



PLANNING COMMITTEE

2.00 PM - TUESDAY, 27 FEBRUARY 2018

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 16 January, 2018 (*Pages 5 - 8*)
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: P2017/1055 (*Pages 9 - 14*)
Two storey side extension plus alteration to ground levels and extended hardstanding to facilitate off street car parking, at 9 Maes Rhosyn, Rhos, Pontardawe, Swansea, SA8 3HT.
5. Application No: P2017/1145 (*Pages 15 - 32*)
4 x self-contained flats with associated car parking and engineering operations (Amended plans received 09/02/18), at Land at Park Row, Cwmavon, Port Talbot, SA12 9PW.

Section B - Matters for Information

6. Delegated Applications Determined between 9 January 2018 and 19 February 2018 (*Pages 33 - 50*)
7. Appeals Received (*Pages 51 - 52*)
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, 20 February 2018

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.Purse, 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.

PLANNING COMMITTEE

Members Present:

16 January, 2018

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

Councillors: A.R.Aubrey, S.Bamsey, R.Davies, S.K.Hunt,
C.J.Jones, S.Purse, A.McGrath and
C.Galsworthy

Local Members: Councillors R.Mizen and D.Whitelock

Officers In Attendance: S.Ball, D.M.Adlam, S.Jenkins, M.Shaw and
T.Davies

1. **MINUTES OF THE PREVIOUS MEETING HELD ON 12 DECEMBER, 2017**

RESOLVED: That the Minutes of the Planning Committee held on the 12 December 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: P2017/1094**

Officers made a presentation to the Planning Committee on this Application (4 detached split level dwellings, associated parking and engineering works, at land off, Tabernacle Terrace, Cwmavon, Port Talbot, SA12 9HS) as detailed in the circulated report.

RESOLVED That following the site visit prior to today's meeting on 16 January 2018, and in accordance with Officers' recommendations, Application No.

P2017/1094 be approved subject to the conditions detailed in the circulated report, and subject to the applicant entering into a Section 106 Agreement with the following heads of terms:

i. Financial Contribution of £14,500 towards affordable housing provision or if no such scheme is identified within the first 4 years, the money can be then spent upon the provision of open space within the ward of Bryn and Cwmavon.

4. **DELEGATED APPLICATIONS DETERMINED BETWEEN 5 DECEMBER 2017 AND 8 JANUARY 2018**

Members received a list of Planning Applications which had been determined between 5 December 2017 and 8 January 2018, as detailed within the circulated report.

RESOLVED: That the report be noted.

5. **APPEALS RECEIVED**

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

Appeal Ref: A2018/0001

Retention and completion of change of use of building to 4x4 Vehicle Repair Centre (Use Class B2), plus engineering operations and retaining works to create 4 parking spaces to rear with ramped access, at Tyre and Exhaust Centre, Commercial Street, Abergwynfi.

Appeal Ref: A2018/0002

New Detached Dwelling (Outline) at 20 Cwrt Yr Eos, Coed Hirwaun.

Appeal Ref: A2018/0003

Erection of an outbuilding outside settlement limits, and outside residential curtilage of the property at Land Adjacent to 7 Taibanc, Tonna, Neath.

6. **APPEALS DETERMINED**

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

Appeal Ref: A2017/0015

Single storey front extension at Brynheulog House, Main Road, Dyffryn Cellwen, Neath.

Decision:

Appeal Dismissed.

Appeal Ref: A2017/0011

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, Neath.

Decision:

Appeal Allowed

Appeal Ref: A2017/0009

Without planning permission, the erection of a rear dormer extension at land at 18 Bethel Street, Briton Ferry, Neath, SA11 2HQ (Britannia Inn).

Decision:

Appeal Dismissed

CHAIRPERSON

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2017/1055	<u>DATE:</u> 16/01/2018
PROPOSAL:	Two storey side extension plus alteration to ground levels and extended hardstanding to facilitate off street car parking.
LOCATION:	9 Maes Rhosyn, Rhos Pontardawe, Swansea SA8 3HT
APPLICANT:	Mr Aled Phillips
TYPE:	Householder
WARD:	Rhos

BACKGROUND

This application is reported to Committee under the Council's delegated arrangements because the applicant is a close relative to Cllr. Mrs. Rebecca Phillips.

SITE AND CONTEXT

The application site is located at 9 Maes Rhosyn, Rhos, Pontardawe, and comprises of a two-storey semi-detached dwelling and attached garage (the garage being replaced by the proposed extension).

