelling (Reserved matters following outline approval P2015/1054) | |
| Location | Land Adjoining, 33 Bethlehem Road, Skewen, Neath SA10 6AW | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc Centralral | |

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| 29 | App No. P2017/0608 | Type Full Plans |
| Proposal | Shop canopy | |
| Location | 31 Green Street, Neath SA11 1DF | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 30 | App No. P2017/0612 | Type Householder |
| Proposal | Installation of first floor window to side elevation (Amended plans and application forms received 18.07.17) | |
| Location | 31 Maes Yr Ysgol, Pontardawe, Swansea SA8 4JS | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 31 | App No. P2017/0615 | Type Householder |
| Proposal | Detached garage | |
| Location | 8 Golf Road, Sandfields, Port Talbot SA12 6RH | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 32 | App No. P2017/0617 | Type App under TPO |
| Proposal | Works to trees covered by Tree Preservation Order T308/W3 for the coppicing and pollarding of trees T1 to T16. | |
| Location | Land to the south of Mervyn Terrace,, Baglan Lower (Formerly Michaelston Avon Glebe), Cwmavon, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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| 33 | App No. P2017/0620 | Type Full Plans |
| Proposal | Extension to existing car park (creating 53 additional spaces), associated lighting and smoking shelter. | |
| Location | Lot 7, Baglan Energy Park, Brunel Way, Briton Ferry, SA11 2GA | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry West | |

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| 34 | App No. P2017/0625 | Type Householder |
| Proposal | Single storey rear extension (supported by pillars over lower level void) | |
| Location | 12 Neath Road, Crynant, Neath SA10 8RS | |
| Decision | Approval with Conditions | |
| Ward | Crynant | |

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| 35 | App No. P2017/0626 | Type Vary Condition |
| Proposal | Variation of condition 3 (to extend the period for submission of reserved matters by 1 year) and removal of conditions 7, 8 and 9 of P2012/0808 granted on 03 July 2014 | |
| Location | Land at, Cefn yr Allt, Aberdulais, Neath SA10 8HE | |
| Decision | Approval with Conditions | |
| Ward | Aberdulais | |

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| 36 | App No. P2017/0628 | Type Vary Condition |
| Proposal | Variation of condition 3 to allow an extension of time for a further 2 years for the submission of reserved matters. | |
| Location | Parc Pelenna, Fairyland Road, Tonna, Neath SA11 3QE | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

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| 37 | App No. P2017/0638 | Type Householder |
| Proposal | Detached Garage | |
| Location | 63 Penywern Road, Bryncoch, Neath SA10 7AR | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 38 | App No. P2017/0640 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 38A Cae Canol, Baglan, Port Talbot SA12 8LX | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 39 | App No. P2017/0641 | Type Householder |
| Proposal | Single storey front extension | |
| Location | 106 St Pauls Road, Sandfields, Port Talbot SA12 6PH | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 40 | App No. P2017/0643 | Type Discharge of Cond. |
| Proposal Details to be agreed in association with condition 4 (Intrusive site investigation details) and condition 5 (Environmental Management Plan) of application P2017/0248 granted on 26 June 2017. (additional information received 26/7/17) | | |
| Location Former Cwrt Sart Comprehensive School, Old Road, Briton Ferry, Neath SA11 2ET | | |
| Decision Approval with no Conditions | | |
| Ward Neath East | | |

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| 41 | App No. P2017/0644 | Type Discharge of Cond. |
| Proposal Details to be agreed in association with Condition 17 (Boiler plant emission) of Planning Permission P2016/1022 granted on the 1st February 2017 | | |
| Location Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN | | |
| Decision Approval with no Conditions | | |
| Ward Margam | | |

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| 42 | App No. P2017/0647 | Type Full Plans |
| Proposal Formation of an all-weather riding arena for commercial purposes, together with the creation of a parking/unloading area. | | |
| Location Cae Hamdden Stud, Heol Y Glo, Bryndu Pyle, Bridgend CF33 6RA | | |
| Decision Approval with Conditions | | |
| Ward Margam | | |

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| 43 | App No. P2017/0651 | Type Full Plans |
| Proposal Pair of semi-detached residential dwellings, with associated car parking | | |
| Location Land Between, 26-30 Bethlehem Road, Skewen, Neath SA10 6AW | | |
| Decision Approval with Conditions | | |
| Ward Coedffranc Central | | |

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| 44 | App No. P2017/0652 | Type Advertisement |
| Proposal Retention of one number illuminated intermittent LED projecting sign and one number banner | | |
| Location 29 Station Road, Port Talbot SA13 1NN | | |
| Decision Refusal | | |
| Ward Port Talbot | | |

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| 45 | App No. P2017/0657 | Type Vary Condition |
| Proposal | Variation of condition 2 (Approved Plans and Documents) of application P2016/0593 to allow alterations to the fenestration design and reduction of roof height by 150mm. | |
| Location | Aberafan House, Access To Port Talbot Civic Centre , Port Talbot SA13 1JP | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 46 | App No. P2017/0658 | Type Discharge of Cond. |
| Proposal | Section 73 application to vary and submit details for approval in respect to conditions, 4 ,5 ,6 (Reptile mitigation, dune relocation & ecological monitoring and maintenance) plus 7, 8, 9 and 10 (Construction Management Plan, Construction method statement, piling methodology & drainage) of Planning Permission P2017/0108 (3 storey academic building) and to allow for the continuation of development post commencement of work on site. | |
| Location | Bay Campus, Fabian Way, Jersey Marine, Neath | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 47 | App No. P2017/0659 | Type Householder |
| Proposal | Replacement garage door with window to facilitate garage conversion | |
| Location | 25 Ffordd Dan Y Graig, Godre'r Graig, Swansea SA9 2BH | |
| Decision | Approval with Conditions | |
| Ward | Godre'rgrraig | |

