



PLANNING COMMITTEE

2.00 PM - TUESDAY, 31 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 10 October, 2017 (*Pages 5 - 8*)
3. To Request Site Visit(s) from the Applications Presented

Report of the Head of Planning

Planning Application Recommended for Refusal

4. Planning Application Number P2017 0921 - 66 Victoria Road, Sandfields (*Pages 9 - 16*)
5. Section B - Matters for Information
6. Delegated Decisions 2 October - 23 October 2017 (*Pages 17 - 26*)
7. Appeals Received 2 October - 23 October 2017 (*Pages 27 - 28*)
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, 24 October 2017

Committee Membership:

Chairperson: Councillor S.Paddison

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

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
UDP/LDP
Member:** Councillor A.Wingrave

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 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.

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PLANNING COMMITTEE

Members Present:

10 October, 2017

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

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

Officers In Attendance: Mrs.N.Pearce, S.Ball, I.Davies and T.Davies

Cabinet UDP/LDP Member: Councillor A.Wingrave

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 8 AUGUST, 2017**

RESOLVED That the Minutes of the Planning Committee held on the 8 August 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: P2017/0860**

Officers made a presentation to the Planning Committee on this Application (boundary walls and fence with a maximum height of 2.4 metres, at 9 Jersey Terrace, Cwmavon, Port Talbot) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application P2017/0860 be approved subject to the Conditions as detailed within the circulated report

4. **DELEGATED APPLICATIONS DETERMINED BETWEEN 1 AUGUST AND 1 OCTOBER, 2017**

Members received a list of Planning Applications which had been determined between 1 August and 1 October 2017, as detailed within the circulated report.

RESOLVED: That the report be noted.

5. **APPEALS RECEIVED**

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

Appeal Ref: A2017/0010

Two semi-detached split level dwellings with associated car parking and engineering works, at Land adjacent to 24 Curwen Close, Pontrhydyfen, Port Talbot.

Appeal Ref: A2017/0009

Unauthorised Rear dormer extension, at Britannia Inn, 18 Bethel Street Briton Ferry.

6. **APPEALS DETERMINED**

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

Appeal Ref: A2017/0008

Erection of workshop building ancillary to existing business (B2) for vehicle repairs, servicing and M.O.T at Autocare Neath, Neath Road, Briton Ferry.

Decision:

Appeal Dismissed.

Appeal Ref: A2017/0007

Residential development and alterations to existing access at Forge Washery, Lower Brynamman, Ammanford, SA18 1SN.

Decision:

Appeal Allowed.

CHAIRPERSON

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Refusal

<u>APPLICATION NO:</u> P2017/0921	<u>DATE:</u> 27/09/2017
PROPOSAL:	Detached garage with dormer
LOCATION:	66 Victoria Road, Sandfields , Port Talbot SA12 6AD
APPLICANT:	Mr Dean Devonald
TYPE:	Householder
WARD:	Sandfields East

BACKGROUND INFORMATION

Cllr Latham requested on 5th October 2017 that the application be heard at Planning Committee (if recommended for refusal) as he considered it would not have a detrimental effect on neighbouring properties or the visual amenity of the area. He also requested that a site visit be undertaken prior to the committee meeting.

The “committee call-in panel” agreed to the request for the application to be heard by Planning Committee, but declined the site visit as it was considered that sufficient photographs could be provided as part of the presentation slides in order to assess the application.

LINK TO RELEVANT PLANS/ REPORTS

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

SITE AND CONTEXT

The application site is located at 66 Victoria Road, Sandfields, Port Talbot.

The application site comprises a two-storey semi-detached dwelling with associated garden areas to the rear and an existing single-storey garage. It is bounded by Victoria Road to the north, residential dwellings to the east and west and an adopted rear lane to the south. It is noted that there are a number of rear garages, accessed off the rear lane, on a number of neighbouring properties. Furthermore, there is a football ground with associated grandstand to the south of the rear lane.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the erection of a detached garage with dormer to the rear.

The proposed garage would measure 7m wide by 7.8m in length, and would reach a maximum height of 5.2m. It is designed with a gable-ended ridged roof with the ridge running north-east to south-west. It is designed with a roller-shutter door and flat-roof dormer with two windows to the front elevation with French-doors and two Velux roof-lights to the rear elevation.

The building is proposed to be finished with rendered and dashed walls with concrete tiles to the roof. The dormer is proposed to have rendered and dash sides with vertical-tile hanging to the front. The building would provide garaging at ground-floor, with a playroom within the roof-space/dormer. It would be sited within the rear garden area and set 500mm back from the boundary with the rear lane.