The dwelling is located at the end of a cul-de-sac with similar style properties either side and opposite. Within the cul-de-sac some of the properties have previously converted attached garages, and benefit from extensions.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning consent for a two storey side extension, plus alterations to ground levels and extending hardstanding to facilitate off street parking and a replacement roof to the existing front porch.

With regards to the access and dropped kerbs, this is to be created off an unclassified road and has been designed such that surface water will be disposed of within the curtilage of the application site via an existing soakaway. As such, this aspect of the development does not require the benefit of planning permission, as it is permitted by Part 1, Class F of the General Permitted Development Order (as amended for Wales).

Two Storey Side Extension

The proposal will be located on the southern side elevation of the property, it will be located a distance of 1.0 metres off the boundary with the adjacent property (No. 8) It will have a gable ridged roof, to match the existing dwelling and projects 2.8 metres off the side elevation of the property.

It has a maximum length of 8.0 metres reaching a height of 5.6 metres to the eaves gradually increasing to 7.4 metres to the ridge. The ground floor element will be in line with the existing front elevation of the dwelling with the first floor being set back by 1.0 metres and the roof being set down from the main ridge by approximately 500mm. The proposal will have one window on the ground floor with a mono pitched roof above extending the width of the extension and one window on the first floor, the rear elevation will have one first floor window and one ground floor window and door, there are no windows or doors proposed on the side elevation.

The hipped roof to the front porch will be replaced with a mono pitched roof at a lower level to match that on the front elevation of the proposed extension. The roof will measure 3.0 metres in width and will gradually increase by 800mm from the eaves to the top of the roof with maximum height of 3.0 metres above ground level. This reduces the overall height of the porch by 800mm.

Alteration to ground levels

The front garden and driveway gradually slopes down from the highway to the front of the property, the lower level will be raised by approximately 600mm for a distance of approximately 9.0 metres across the front of the property to extend the hardstanding which will provide two off street car parking spaces. The submitted plans indicate that the proposed parking area will be constructed from porous materials with a drainage channel connecting to an existing soakaway within the curtilage of the site.

All materials and finishes of the alterations and extension are in keeping with the host dwelling.

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

PLANNING HISTORY

The application site has no relevant planning history

CONSULTATIONS

Cilybebyll Community Council – Responded 6th February 2018 with no objections.

2 No. Neighbouring properties were consulted by letter on 19th January 2018. 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 proposed development will be readily visible from the highway fronting the application site, its siting together with its design and external finish ensure that the development will not undermine the overall appearance, design, proportions and finishes of the existing property.

It is therefore considered that the proposed development will not impact detrimentally upon the host dwelling nor will it detract from the character and appearance of the street scene and surrounding area in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The siting of the extension to the south of the application dwelling dictates that it will be hidden from the adjoining semi No. 10. Turning to the adjacent property at No. 8, it is acknowledged that the proposed extension will be located in close proximity to the side elevation of this neighbouring property which has one ground floor window in side elevation of the single storey extension, this window serves an utility room, which is classed as a nonhabitable room and two windows on the first floor which are obscurely glazed and serve a landing and bathroom, there are no windows or doors proposed on the side elevation facing this neighbouring property.

This siting will ensure that the proposal complies with the 45° rule as defined within the household extension design guide. This rule requires that first floor extensions are sited to ensure that they do not cross a 45° line which is drawn from the midpoint of the nearest window on the adjoining property. The objective of this rule is to ensure that developments do not have an unacceptable adverse impact upon the amenities of neighbouring residents in terms of overbearing and overshadowing issues. As such, it is considered that the residential amenities of the occupiers of the neighbouring properties are safeguarded.

As a consequence, the amenities of the neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide.

In terms of privacy, all windows in the proposed extension are sensitively sited only in the front and rear elevations and will only directly overlook the garden of the application property. Whilst it is acknowledged that oblique views will be available over the gardens of neighbouring properties, these will be no different to those associated with the existing windows on the application dwelling and other properties within the cul de sac. As such, it is not considered that the development will result in an adverse overlooking impact upon the occupiers of the surrounding neighbouring properties over and above that which already exists.

As such it is considered that the development is in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety.

Given that the submitted plans detail the creation of a new vehicular access and provision for two parking spaces off an unclassified highway, which provides a betterment to the existing situation, it is considered that the development will not result in any detrimental impacts upon pedestrian and highway safety. A condition requiring the completion of the parking prior to the first use of the extension hereby approved, and for their retention on site would be added to any permission issued. As such it is considered that the development is in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

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 hereby approved relates to the following plans and documents:

Existing and proposed elevations Dwg. No. GE1 dated 16/01/16

Existing floor plans Dwg. GE2 dated 16/01/18

Proposed floor plans Dwg. GE3 dated 16/01/18

Proposed and existing levels GE4 dated 16/01/18

Existing plans of driveway GE5 dated 14/11/17

Location & Block Plans GE6 dated 16/01/18

Reason

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

Regulatory Conditions

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

Reason

In the interests of visual amenity.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed in the extension hereby permitted.