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| 48 | App No. P2017/0661 | Type Full Plans |
| Proposal | Raising of eaves and ridge height of existing foundry building | |
| Location | Sandvik Osprey Limited, Milland Road, Neath SA11 1NJ | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 49 | App No. P2017/0662 | Type Full Plans |
| Proposal Demolition of existing Health Centre (Class D1) and construction of a two-storey detached 40-bed Nursing Home (Use Class C2) with associated parking and engineering works, plus enhancement of existing Public Open Space to the West. | | |
| Location Canolfan Iechyd Llansawel, Hunter Street, Llansawel, Castell Nedd SA11 2SF | | |
| Decision Approval with Conditions | | |
| Ward Briton Ferry East | | |

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| 50 | App No. P2017/0665 | Type Householder |
| Proposal Single storey rear extension | | |
| Location 236 Western Avenue, Sandfields, Port Talbot SA12 7NE | | |
| Decision Approval with Conditions | | |
| Ward Sandfields West | | |

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| 51 | App No. P2017/0667 | Type LawfulDev.Cert-Exist |
| Proposal Certificate of Lawful Use (Existing) following the granting of approval for a first floor extension, garage, and boundary fence. | | |
| Location Cilbrwyn, Graig Road, Godre'r Graig, Swansea SA9 2NX | | |
| Decision Issue Lawful Dev.Cert. | | |
| Ward Godre'rgrraig | | |

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| 52 | App No. P2017/0668 | Type App under TPO |
| Proposal Works to 1 No. Beech tree (T2) covered by Tree Preservation Order T176/T5 to include 20% crown reduction and thinning | | |
| Location 54 Old Road, Baglan, Port Talbot SA12 8TT | | |
| Decision Refusal | | |
| Ward Baglan | | |

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| 53 | App No. P2017/0669 | Type Change of Use |
| Proposal Change of use of first-floor from sports hall (Use Class D2) to 1 number 3-bedroom apartment (Use Class C3) and associated works. | | |
| Location Glamorgan House, Avon Street, Cymmer, Port Talbot SA13 3LT | | |
| Decision Approval with Conditions | | |
| Ward Cymmer | | |

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| 54 | App No. P2017/0671 | Type Full Plans |
| Proposal Enclosed external seating area at rear of building, incorporating feature slate fireplace, slatted timber panels, planter screens and pergotenda, new front and rear entrance doors and side screens | | |
| Location Harvester, B4290 From Llandarcy To Jersey Marine, Llandarcy, Neath SA10 6GZ | | |
| Decision Approval with Conditions | | |
| Ward Coedffranc West | | |

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| 55 | App No. P2017/0672 | Type PriorNotif.Agric.Bld |
| Proposal Prior Approval Application for Forestry Works | | |
| Location Land adjacent to, Coed Morgannwg Way, Cymmer, Port Talbot | | |
| Decision Prior Approval Not Required | | |
| Ward Cymmer | | |

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| 56 | App No. P2017/0673 | Type Prior Notif.Demol. |
| Proposal Prior notification for the demolition of dwelling | | |
| Location 185 Heol Y Gors, Cwmgors, Ammanford SA18 1RF | | |
| Decision Prior Approval Not Required | | |
| Ward Gwaun-Cae-Gurwen | | |

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| 57 | App No. P2017/0674 | Type Householder |
| Proposal Single storey side and rear extension plus detached garage | | |
| Location 3 Ryan Close, Court Herbert, Neath SA10 7JG | | |
| Decision Approval with Conditions | | |
| Ward Dyffryn | | |

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| 58 | App No. P2017/0676 | Type Householder |
| Proposal Single Storey Garage Extension | | |
| Location 6 Carreg Erw, Coed Hirwaun, Margam, Port Talbot SA13 2XY | | |
| Decision Approval with Conditions | | |
| Ward Margam | | |

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| 59 | App No. P2017/0679 | Type Householder |
| Proposal Single storey rear extension | | |
| Location 35 Sandy Ridge, Sandfields, Port Talbot SA12 6SU | | |
| Decision Approval with Conditions | | |
| Ward Sandfields East | | |

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| 60 | App No. P2017/0681 | Type Householder |
| Proposal | Front extension | |
| Location | 11 Herons Way, Bryncoch, Neath SA10 7HY | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 61 | App No. P2017/0685 | Type Advertisement |
| Proposal | Advertisement Blimp (Inflatable balloon) | |
| Location | Former TRW Works, Neath Vale Supplier Park Access Road, Resolven, Neath SA11 4HN | |
| Decision | Advert Approved with Std Cond | |
| Ward | Resolven | |

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| 62 | App No. P2017/0686 | Type Householder |
| Proposal | Single storey rear extension, replacement ridged roof and 6 rooflights to existing single storey rear extension, first floor rear extension and detached garage | |
| Location | 21 Manor Street, Port Talbot SA13 1AB | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 63 | App No. P2017/0689 | Type Change of Use |
| Proposal | Change of use of two tennis courts into overspill car park | |
| Location | Skewen Park, Off Wern Road, Skewen, Neath SA10 6DP | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc Central | |

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| 64 | App No. P2017/0690 | Type Householder |
| Proposal | Retention of single storey front extension | |
| Location | 4 Citrine Avenue, Sandfields, Port Talbot SA12 7SE | |
| Decision | Approval with no Conditions | |
| Ward | Sandfields West | |