NEGOTIATIONS:

Following an earlier refusal (P2016/0801), a revised submission was received (under a previous application P2017/0865, which was never validated). The agent was informally advised at that time that the proposed large garage with dormer was likely to be considered unacceptable in terms of visual amenity, and should be significantly reduced in size, while any dormer should be set down further below the ridge-line and set up from the wall plate and in from the sides. They were also advised that such dormer should be located to the rear lane elevation, to avoid any potential conflicts with neighbouring residential properties. Notwithstanding this advice, the applicant decided to submit this application.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2016/0801 Detached garage – Refused on 29/11/16 on following grounds:
 1. The proposed garage by reason of its excessive height, will result in a dominant structure which would appear incongruous in relation to the smaller scaled garages/ outbuildings which are in existence in the

rear gardens of the properties located in this street and would materially harm the character and appearance of the area. Hence, the proposed development does not accord with Policies SC1 and BE1 of the Neath Port Talbot Local Development Plan and Technical Advice Note (TAN) 12: Design.

- P2017/0865 Detached garage with first-floor rear dormer to playroom – Returned to Applicant.

CONSULTATIONS

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

REPRESENTATIONS

The neighbouring properties were consulted on 09/10/17, with a site notice displayed on 04/10/17. 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:

Topic based Policies

- [Policy SC1](#) Settlement limits
- [Policy TR2](#) Design and Access of New Development
- [Policy BE1](#) Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

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

As noted above, an earlier proposal for a large-scale, 6m high garage with accommodation at first floor level was refused in November 2016, on the grounds that it would amount to a dominant structure which would appear incongruous in relation to the nearby smaller scaled garages/outbuildings, and thus be harmful to the character and appearance of the area.

The current scheme has been amended to reduce the overall height to 5.2m, but remains to the full width of the plot (7m) and 8m deep. It also now proposes a substantial flat-roofed dormer to the lane elevation, with a nominal set down from the main ridge and which extends upwards from the side gables, rather than sitting within the roof plane.

In considering the local context, it is noted that on the 'residential' side of the rear lane there are existing single-storey rear garages on the application site and the adjacent neighbouring properties, with a maximum height of approximately 4.3m (the existing garage). On the other side of the lane, the context is different, with a spectator's stand for Port Talbot Town Football Club's ground running along the boundary. Although long, when viewed from the rear lane the main stand / structure appears relatively small in scale, with a low mono-pitched roof fronting the land before rising up to a height of approximately 5.5m.

Slightly further along the rear lane from the application site, there is a two-storey flat roofed structure, measuring approximately 6m high, comprising a shop to the ground-floor and a first-floor function room above. This scale of building, however, is related to the football club context /side of the lane.

It should be noted that there are no other garages or outbuildings within the immediate area with a ridge height of over 4.3m (the approx. height of the existing building and adjacent garage). While there is a garage to the rear of Number 10 Victoria Road, which measures approximately 3.55m to eaves and approximately 5m to ridge level, this building does

not have a dormer and, moreover, is approximately 175m away such that it does not form part of the immediate context for this site, which comprises predominantly smaller, domestic-scale single storey garages.

Accordingly, within this local context, the proposed garage at 5.2m would be approx. 0.9m higher than any nearby outbuilding, and significantly higher than many of the other existing domestic garages/outbuildings in the local vicinity which make up the character of this rear lane.

Whilst the garage will be sited to the rear of the host dwelling, due to its height it would be visible when viewed from the rear lane (which appears to be well used by pedestrians – as observed on a number of occasions), the football ground and the wider surrounding area.

The garage would occupy the full width of the plot and at 8m deep would be significantly larger than a 'standard' double garage. While such depth in itself is not necessarily objectionable within the local context, this has the result of increasing its overall height and scale. Moreover, while such scale/height is of concern in its own right, the scheme incorporates a large-scale flat roofed dormer to the front (lane) elevation. This dormer extends from the side gables rather than sitting within the roof plane, and as a consequence substantially increases the massing and impact of the structure. Indeed, when viewed from the lane it would appear as a 5m high flat roofed structure on the edge of the lane, which is higher than the height of the street-lights along this section of the lane.