Reason

In the interests of residential amenity

(5) Prior to the first beneficial use of the proposed extension two car parking spaces shall be provided within the curtilage of the site and retained thereafter.

Reason

In the interest of highway and pedestrian safety.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2017/1145	<u>DATE:</u>
PROPOSAL: 4 x self-contained flats with associated car parking and engineering operations (Amended plans received 09/02/18)	
LOCATION: Land at Park Row, Cwmavon, Port Talbot SA12 9PW	
APPLICANT: First Choice Housing Association	
TYPE: Full Plans	
WARD: Bryn & Cwmavon	

BACKGROUND INFORMATION

Members should note that Councillor Galsworthy requested on 7th February 2018 that the application be determined via Planning Committee due to concerns regarding the ground / site conditions relating to the historical mining use of the site. The request was considered at the Committee call-in panel on 14th February 2018, at which time it was agreed that the application should be determined at Planning Committee.

SITE AND CONTEXT

The application site is located on land at Park Row/Heol Mabon, Cwmafan, Port Talbot.

The application site measures approximately 0.06 hectares in area. It comprises a vacant grassed area which was formerly part of the garden area of Number 9 Park Row, Cwmafan (and historically had terraced dwellings built upon it). It is sloping in profile from the south up to the north, bounded by a two-storey dwelling to the east (Number 9), Heol Mabon and informal open space to the south, two-storey residential dwellings to the west and vacant land forming part of the garden area of Number 5 Park Row to the north. Access to the site is proposed off Heol Mabon.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the erection of 4 x self-contained flats with associated car parking and engineering operations.

CONSULTATIONS

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

Head of Engineering & Transport (Drainage): No objection, subject to condition.

Welsh Water: No objection, subject to conditions.

Contaminated Land Unit: No objection, subject to conditions.

Coal Authority: Confirmed that No Consultation is required.

REPRESENTATIONS

The neighbouring properties were consulted on 16/01/18, 30/01/18 and 09/02/18 respectively. A site notice was also displayed on 17/01/18 and 09/02/18.

In response, to date 13 no. representations have been received, with the issues raised summarised as follows: -

- Concerns with highway and pedestrian safety, including parking.
- Concerns regarding the historical mining legacy and ground stability in the area. There is long history with the site and the Authority, and the land was eventually given/sold-off for “garden land” only, and should not therefore be built upon.
- Concerns regarding the impact on the visual amenity of the area.
- Potential impacts on residential amenity of neighbouring properties.
- Concerns regarding potential impacts on property values.
- Concerns with increased noise and pollution from traffic.
- Concerns with the potential loss of views.
- Concerns regarding the potential future occupiers.

REPORT

National Planning Policy

- [Planning Policy Wales](#)

- [Technical Advice Notes](#)

Technical Advice Note 12: Design

Local 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:

Strategic Policies

- Policy SP7 Housing Requirement
- Policy SP8 Affordable Housing
- Policy SP10 Open Space
- Policy SP20 Transport Network

Topic based Policies

- Policy SC1 Settlement limits
- Policy AH1 Affordable Housing
- Policy OS1 Open Space Provision
- Policy EN8 Pollution and Land Stability
- Policy BE1 Design

Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Planning Obligations](#) (October 2016)
- [Parking Standards](#) (October 2016)
- [Affordable Housing](#) (October 2016)
- [Open Space & Greenspace](#) (July 2017)
- [Design](#) (July 2017)

EIA and AA Screening

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

Issues

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

Principle of Development

As the application site is located within the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP), the principle of a residential development at this location is generally acceptable, provided there are no overriding highways, amenity or environmental objections.

In respect of the density requirement of Policy BE1 of the LDP, as this proposal would equate to approximately 66.6 units per hectare, it would exceed the density required at this site and is therefore acceptable in this regard.