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| 65 | App No. P2017/0693 | Type Change of Use |
| Proposal | Change of use from a 3 bedroom first-floor flat to 1 x one-bedroom flat and 1 x two-bedroom flat including changes to doors and windows. | |
| Location | Flat 1, 118 Fairway, Sandfields, Port Talbot SA12 7HR | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 66 | App No. P2017/0695 | Type Advertisement |
| Proposal | Erection of rebranded illuminated signage including 1 totem sign, 2 logo boards, 1 set of individual letters and logo, 2 post mounted corex signs, 1 double sided post sign, 2 sets of signwritten letters and 1 post mounted directional sign | |
| Location | Harvester, B4290 From Llandarcy To Jersey Marine, Llandarcy, Neath SA10 6GZ | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 67 | App No. P2017/0696 | Type Householder |
| Proposal | Replacement detached garage | |
| Location | 4 Addoldy Road, Glynneath, Neath SA11 5DU | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 68 | App No. P2017/0697 | Type Full Plans |
| Proposal | Retention of 3 Holiday let cottages. | |
| Location | Y'stabl Ysgubor, Tyr-Tarw, Hendrelas Farm, Rhos, SA8 3JT | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 69 | App No. P2017/0698 | Type Full Plans |
| Proposal | Installation of 2 number single-storey Portakabins for a temporary period of 260 weeks | |
| Location | Ecolab, Brunel Way, Baglan Energy Park, SA11 2GA | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry West | |

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| 70 | App No. P2017/0700 | Type App under TPO |
| Proposal | Works to 6 No. Trees covered by Tree Preservation Order T200/A9 - (TA) Willow - Coppice, (GA) Laurel - reduce to 1m above fence line, (TB) Willow - reduce 1 x leader over garden by 2m, (GB) Holly , Birch and Oak - cut to 1m above fence line, (TC) Holly - light trim, (GC) Oak, Willow, Rowan prune to line of boundary. | |
| Location | 15 Corner Meadow, Rhos Pontardawe, SA8 3DR | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 71 | App No. P2017/0701 | Type App under TPO |
| Proposal | Works to 1No.Oak Tree covered by Tree Preservation Order T208/G3 comprising of canopy lift by 3m, prune back 1 Lower branch over neighbouring pigeon loft by 2m, remove 1 secondary branch and 1 primary branch over garage to provide 2.5m clearance, remove 1 further primary branch over driveway. | |
| Location | 40 Derwen Road, Alltwn Pontardawe, SA8 3AU | |
| Decision | Approval with Conditions | |
| Ward | Alltwn | |

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| 72 | App No. P2017/0702 | Type Householder |
| Proposal | Detached granny annexe in rear garden | |
| Location | 5 Park View, Port Talbot SA13 1ST | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 73 | App No. P2017/0703 | Type Discharge of Cond. |
| Proposal | Condition No. 65 associated with Planning Reference No. P2012/1073, Approval required for Northern and Southern lake outfalls. | |
| Location | East Pit Revised OCCS, New Road, Gwaun Cae Gurwen, Neath SA18 1UP | |
| Decision | Approval with no Conditions | |
| Ward | Gwaun-Cae-Gurwen | |

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| 74 | App No. P2017/0704 | Type Reserved Matters |
| Proposal | Coastal rock revetment works (Reserved Matters pursuant to Outline Planning Permission P2010/0222- University Campus) (Resubmission: Amended Design) | |
| Location | Bay Campus, Fabian Way, Jersey Marine, | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 75 | App No. P2017/0706 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 30 Byass Street, Margam, Port Talbot SA13 2DW | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 76 | App No. P2017/0708 | Type Full Plans |
| Proposal | Installation of 20 m high monopole supporting 3 No. Antenna, 2 No. 300mm dishes, plus associated ground based equipment cabinets and ancillary development. | |
| Location | Grass Verge at, Cwm Du Bridge Roundabout, Pontardawe SA8 4QL | |
| Decision | Approval with Conditions | |
| Ward | Godre'rgraig | |

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| 77 | App No. P2017/0709 | Type Householder |
| Proposal | Replacement garage door with window to accommodate a garage conversion, plus scheme for replacement parking. | |
| Location | 5 Graig Y Fforest, Godre'e Graig, Neath SA9 2DP | |
| Decision | Approval with Conditions | |
| Ward | Godre'rgraig | |

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| 78 | App No. P2017/0710 | Type Householder |
| Proposal | Rear conservatory and revised drainage for granny annexe previously approved under P2017/0207 | |
| Location | 1 Lorraine Close, Sandfields, Port Talbot SA12 6PJ | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 79 | App No. P2017/0711 | Type Householder |
| Proposal | Two storey side and rear extension, plus single storey rear extension. | |
| Location | 6 Heol Esgyn, Longford, Neath SA10 7LL | |
| Decision | Approval with Conditions | |
| Ward | Dyffryn | |

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| 80 | App No. P2017/0712 | Type Screening Opinion |
| Proposal | Request for a Screening Opinion (EIA Regulations) for the erection of one wind turbine 130m to tip and associated infrastructure. | |
| Location | Land Near, Old Castle Farm, Neath, SA11 3QH | |
| Decision | EIA Not Required | |
| Ward | Tonna | |

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| 81 | App No. P2017/0714 | Type Householder |
| Proposal Two storey extension including a replacement roof with a 1m increase in ridge height plus external alterations. | | |
| Location Coed Derwen Farm, Access To Coed Derwen Farm, Skewen, Neath SA10 6NN | | |
| Decision Approval with Conditions | | |
| Ward Dyffryn | | |

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| 82 | App No. P2017/0715 | Type Non Material Amendment (S96A) |
| Proposal Non Material Amendment for the removal of condition 11 (Traffic Management Scheme) of Planning Permission P2015/0597 | | |
| Location Bryn Garage Ltd, B4282 From Cwmavon To Bryn, Cwmavon, Port Talbot SA13 2RD | | |
| Decision Approval with no Conditions | | |
| Ward Bryn & Cwmavon | | |

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| 83 | App No. P2017/0716 | Type Lawful Dev. Cert-Prop. |
| Proposal Single storey rear extension and rear dormer extension - Certificate of Lawful Development Proposed | | |
| Location 3 Golf Road, Sandfields, Port Talbot SA12 6RH | | |
| Decision Issue Lawful Dev. Cert. | | |
| Ward Sandfields East | | |