Accordingly, it is considered the proposed garage, by reason of its excessive height, depth and addition of a flat-roofed dormer (especially as there are no other garages with dormers in the area), would result in the introduction of a dominant structure within the rear lane that would appear incongruous in relation to the smaller scaled garages/outbuildings which are in existence, and would materially harm the character and appearance of the area. It would therefore be contrary to the objectives of Policies SC1 and BE1 of the adopted Neath Port Talbot Local Development Plan and the aims of Technical Advice Note (TAN) 12: Design.

Impact on Residential Amenity

The dwelling is a semi-detached house with a rear access lane onto which the proposed garage will access. The majority of the dwellings

within the immediate area have some form of outbuilding adjoining the lane. The proposed garage has been designed so that the roof will slope away from the neighbouring properties and will be sited between two neighbouring garages of differing sizes at the end of the garden, approximately 11.5m away from the rear part of the host dwelling. Given its roof design and the fact that both neighbouring properties benefit from rear outbuildings/garages, it is considered that the development will not result in significant overbearing and overshadowing impacts to the adjacent properties.

In respect of overlooking, the proposed garage will have patio doors in the ground floor rear elevation - the outlook of which will be predominantly over the rear garden of the application property with oblique views over the neighbouring gardens. Boundary walls with a height of approximately 1 metre are sited between the neighbouring properties at the lower garden level, as such, whilst the garage is not a habitable room, if the application had been recommended for approval, a condition would have been imposed requiring boundary treatments to be erected to a height of 1.8m, to ensure there were no unacceptable overlooking issues. Turning to the two Velux windows to the rear elevation, as these would be secondary to the windows in the dormer, it could be conditioned that these are fitted with obscure glazing to prevent any unacceptable overlooking upon the neighbouring properties and neighbouring garden areas. In respect of the windows to the dormer as these would overlook upon the Port Talbot Town Football Club and associated grandstands, it is considered that these would not create any unacceptable overlooking issues.

It is therefore considered that, subject to conditions, the development would not result in any unacceptable overlooking, overshadowing or overbearing impacts upon the occupiers of the neighbouring properties.

Parking and Access Requirements and Impact on Highway Safety

It is noted that the proposed garage replaces an existing smaller garage (albeit currently blocked up) and would potentially provide two parking spaces, accessed off the adopted rear lane, with the front wall set back 500mm. The Head of Engineering and Transport (Highways Section) offers no objection to the proposal, and it is therefore considered that the proposal would not have an adverse impact on highway and pedestrian safety.

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.

While the proposal would have no unacceptable impact on the amenities of neighbouring residents, or upon highway and pedestrian safety, the proposed garage, by reason of its excessive height, depth and addition of a flat-roofed dormer, which extends from the side gables rather than sitting within the roof plane, would result in the introduction of a dominant structure with the rear lane, which would appear incongruous in relation to the smaller scaled garages/outbuildings that are in existence in the rear gardens of the neighbouring properties, and would materially harm the character and appearance of the area due to its height and massing. Hence, the proposed development does not accord with Policies SC1 and BE1 of the Neath Port Talbot Local Development Plan and Technical Advice Note (TAN) 12: Design.

RECOMMENDATION: **Refusal**

(1) The proposed garage, by reason of its excessive height, depth and addition of a flat-roofed dormer, which extends from the side gables rather than sitting within the roof plane, would result in the introduction of a dominant structure with the rear lane, which would appear incongruous in relation to the smaller scaled garages/outbuildings that are in existence in the rear gardens of the neighbouring properties, and would materially harm the character and appearance of the area due to its height and massing. Hence, the proposed development does not accord with Policies SC1 and BE1 of the Neath Port Talbot Local Development Plan and Technical Advice Note (TAN) 12: Design.

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SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 1ST AND 23RD OCTOBER 2017

1	App No. P2015/0701	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 8 (Construction Environmental Management Plan) of P2015/0031 granted on 18/3/15		
Location Land Within, Foel Fynyddau Forest, Near Pontrhydyfen, Port Talbot		
Decision Approval with no Conditions		
Ward Bryn & Cwmavon		

2	App No. P2015/0702	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 10 (Surface Water Drainage) of P2015/0031 granted on 18/3/15		
Location Land At, Foel Fynyddau Forest, Near Pontrhydyfen, Port Talbot		
Decision Approval with no Conditions		
Ward Bryn & Cwmavon		

3	App No. P2017/0303	Type NSIP Discharge Req
Proposal Details to be agreed in association with the whole of Requirement 3 (Construction Phasing Scheme) in relation to all works of the Swansea Bay Tidal Generating Station Order 2015.		
Location Swansea Bay,		
Decision Approval with no Conditions		
Ward Coedffranc West		