Impact on Visual Amenity

It is noted that the proposed flats are designed with a gable-ended ridged roof, and are indicated to be finished with facing brickwork walls and artificial slate roof tiles. As the majority of the properties fronting Heol Mabon are semi-detached dwellings with a mixture of gable-ended ridged roofs and hipped roofs, and the proposal would also have the appearance of a pair of semi-detached dwellings, it is considered that the overall proposal would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Impact on Residential Amenity

In respect of potential overlooking, it should be noted that the main windows are proposed to the front and rear elevations of the property, apart from porch windows to the sides. As there is informal open space opposite the site and the other residential properties are located across the street and at angle, it is considered that the development would not create any unacceptable overlooking issues in this regard. In respect of the windows to the ground-floor rear elevation, it is noted that these windows would overlook upon their rear garden area, and any views of Number 5's side garden would be obscured by the proposed boundary fence and existing hedge to be retained. In respect of the first-floor rear

windows serving the proposed lounges and bedrooms, it is noted that there would be a separation distance of approximately 10m from the rear boundary of the site and the side garden of Number 5. As it is noted that Number 5 has a very large plot with a lawned side garden, and the proposed flats would not directly overlook the private amenity space immediately surrounding Number 5, it is considered that the development would not create any unacceptable overlooking issues. Similarly, as the properties along Tai Canal are located to the west of the proposed flats it is considered that the relative angles would be such that there would be no unacceptable overlooking issues.

With regards to potential overbearing and overshadowing, as the rear of Number 9 would be located approximately 16.6m from the side of the proposed flats, it is considered that this would not create any unacceptable impacts. In respect of Number 1 to the west, as there would be a separation distance of approximately 21m between the dwelling and proposed flats it is also considered acceptable in this regards. Finally, in respect the side garden of Number 5 to the rear, as this is located at a higher level than the application site and there is a separation distance of approximately 10m, it is considered this would not give rise to any unacceptable issues.

It is also noted that a Construction Method Statement is being requested by condition, which will cover matters such as hours of operation, having regard to the proximity of residential properties.

It is therefore considered that the overall proposal would be acceptable in terms of residential amenity.

Parking and Access Requirements and Impact on Highway Safety

It is noted that the proposal would provide a total of 4 parking spaces, which equates to 1 space per bedroom. This is in line with the Authority's Parking Standards Supplementary Planning Guidance for residential properties (Use Class C3). With regards to potential visitors parking, it should be noted that there is no requirement under the SPG to provide on-site visitors parking, as the development is less than 5 units. As the Head of Engineering and Transport (Highways Section) offers no objection to the submitted scheme, including parking arrangements, subject to conditions, it is therefore considered that the proposed development would be acceptable in terms of highway and pedestrian safety.

In respect of the objections received relating to highway and pedestrian safety, including the fact that Heol Mabon is a bus route, it should be noted that the SPG states “All parking areas other than residential parking areas off low-trafficked, low speed, minor residential roads should be designed to allow vehicles to enter and leave the site in forward gear”. As Heol Mabon would be considered an unclassified minor residential road, there is no requirement for the developer to provide on-site turning facilities. In respect of visitor’s parking, it is noted that residents tend to park along one side of Heol Mabon, and it is noted that there is potential for some on-street parking as there are currently no restrictions such as residents’ only parking or Traffic Regulation Orders (e.g. yellow lines).

It is also noted that a Construction Method Statement is being requested by condition, which will ensure that the development itself has regard to highway safety during construction.

Flood Risk / Drainage

It should be noted that the developers have indicated that foul drainage is proposed to connect into the existing mains, with surface water to a sustainable drainage system. In support of the application, a flood assessment and drainage strategy was submitted. However, the percolation tests within this confirm that the half drain time would not be achieved within 24 hours. Furthermore, there is insufficient room on the plot to locate soakaways and maintain the 5m separation distance from boundaries and/or foundations. As such, an alternative option would be required. The Head of Engineering (Drainage Section) and Welsh Water have both assessed the submitted scheme and offer no objections, subject to a condition relating to the submission of a comprehensive drainage scheme. Provided this is imposed on the application, it is considered that the development would be acceptable in terms of flooding and drainage.

Contaminated Land

It should be noted that the site has been identified as potentially contaminated land. A detailed report has been undertaken by Intégral Géotechnique which has shown the site to have elevated Arsenic and polycyclic aromatic hydrocarbons (PAH) above the generic assessment criteria. The report has also referred to a quantification of asbestos in 1 sample (<0.001%) and provided recommendations covering such matters, including the need for the proposed soft landscape areas

would need to be capped with a minimum 600mm thickness of suitable topsoil and subsoil; that water supply pipes should be protected from the contamination present in the ground; and a no-dig barrier layer between the contaminated soil and clean cover layer to be included as part of the design.

Therefore, remedial works to address the contamination in the ground will be required, and in this regard subject to conditions covering such matters, the Contaminated Land Unit offers no objection to the proposal, such that it is considered that the proposed development would be acceptable in terms of pollution.