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| 84 | App No. P2017/0717 | Type Discharge of Cond. |
| Proposal Details to be agreed in association with Condition 2 (External Materials) and 5 (Hard and Soft Landscaping) of Planning Permission P2015/0597 granted on 27th September 2016 | | |
| Location Bryn Garage Ltd, B4282 From Cwmavon To Bryn, Cwmavon, Port Talbot SA13 2RD | | |
| Decision Approval with no Conditions | | |
| Ward Bryn & Cwmavon | | |

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| 85 | App No. P2017/0719 | Type Full Plans |
| Proposal 1 Number 3 Bedroom Flat and 1 Number 1 Bedroom flat | | |
| Location Land rear of, 118-132 Fairway, Sandfields, Port Talbot SA12 7HR | | |
| Decision Approval with Conditions | | |
| Ward Sandfields West | | |

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| 86 | App No. P2017/0720 | Type Non Material Amendment (S96A) |
| Proposal Non- Material Amendment to Planning Permission P2015/0905 to allow removal condition 18(Street Management) | | |
| Location Baglan Stables, Baglan Park, Baglan, Port Talbot SA12 8PS | | |
| Decision Approval with no Conditions | | |
| Ward Baglan | | |

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| 87 | App No. P2017/0722 | Type Change of Use |
| Proposal Change of use of lean to extension and outbuilding of residential dwelling (Class C3) to a hairdressers and beauty salon (Sui Generic) and alteration to front elevation of lean to extension | | |
| Location 7 Swanfield, Ystalyfera, Swansea SA9 2JD | | |
| Decision Approval with Conditions | | |
| Ward Ystalyfera | | |

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| 88 | App No. P2017/0724 | Type Lawful Dev. Cert- Prop. |
| Proposal Single storey rear extension - Lawful Development Certificate (Proposed) | | |
| Location 2 Waterfall Close, Resolven, Neath SA11 4BY | | |
| Decision Issue Lawful Dev. Cert. | | |
| Ward Resolven | | |

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| 89 | App No. P2017/0728 | Type Change of Use |
| Proposal Change of use from shop (Class A1) to 2 x residential dwellings (Class C3), plus replacement single-storey rear extensions | | |
| Location 11-13 Ysguthan Road, Aberavon, Port Talbot SA12 6LY | | |
| Decision Approval with Conditions | | |
| Ward Aberavon | | |

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| 90 | App No. P2017/0729 | Type Full Plans |
| Proposal Two Residential dwellings (Semi-detached) | | |
| Location Land adjacent to, 19 Brwyna Avenue, Aberavon, Port Talbot SA12 6YY | | |
| Decision Refusal | | |
| Ward Aberavon | | |

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| 91 | App No. P2017/0730 | Type Full Plans |
| Proposal | Five storey academic building and two storey workshop. | |
| Location | Swansea Bay Campus, Fabian Way, Neath SA1 8EN | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 92 | App No. P2017/0733 | Type App under TPO |
| Proposal | Works to trees covered by Tree Preservation Order T276 comprising of Crown Lifting/pruning of Sycamore – (T276/T9), Oak – Reduce out leaning stem growing from base by 3m-4m (T276/T42). | |
| Location | 13 Rhiwlas, Waunceirch, Neath SA10 7RB | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 93 | App No. P2017/0734 | Type Householder |
| Proposal | Two storey rear extension | |
| Location | 1 Glen Road, Neath SA11 3DS | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 94 | App No. P2017/0736 | Type Change of Use |
| Proposal | Change of use of 1st, 2nd and 3rd floor from offices (B1) to Dance studio, rehearsal studio and theatre school (D2) | |
| Location | 1st, 2nd & 3rd Floor Offices, 5 Wind Street, Neath SA11 3EG | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 95 | App No. P2017/0737 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Conservatory to rear elevation | |
| Location | 87 Ocean View, Jersey Marine, Neath SA10 6JN | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Coedffranc West | |

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| 96 | App No. P2017/0738 | Type Vary Condition |
| Proposal Variation of conditions 3 and 4 of Planning Permission P2013/1118 approved on 4th August 2014 regarding extending the time for the submission of reserved matters | | |
| Location Land Adjacent to, 14 Martyns Avenue, Seven Sisters, Neath SA10 9DR | | |
| Decision Approval with Conditions | | |
| Ward Seven Sisters | | |

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| 97 | App No. P2017/0739 | Type Non Material Amendment (S96A) |
| Proposal Non-material amendment to application P2015/0513 for the removal of Condition 18 (Prohibiting access off Victoria Road), and vary Condition 15 (Construction Management Plan) to allow construction traffic to access the site off Victoria Road. | | |
| Location Ex Gas Works site, Land West of Afan Way, Port Talbot SA12 6HQ | | |
| Decision Refusal | | |
| Ward Sandfields East | | |

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| 98 | App No. P2017/0740 | Type Householder |
| Proposal Two storey side extension, two storey rear extension, single storey rear extension plus detached garage. | | |
| Location 37 Main Road, Crynant, Neath SA10 8NT | | |
| Decision Approval with Conditions | | |
| Ward Crynant | | |

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| 99 | App No. P2017/0741 | Type Change of Use |
| Proposal Change of use of land for the creation of an access track to facilitate construction and operational vehicle access in association with a 20MW gas-powered Standby Electricity Generating Plant approved under Planning Permission P2015/0513. | | |
| Location Land to the West of, Afan Way, Port Talbot SA12 6HQ | | |
| Decision Refusal | | |
| Ward Sandfields East | | |