4	App No. P2017/0304	Type NSIP Discharge Req
<p>Proposal Details to be agreed in association with Requirement 11 (Surface Water Drainage and Foul sewerage system - Partial details for 11(1) - the overall scheme in relation to works 8b only and 11(2)a - survey of existing site drainage in relation to works 8a and 8b only; 11(2)f - details of surface water run off from stock piles in relation to works 8a only and 11(2)g - details of avoidance of any tie-in to drainage serving the A483 Fabian Way in association with works 7g and 10c only of the Swansea Bay Tidal Generating Station Order 2015.</p>		
Location Swansea Bay,		
Decision Approval with no Conditions		
Ward Coedffranc West		

5	App No. P2017/0408	Type Vary Condition
<p>Proposal Variation of Condition 5 of application P2015/0778 granted on 16/10/2016 to amend the approved plans including Drawing No.1497a 4-2 rev M with drawing No. 1497a 4-2 Rev R, 1497a 3-8 Rev E To provide details of retaining to the rear of numbers 4 to 11 Cwrt Y Waun and 14 - 20 Cysgod y Fro (amended boundary treatment plans submitted 2/6/2017 Plan nos CO442 SK17, CO442 SK18, CO442 SK19)</p>		
Location Waun Sterw, Pontardawe, Neath SA8 4PG		
Decision Approval with Conditions		
Ward Pontardawe		

6	App No. P2017/0491	Type Full Plans
<p>Proposal Conversion of former School buildings to 6 No. residential units plus 2 No. new residential units within school grounds plus associated access works.</p>		
Location Former Pontrhydyfen School, School Street, Pontrhydyfen, Port Talbot SA12 9SZ		
Decision Approved subject to s.106		
Ward Bryn & Cwmavon		

7	App No. P2017/0614	Type Full Plans
<p>Proposal Demolition of existing dwelling and construction of one detached dwelling with detached garage and associated retaining walls/works</p>		
Location 185 Heol Y Gors, Cwmgors, Ammanford SA18 1RF		
Decision Approval with Conditions		
Ward Gwaun-Cae-Gurwen		

8	App No. P2017/0645	Type Full Plans
Proposal Construction of two storey dwelling abutting number 7 and associated parking provision including for donor property number 7 (Revised location plan and parking layout received 12.09.17)		
Location Land Between 7 And 10 Compass Row, James Street, Pontardawe, Swansea SA8 4LS		
Decision Approval with Conditions		
Ward Pontardawe		

9	App No. P2017/0646	Type Full Plans
Proposal Construction of two detached dwellings (amended plans and cert B submitted 13/9/2017)		
Location Land Between 22 and 30, Ynysmeudwy Road, Pontardawe SA8 4QD		
Decision Approval with Conditions		
Ward Pontardawe		

10	App No. P2017/0680	Type App under TPO
Proposal Works to Beech tree within rear garden, covered by Tree Preservation Order T176/T5 comprising of crown lift and reduction in overhanging branches		
Location 56 Old Road, Baglan, Port Talbot SA12 8TT		
Decision Approval with Conditions		
Ward Baglan		

11	App No. P2017/0694	Type Full Plans
Proposal New Shop front with roller shutters and change of window into access door.		
Location 31-35 High Street, Glynneath, Neath SA11 5BS		
Decision Approval with Conditions		
Ward Glynneath		

12	App No. P2017/0727	Type Advertisement
Proposal 2 x internally luminated co-op logos, 1 internally illuminated 3.5m totem, 2 x sets of welcome to acrylic text, 3 x non illuminated wall mounted flat aluminium panels x non illuminated post mounted aluminium panels (revised scheme submitted 14/9/2017)		
Location Cooperative, Main Road, Bryncoch, Neath SA10 7TW		
Decision Approval with Conditions		
Ward Bryncoch North		

13	App No. P2017/0751	Type Full Plans
Proposal Installation of an additional 30m high lattice telecommunications mast with associated cabinets, equipment and compound.		
Location Telecommunication Mast, Lane From B4242 At Pentreclwyda To Craig Clwyd Telecommunication Station, Rheola Resolven, Neath		
Decision Approval with Conditions		
Ward Glynneath		

14	App No. P2017/0757	Type Discharge of Cond
Proposal Details pursuant to the discharge of conditions 4 (landscaping), 7 (drainage scheme), 8 (means of enclosure) & 12 (materials) of planning permission P2016/0663 approved on the 2nd February 2017		
Location Cartref, Burrows Road, Skewen, Neath SA10 6AB		
Decision Approval with no Conditions		
Ward Coedffranc Central		

15	App No. P2017/0761	Type Advertisement
Proposal 2 No. Externally illuminated fascia signs (One to front and one to side elevation)		
Location Former Hope And Anchor, New Road, Neath Abbey, Neath SA10 7NG		
Decision Approval with no Conditions		
Ward Dyffryn		

16	App No. P2017/0786	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Conditions 3 (materials), 4 (Landscaping) of Planning Permission P2017/0104 (External Improvements & two one bed flats) approved on the 17th March 2017		
Location Bush Row, Neath SA11 2EB		
Decision Approval with no Conditions		
Ward Neath East		

17	App No. P2017/0787	Type Householder
Proposal Two storey side extension, first floor side extension, ground floor side extension with balcony and opaque glazed screen above		
Location 33 Heol Wenallt, Cwmgwrach, Neath SA11 5PT		
Decision Approval with Conditions		
Ward Blaengwrach		

18	App No. P2017/0794	Type Householder
Proposal	Two storey side extension with catslide roof to rear to accommodate dormer plus detached garage	
Location	32 Walters Road, Cwmllynfell, Swansea SA9 2FH	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

19	App No. P2017/0799	Type Householder
Proposal	Single storey side extension incorporating a partial roof extension (increase roof height of 1.2 metres) plus side dormer extension.	
Location	45 Waun Daniel, Rhos Pontardawe, Swansea SA8 3HR	
Decision	Approval with Conditions	
Ward	Rhos	

20	App No. P2017/0811	Type Vary Condition
Proposal	Variation of condition 3 and 4 of planning permission P2014/0140 approved on 8th September 2014 to allow for an additional period for the submission of the reserved matters.	
Location	3 The Highlands, Neath Abbey, Neath SA10 7NS	
Decision	Approval with Conditions	
Ward	Dyffryn	

21	App No. P2017/0815	Type Householder
Proposal	Single storey rear extension, raised platform, railings and steps	
Location	13 Margam Street, Cymmer, Port Talbot SA13 3ED	
Decision	Approval with Conditions	
Ward	Cymmer	

22	App No. P2017/0827	Type Vary Condition
Proposal	Section 73 Application to vary condition 2 (Approved Plans) of Planning Application P2017/0560 to allow change of house types.	
Location	Land at Neath Road, Tonna, Neath SA11 3FE	
Decision	Approved subject to s.106	
Ward	Neath North	

23	App No. P2017/0828	Type Householder
Proposal	Retention of front canopy extension to existing garage	
Location	21 Mary Street, Seven Sisters, Neath SA10 9BG	
Decision	Approval with Conditions	
Ward	Seven Sisters	

24	App No. P2017/0830	Type App under TPO
Proposal	Works to trees protected by Tree Preservation Order T339/A1 - T1 Goat Willow - Lift crown to 3 metres and remove branches within 2meter of garage at No. 45 Penshannel. T2 Oak - Lift crown over footpath to 3 metres above ground level. T3 Field Maple - Lift crown over footpath to 3 metres above ground level.	
Location	Land to rear of, 45-51 Penshannel, Neath Abbey, Neath SA10 6PP	
Decision	Approval with Conditions	
Ward	Dyffryn	

25	App No. P2017/0832	Type Householder
Proposal	Part two storey part single storey rear extension plus raised decking and pergola.	
Location	41 Lon Y Wern, Alltwn Pontardawe, Swansea SA8 3BJ	
Decision	Approval with Conditions	
Ward	Alltwn	

26	App No. P2017/0838	Type Change of Use
Proposal	Retrospective Change of use of Industrial Plant Hire/Workshop (Sui generis) to Scrap Yard/Vehicle Dismantling (Sui Generis)	
Location	The Docks Estate, Briton Ferry Industrial Estate, Wharf Road, Briton Ferry, Neath SA11 2HZ	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

27	App No. P2017/0842	Type Householder
Proposal	Single storey rear extension and retention and completion of attached garage	
Location	The Sidings, Maesteg Road, Bryn, Port Talbot SA13 2RW	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

28	App No. P2017/0845	Type Householder
Proposal	Single storey rear extension	
Location	13 Alderwood Close, Crynant, Neath SA10 8PY	
Decision	Approval with Conditions	
Ward	Crynant	