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| 100 | App No. P2017/0742 | Type LawfulDev.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 | Penrhiw Angharad Uchaf Farm, Access To Penrhiw Angharad Uchaf, Tonna, Neath SA11 3QB | |
| Decision | Not to Issue Lawful Dev.Cert. | |
| Ward | Resolven | |

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| 101 | App No. P2017/0743 | Type Change of Use |
| Proposal | Change of use from retail (A1) to Pizzeria (A3) | |
| Location | Unit 1a Shopping Centre, Morrison Road, Sandfields, Port Talbot SA12 6TH | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 102 | App No. P2017/0744 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development (Proposed). | |
| Location | 38 Ynys Cadwyn, Glynneath, Neath SA11 5HN | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Glynneath | |

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| 103 | App No. P2017/0746 | Type Householder |
| Proposal | Garage conversion to living accommodation and alterations to front car parking area to create an additional parking space. | |
| Location | 8 Cae Copor, Cwmavon, Port Talbot SA12 9BX | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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| 104 | App No. P2017/0747 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with condition 24 (Piling Method Statement) of application P2017/0248 granted on 26 June 2017. (Piling addendum -Rec 6-9-17) | |
| Location | Ysgol Newydd, Old Road, Briton Ferry, Castell Nedd SA11 2ET | |
| Decision | Approval with no Conditions | |
| Ward | Neath East | |

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| 105 | App No. P2017/0750 | Type Change of Use |
| Proposal | Siting of Static Catering Trailer (Use Class A3) | |
| Location | Abernant Centre, Abernant Colliery, Rhydyfro, SA8 4SX | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 106 | App No. P2017/0752 | Type Vary Condition |
| Proposal | Variation of condition 1 of Planning Application P2015/0547 to allow an extension of time for a further 24 months | |
| Location | NPT Homes Overspill Car Park, Brunel Way, Baglan Energy Park, Neath | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry West | |

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| 107 | App No. P2017/0753 | Type Non Material Amendment (S96A) |
| Proposal | Non material amendment to P2017/0395 granted on 26/5/2017 - Replace previously approved door and window in rear elevation to Patio Doors with side screens.. | |
| Location | 155 Swansea Road, Trebanos Pontardawe, Swansea SA8 4BS | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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| 108 | App No. P2017/0754 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Conditions 3 (drainage), 9 (materials) and 7 (details of enclosure) of Planning Permission P2016/0463 (Approved on the 19/09/2016) | |
| Location | Plot Adjacent To, 41 Main Road, Crynant, Neath SA10 8NS | |
| Decision | Approval with no Conditions | |
| Ward | Crynant | |

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| 109 | App No. P2017/0755 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawful Development (Proposed) Single storey side / rear extension. | |
| Location | 14 Parc Andrew, Skewen, Neath SA10 6BJ | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Coedffranc Central | |

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| 110 | App No. P2017/0758 | Type Change of Use |
| Proposal | Change of use of lower ground floor to provide a self contained residential flat (In addition to the 2 No. Flats and external alterations approved under P2014/0851 on the 13/8/2015) | |
| Location | 27-28 St Johns Terrace, Neath Abbey, Neath SA10 7NA | |
| Decision | Approval with Conditions | |
| Ward | Dyffryn | |

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| 111 | App No. P2017/0762 | Type Change of Use |
| Proposal | Retention of use of premises as tyre fitting depot (Sui Generis) plus canopy structure above tyre fitting bay. | |
| Location | Pauls Tyre Depot, 1 - 3 Courtland Buildings, Rear of 11 - 14 Courtland Place, Port Talbot SA13 1JJ | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 112 | App No. P2017/0765 | Type Householder |
| Proposal | Two garden sheds and a lean to shelter off the rear elevation | |
| Location | 9 Pearson Way, Neath SA11 2EJ | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 113 | App No. P2017/0766 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Conditions 15 (ground levels), of planning Permission P2015/0158 (Residential development for 27 dwellings) approved on the 19th January 2017 | |
| Location | Land to Rear of, Crymlyn Road, Skewen, Neath SA10 6DT | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |

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| 114 | App No. P2017/0767 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 28 Thornbury Close, Baglan, Port Talbot SA12 8EU | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Baglan | |

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| 115 | App No. P2017/0768 | Type Change of Use |
| Proposal | Construction of 2 storey rear extension of Public House to provide Beer cellar and mezzanine storage place, 2 storey extension at rear to provide ancillary storage accommodation and office space to serve permitted change to convenience store and first floor flat extension to facilitate subdivision of existing residential accommodation into 3 number residential units. | |
| Location | Dunes Hotel, Wyvern Avenue, Sandfields, Port Talbot SA12 7ER | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 116 | App No. P2017/0769 | Type Householder |
| Proposal | Two storey rear extension, two single storey rear extensions and front porch | |
| Location | Llwynllanc Isaf, Neath Road, Crynant, Neath SA10 8SE | |
| Decision | Approval with Conditions | |
| Ward | Crynant | |

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| 117 | App No. P2017/0771 | Type Householder |
| Proposal | Single storey front extension | |
| Location | Bryn Heulog House, Main Road, Dyffryn Cellwen, Neath SA10 9HW | |
| Decision | Refusal | |
| Ward | Onllwyn | |

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| 118 | App No. P2017/0772 | Type Householder |
| Proposal | Garage conversion to living accommodation and insertion of window to replace garage door | |
| Location | 53 Ascot Drive, Baglan, Port Talbot SA12 8YL | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 119 | App No. P2017/0773 | Type Householder |
| Proposal | Single storey front extension | |
| Location | 31 Marine Drive, Sandfields, Port Talbot SA12 7NL | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 120 | App No. P2017/0774 | Type Householder |
| Proposal | Retention of balcony | |
| Location | 98 Ffynnon Dawel, Aberdulais, Neath SA10 8EN | |
| Decision | Approval with no Conditions | |
| Ward | Aberdulais | |