29	App No. P2017/0856	Type Change of Use
Proposal	Change of use of ancillary café associated with A&S Tyres to self contained café use for the general public.	
Location	Unit 2 West Coastal White Line Company, Station Road, Briton Ferry, Neath SA11 2SU	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

30	App No. P2017/0858	Type Householder
Proposal	Proposed vehicular hardstanding for one vehicle	
Location	Plot 4 Garage Compound Off, Chopin Road, Sandfields, Port Talbot SA12 7ST	
Decision	Approval with Conditions	
Ward	Sandfields West	

31	App No. P2017/0866	Type Householder
Proposal	Dormer extension and replacement garage	
Location	2 Gelligeiros, Gellinudd Pontardawe, Swansea SA8 3DZ	
Decision	Approval with Conditions	
Ward	Rhos	

32	App No. P2017/0867	Type Outline
Proposal	Detached dwelling (outline)	
Location	Land Adjoining, 3 Tirbach Road, Ystalyfera, Swansea SA9 2HX	
Decision	Approval with Conditions	
Ward	Ystalyfera	

33	App No. P2017/0872	Type Householder
Proposal	Two storey rear and single storey side extension	
Location	105 Main Road, Crynant, Neath SA10 8PF	
Decision	Approval with Conditions	
Ward	Crynant	

34	App No. P2017/0874	Type Householder
Proposal	Part two storey, part single storey side extension plus single storey rear extension and the widening of the existing parking area.	
Location	4 Pant Y Sais, Jersey Marine, Neath SA10 6JS	
Decision	Approval with Conditions	
Ward	Coedffranc West	

35	App No. P2017/0878	Type Householder
Proposal	Single storey rear sun room extension	
Location	Arheddfan, 38A Cae Canol, Baglan, Port Talbot SA12 8LX	
Decision	Approval with Conditions	
Ward	Baglan	

36	App No. P2017/0883	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 4 (landscaping) of planning permission P2017/0704 (Rock revetment works)	
Location	Bay Campus, Fabian Way, Crymlyn Burrows, Swansea SA1 8QB	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

37	App No. P2017/0893	Type Householder
Proposal	Conversion of garage to bedroom and extended driveway	
Location	29 Tennant Grove, Skewen, Neath SA10 6ES	
Decision	Approval with Conditions	
Ward	Coedffranc West	

38	App No. P2017/0894	Type Full Plans
Proposal	Demolition of dwellinghouse and construction of new dwellinghouse	
Location	6 Parish Road, Blaengwrach, Neath SA11 5SW	
Decision	Approval with Conditions	
Ward	Blaengwrach	

39	App No. P2017/0903	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development (Proposed)	
Location	30 Southcross Road, Sandfields, Port Talbot SA12 7LG	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields West	

40	App No. P2017/0909	Type Householder
Proposal	First Floor Extension above garage	
Location	23 Brunel Close, Tonna, Neath SA11 3JY	
Decision	Approval with Conditions	
Ward	Tonna	

41	App No. P2017/0925	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) - Single storey rear extension	
Location	2 Ynys Yr Afon, Clyne, Neath SA11 4BP	
Decision	Issue Lawful Dev.Cert.	
Ward	Resolven	

42	App No. P2017/0933	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a detached garage and boundary fence.	
Location	39 Llygad Yr Haul, Caewern, Neath SA10 7SR	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch South	

43	App No. P2017/0943	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 9 (External materials) of Planning Permission P2016/1090 (2 Storey school block)	
Location	Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera, Swansea SA9 2JJ	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

44	App No. P2017/0964	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 5 (Construction Management Plan) of Planning Permission P2017/0730 (Impact Building)	
Location	Swansea Bay Campus, Fabian Way, Neath SA1 8EN	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

45	App No. P2017/0981	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2017/0559 (Approved on the 25/07/17 for a two storey side extension and replacement parking) to allow for a change in the external materials from facing brickwork to the side elevation to a combination render above a blockwork plinth.	
Location	62 Graig Newydd, Godre'r Graig, Swansea SA9 2DG	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2017/0011 **Planning Ref:** P2017/0512

PINS Ref: APP/Y6930/A/17/3185450

Applicant: Mr Ieuan Ace (Trustee) – Resolven AFC

Proposal: Retention of use of part of car park for two pitches for the sale of meat and potatoes.

Site Address: Resolven AFC, Neath Vale Supplier Park Access Road, Resolven, Neath

Start Date: 3rd October 2017

Appeal Method: Written Representations

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