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| 121 | App No. P2017/0775 | Type Householder |
| Proposal | Single storey side/rear extension. | |
| Location | 9 Brynawel Close, Crynant, Neath SA10 8TG | |
| Decision | Approval with no Conditions | |
| Ward | Crynant | |

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| 122 | App No. P2017/0776 | Type Full Plans |
| Proposal | Change of use of shop (A1) to residential dwelling (C3) and external alterations | |
| Location | 101 Neath Road, Briton Ferry, Neath SA11 2DQ | |
| Decision | Refusal | |
| Ward | Briton Ferry East | |

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| 123 | App No. P2017/0778 | Type Full Plans |
| Proposal | Installation of disabled access ramp | |
| Location | Unit 5 Shopping Centre, Morrison Road, Sandfields, Port Talbot SA12 6TH | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 124 | App No. P2017/0779 | Type Householder |
| Proposal | Retention of shed and retaining wall to front elevation, plus proposed terracing of front lower garden with retaining walls and steps and erection of 1.2m means of enclosure on existing rear retaining wall | |
| Location | Forest Farm Cottage, Old Parish Road From Angel Inn, Glynneath, Neath SA11 5UE | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 125 | App No. P2017/0780 | Type Full Plans |
| Proposal | Manege for private use incorporating drainage and boundary fences | |
| Location | Glyn-y-Mul Farm, Aberdulais to A4109 Crynant Link Road, Aberdulais, Neath SA10 8HF | |
| Decision | Approval with Conditions | |
| Ward | Aberdulais | |

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| 126 | App No. P2017/0782 | Type Householder |
| Proposal | Demolition of existing garage/store, and construct a replacement extension comprising of a garage, lobby and utility room | |
| Location | 3 Park Crescent, Lonlas, Neath SA10 6SH | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc North | |

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| 127 | App No. P2017/0783 | Type Householder |
| Proposal | Single storey rear extension and alterations to roof of existing single storey rear/side extension | |
| Location | 2 Brynheulog Street, Port Talbot SA13 1AF | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 128 | App No. P2017/0784 | Type Householder |
| Proposal | Part two storey, part single storey rear extension | |
| Location | 6 Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH | |
| Decision | Approval with Conditions | |
| Ward | Aberdulais | |

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| 129 | App No. P2017/0789 | Type Full Plans |
| Proposal | Manege for private use incorporating drainage and boundary fences | |
| Location | Land At, Glais Road, Glais, Near Pontardawe SA7 9JA | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 130 | App No. P2017/0791 | Type Householder |
| Proposal | Two storey and single storey rear extensions plus hip to gable roof extension, dormer extension and parking area to the front of dwelling | |
| Location | 91 Cimla Crescent, Cimla, Neath SA11 3PF | |
| Decision | Approval with Conditions | |
| Ward | Neath South | |

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| 131 | App No. P2017/0793 | Type Advertisement |
| Proposal | 1 No. Internally illuminated fascia Sign and 1 No. Internally Illuminated projecting sign. | |
| Location | 14 New Street, Neath SA11 1RT | |
| Decision | Advert Approved with Std Cond | |
| Ward | Neath North | |

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| 132 | App No. P2017/0795 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey side extension - Certificate of Lawful Development Proposed | |
| Location | 161 Tyn Y Twr, Baglan, Port Talbot SA12 8YE | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Baglan | |

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| 133 | App No. P2017/0804 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to Planning Permission P2009/1044 (Residential development and advice centre) for the removal of Conditions 12,13 & 14 in relation to Code for sustainable homes certification. | |
| Location | 86-100 Briton Ferry Road, Neath SA11 1AP | |
| Decision | Approval with no Conditions | |
| Ward | Neath East | |

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| 134 | App No. P2017/0805 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to P2017/0310 to allow change of window to door - facilitating access to bunk house | |
| Location | Tourist Information Centre, Pontneathvaughan Road, Glynneath, Neath SA11 5NR | |
| Decision | Approval with no Conditions | |
| Ward | Glynneath | |

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| 135 | App No. P2017/0806 | Type LawfulDev.Cert-Prop. |
| Proposal | Dormer within rear roof plane and three Velux windows within front roof plane - Certificate of Lawful Development Proposed | |
| Location | Brynhyfryd, Efail Fach, Pontrhydyfen, Port Talbot SA12 9TY | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Pelenna | |

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| 136 | App No. P2017/0812 | Type Householder |
| Proposal | Balcony to rear elevation | |
| Location | 33 Leyshon Road, Gwaun Cae Gurwen, Ammanford SA18 1EN | |
| Decision | Approval with Conditions | |
| Ward | Gwaun-Cae-Gurwen | |

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| 137 | App No. P2017/0813 | Type Householder |
| Proposal | Two storey side extension | |
| Location | 10 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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| 138 | App No. P2017/0819 | Type Discharge of Cond. |
| Proposal | Details pursuant to condition 17 (drive widening) of Planning Permission P2015/0905 granted on 28th April 2016 | |
| Location | Baglan Stables, Baglan Park, Baglan, Port Talbot SA12 8PS | |
| Decision | Approval with no Conditions | |
| Ward | Baglan | |

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| 139 | App No. P2017/0820 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to application P2015/0553 to allow alterations to the entrance canopy design and materials, formation of disabled access ramp with associated railings, removal of double doors from rear elevation, installation of a cladding panel to the rear elevation and insertion of soldier course above windows. | |
| Location | Gwyn Court, Gwyn Terrace, Aberavon, Port Talbot SA12 6LA | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 140 | App No. P2017/0821 | Type Discharge of Cond. |
| Proposal | Details pursuant to condition 3 (disabled parking) of Planning Permission P2017/0698 approved on 16th August 2017 | |
| Location | Ecolab, Brunel Way, Baglan Energy Park, Neath SA11 2HZ | |
| Decision | Approval with no Conditions | |
| Ward | Briton Ferry West | |

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| 141 | App No. P2017/0822 | Type Discharge of Cond. |
| Proposal | Details pursuant to condition 3 (Extraction Flue detail) of Planning Permission P2017/0566 granted on 12 June 2017. | |
| Location | The Royal British Legion Ardwyn Terrace, Tan Y Rhiw Road, Resolven, Neath SA11 4LY | |
| Decision | Approval with no Conditions | |
| Ward | Resolven | |

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| 142 | App No. P2017/0823 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Condition 12 (Materials) of Planning Permission P2016/1022 granted on 01/02/17. | |
| Location | Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 143 | App No. P2017/0824 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Conditions 3 and 4 (Contamination Report) of Planning Permission P2016/0515 granted on 07/10/16. | |
| Location | Land Adjacent to the Barracks, Off Queen Street, Pontrhydyfen, Port Talbot | |
| Decision | Approval with no Conditions | |
| Ward | Pelenna | |

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| 144 | App No. P2017/0836 | Type App under TPO |
| Proposal | Works to 3 Sycamore Trees protected under Tree Preservation Order T330/14,16 &17 comprising of crown reduction by approximately by 4m. | |
| Location | Highbury Court, Hillside , Westernmoor, Neath SA11 2TU | |
| Decision | Approval with Conditions | |
| Ward | Neath South | |

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| 145 | App No. P2017/0837 | Type Vary Condition |
| Proposal Variation of Condition 9 (Opening Hours) of Planning Application P2017/0310 granted on 16/05/17 to allow extended operating hours from 18.00pm to 23.00pm. | | |
| Location Former Tourist Information Centre, Pontneathvaughan Road, Glynneath, Neath SA11 5NR | | |
| Decision Approval with Conditions | | |
| Ward Glynneath | | |

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| 146 | App No. P2017/0840 | Type Change of Use |
| Proposal Change of use from social club to Healing Centre with Community Use and change of Club Stewards dwelling to domestic dwelling | | |
| Location Trefelin Club And Institute, 8-10 Jersey Street, Velindre, Port Talbot SA13 1YR | | |
| Decision Approval with Conditions | | |
| Ward Port Talbot | | |

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| 147 | App No. P2017/0843 | Type LawfulDev.Cert-Prop. |
| Proposal Single storey front conservatory extension - Certificate of Lawful Development Proposed | | |
| Location 121B Pen Y Cae Road, Port Talbot SA13 2EG | | |
| Decision Not to Issue Lawful Dev.Cert. | | |
| Ward Port Talbot | | |

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| 148 | App No. P2017/0844 | Type Non Material Amendment (S96A) |
| Proposal Non-material amendment to Planning Permission P2016/1067 (Building 19) minor alteration to building location, as built. | | |
| Location Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, Neath SA1 8EN | | |
| Decision Approval with no Conditions | | |
| Ward Coedffranc West | | |

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| 149 | App No. P2017/0847 | Type Non Material Amendment (S96A) |
| Proposal Non-Material Amendment to Planning Application P2017/0572 (Single-storey rear extension) relating to the addition of 2 x roof lights | | |
| Location Old Forge, Eglwys Nunydd, Margam, Port Talbot SA13 2PS | | |
| Decision Approval with no Conditions | | |
| Ward Margam | | |

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| 150 | App No. P2017/0849 | Type Prior Notif.Demol. |
| Proposal | Prior Notification for the demolition of the club-house building. | |
| Location | Former Aberavon Green Stars Rugby Football Club, Sitwell Way, Sandfields, Port Talbot SA12 6BP | |
| Decision | Prior Approval Not Required | |
| Ward | Sandfields East | |

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| 151 | App No. P2017/0850 | Type LawfulDev.Cert-Prop. |
| Proposal | Garage Conversion - Certificate of Lawful Development (proposed). | |
| Location | 20 Brynau Wood, Cimla, Neath SA11 3YQ | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Cimla | |

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| 152 | App No. P2017/0853 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development (proposed). | |
| Location | 24 Cwrt Sart, Briton Ferry, Neath SA11 2SR | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Briton Ferry East | |

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| 153 | App No. P2017/0859 | Type LawfulDev.Cert-Prop. |
| Proposal | Lawful Development Certificate (Proposed) for a single storey rear extension | |
| Location | 32 Parc Gilbertson, Rhydyfro Pontardawe, Swansea SA8 4PU | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Pontardawe | |

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| 154 | App No. P2017/0868 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Condition 23 (Community Engagement Plan) of application P2017/0248 granted on June 26th 2017 | |
| Location | Former Cwrt Sart Comprehensive School, Old Road, Llansawel, Castell Nedd SA11 2ET | |
| Decision | Approval with no Conditions | |
| Ward | Briton Ferry East | |

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| 155 | App No. P2017/0876 | Type Lawful Dev. Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 14 Sunnybank Road, Sandfields, Port Talbot SA12 6JQ | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Sandfields East | |

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| 156 | App No. P2017/0887 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to application P2016/0086 for the variation of Condition 3 (contamination), Condition 4 (box culvert bridging) and Condition 5 (access road) to allow a phased implementation of the consent. | |
| Location | Land at Western end of, Glynneath Business Park, off Glynneath Road, Glynneath, Neath | |
| Decision | Approval with no Conditions | |
| Ward | Glynneath | |

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| 157 | App No. P2017/0920 | Type Non Material Amendment (S96A) |
| Proposal | Non Material Amendment to planning application P2016/0930 in respect of the provision of a single garage door instead of a double garage door. | |
| Location | 9 Commercial Road, Taibach, Port Talbot SA13 1LN | |
| Decision | Approval with no Conditions | |
| Ward | Taibach | |

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2017/0010 **Planning Ref:** P2016/1091

PINS Ref: APP/Y6930/A/17/3182320

Applicant: Alexander Morris

Proposal: Two semi-detached split level dwellings with associated car parking and engineering works.

Site Address: Land adjacent to 24 Curwen Close, Pontrhydyfen, Port Talbot

Start Date: 30 August 2017

Appeal Method: Written Representations

b) Enforcement Appeals

Appeal Ref: A2017/0009 **Planning Ref:**

PINS Ref: APP/Y6930/C/17/3179123

Applicant: Ms Ann Barnet

Alleged Breach: Unauthorised Rear dormer extension.

Site Address: Britannia Inn, 18 Bethel Street Briton Ferry

Start Date: 10 August 2017

Appeal Method: Written Representations

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SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2017/0008 **Planning Ref:** P2017/0319

PINS Ref: APP/Y6930/A/17/3177137

Applicant: Autocare Neath, Neath Road, Briton Ferry

Proposal: Erection of workshop building ancillary to existing business (B2) for vehicle repairs, servicing and M.O.T

Site Address: Autocare Neath, Neath Road, Briton Ferry

Appeal Method: Written Representations

Decision Date: 26th September 2017

Decision: Appeal Dismissed
[Appeal Decision Letter](#)

The main issue in the determination of this appeal concerned highway safety.

The proposed workshop would be constructed on part of the parking/turning area that services the existing business. The proposal would remove a large area of the existing parking and servicing yard and would create parking demands of its own. By reference to the Council's Parking Standards Supplementary Planning Guidance (October 2016) the resulting business would require 12 parking spaces and one operational space. Only 7 parking spaces together with 3 non-standard spaces could be provided on site, thus rendering the remaining parking spaces to be under pressure and the turning and manoeuvring space to be severely curtailed.

No detailed drawings were provided to demonstrate that an acceptable turning circle for service vehicles could be achieved and that no awkward turning movements within the existing yard or

reversing movements within the existing yard, or reversing movements onto or off the adjacent access lane. Such manoeuvres would pose a high risk of conflict between vehicles and/or pedestrians.

Even though deliveries could be made by van rather than lorry and the staff manage and monitor vehicle movements, the Inspector considered that this would result in a propensity for customers or service traffic to seek parking on the access lane compounding the existing conditions and causing a harmful and unacceptable risk to highway safety.

Accordingly the appeal was dismissed

Appeal Ref: A2017/0007 **Planning Ref:** P2008/0798
PINS Ref: APP/Y6930/A/17/3170318
Applicant: Tolkein Ltd
Proposal: Residential development and alterations to existing access (outline)
Appeal against conditions
Site Address: Forge Washery, Lower Brynamman, Ammanford, SA18 1SN

Appeal Method: Hearing

Decision Date: 5th September 2017

Decision: Appeal Allowed
[Appeal Decision](#)

The appeal concerned the decision to approve residential development at the appeal site (on 25th August 2016) subject to conditions.

The conditions in dispute were Nos. 14, 15 and 25 and the main issues therefore concerned: -

1. Whether the provision of a new pond is necessary in order for the permitted development to proceed (condition 14),
2. Whether the requirement to provide a cycle link conflicts with the restrictions on development set out in condition 26 (condition 15); and
3. Whether limiting the number of dwellings to 25 is necessary to justify this development given its location, in policy terms, in the countryside (condition 25)

In respect of condition 14 (replacement pond required on ecological grounds) the Inspector considered there to be no evidence that the existing settlement pool was either natural or ecologically important. Therefore, whilst it may be desirable to provide a pond as part of the new development he did not accept that it was necessary to mitigate any harm or loss of habitat. The condition was not therefore considered to meet the statutory test for conditions in Welsh Government Circular 016/2014.

Condition 15 required the provision of a cycle link from the site to a footbridge (leading to a cycleway) at the north east corner of the site.

The Inspector found the condition to be clear and precise, and for there to be no dispute that the requirement is reasonable and necessary to meet the objectives of securing sustainable development.

In terms of potential construction issues in negotiating the berm surrounding the site, he concluded that he had seen nothing to indicate that a cycle link could not be provided or would prove to be so expensive as to threaten the delivery of housing on this site. The condition therefore met the tests for conditions.

A conflict with condition 26 (which prohibits any works within 7m of the riverbank) was resolved by an amendment to that condition.

The primary issue concerned the condition limiting the number of dwellings to 25, which was imposed for the following reason:

'Since the development of this site is justified only on the basis of a maximum of 25 dwellings, having regard also to interests of visual

amenity and to ensure that the site is developed in an appropriate manner having regard to its rural location’.

The condition was based on an agreement with the applicant (which weighed heavily in favour of the original grant of planning permission). The Inspector, however, stated that “an unacceptable condition does not become acceptable because an applicant agrees to it”.

The site lies outside the settlement boundary and in policy terms in the countryside. The Council granted planning permission because it considered that the removal of a non-conforming use outweighed conflict with LDP Policy SC1 which exercises strict control over new housing in the countryside. However, the Inspector stated that the Council were unable to provide a convincing explanation as to why a limit of 25 is necessary to justify the principle of development or why a different number would not overcome the policy ‘harm’.

Accordingly, having accepted the principle of development, the Inspector stated that the only reason for limiting the number of dwellings would be to address detailed issues such as impact on the landscape or heritage assets.

While he opined that it is important to ensure that any new development respects its surroundings and the historical features within the site (including the Grade II listed former foundry wall), layout, scale, appearance and landscaping are reserved and the removal of condition 25 would not prevent the Council from resisting development that would harm the historic assets on site or its surroundings.

Although the appellant sought a condition referring to no less than 50 dwellings (for viability reasons), the Inspector did not address this because he considered that the final number should be determined having regard to good principles of design and in full cognisance of the constraints and opportunities offered by the site.

The appeal was therefore allowed, with conditions 14 and 25 removed and condition 26 varied.