Ground Stability/Coal Mining Legacy

Members should note that Councillor Galsworthy requested the application be determined via Planning Committee due to concerns regarding the ground / site conditions relating to the historical mining use of the site, with such matters being referred to by local respondents also.

The application site constraints have identified that the site is located outside of the High Risk Area defined by The Coal Authority (which is identified below in grey on Figure 1 below).



Figure 1 - Coal Mining High Risk Area

Due to the concerns raised by local residents and Members, the Coal Authority was nevertheless notified about the proposed development. They responded to clarify that the “The application site **does not** fall with the defined Development High Risk Area and is located instead

within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted”.

Notwithstanding the above, it should be noted that a detailed Site Investigation Report has been undertaken by Intégral Géotechnique. Whilst this did not raise any overriding issues, it did recommend further works, noting that *“There are no coal authority records of any shallow mining. However, the geology map indicates that shallow coal seams could be present below the site. Therefore, since this is a very old mining area, the possibility that the site might be underlain by very old unrecorded shallow workings, cannot be discounted at this stage. Consequently, the foundation recommendations given in Section 11.3, are subject to the findings of a drilling investigation which is recommended in order to investigate if there is a risk of shallow unrecorded coal mining underneath the site”*.

Because of the initial SI recommendations, further SI work was undertaken in the form of drilling deep boreholes. Findings (as per attached SI Addendum) were that no coal seams or workings were found underneath the proposed building.

Having regard to the initial SI, and in order to safeguard any potential future risk, an additional site investigation drilling deep boreholes was undertaken. The findings were that no coal seams or workings were found underneath the site of the proposed building.

As such, it is considered that the proposed development would be acceptable in terms of coal mining legacy, and refusal of the application on these grounds could not be justified. In line with the Coal Authority’s recommendation, a suitably worded informative will be attached to any planning permission in respect of foundation design etc.

Although reference has been made in representations to an undeveloped site opposite and historical mining issues, these are not matters which can influence the determination of this application, not least because they relate to a different site. As detailed above, this site has been the subject of extensive site investigation to demonstrate acceptability, while it is further noted that the current site historically used to have dwellings on it, whereas the site opposite has never been developed for housing (which may or may not have something to do with the underground conditions).

Section 106 Planning Obligations

Local Development Plan **Policy SP 4** (Infrastructure) states that “Developments will be expected to make efficient use of existing infrastructure and where required make adequate provision for new infrastructure, ensuring that there are no detrimental effects on the area and community. Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable”.

Policy I1 (Infrastructure Requirements) then states that “In addition to infrastructure improvements necessary to make a development acceptable in health, safety and amenity terms, additional works or funding may be required to ensure that, where appropriate, the impact of new development is mitigated. These requirements will include consideration of and appropriate provision for: Affordable housing; Open space and recreation facilities; Welsh language infrastructure (in language Sensitive Areas); Community facilities including community hubs; Biodiversity, environmental and conservation interests; Improving access to facilities and services including the provision of walking and cycling routes; Historic and built environment and public realm improvements; Community and public transport; Education and training.

The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers). As of 6th April 2010, a planning obligation may only legally constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case, the proposal relates to a planning application for the development of 4 x self-contained flats.

In view of the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, the following planning obligations are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.

Affordable Housing

Policy AH1 of the Neath Port Talbot Local Development Plan states that all new housing developments will be required to contribute to affordable housing provision. Within the Port Talbot spatial area, a 25% affordable housing target is sought. It is noted that the applicant (First Choice Housing Association) are Registered Social Landlords (RSL) and the scheme will be 100% affordable housing. Nevertheless, in order to ensure that the proposal complies with Policy AH1, a suitably worded condition will be imposed on the application requiring a scheme to demonstrate that 25% of the development will be retained as 'Affordable Housing' in perpetuity, even if the remaining are converted to the open market.

Public Open Space / Children's Play Facilities

Policy OS1 states where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotments, provision will be sought, including the requirement for maintenance in conjunction with all new residential developments of 3 or more dwellings, based on the following standards:

<u>Open Space</u>	<u>Standard</u>
Outdoor Sport	1.6 hectares per 1,000 population
Children's Play	0.25 hectares per 1,000 population
Informal Space	0.55 hectares per 1,000 population
Allotments	0.19 hectares per 1,000 population

Having regard to the 'Open Space Assessment 2013, produced in support of the adopted Local Development Plan, it is noted that there are existing ward shortfalls. Accordingly, the existing deficiencies would be exacerbated by the increase in population arising from the proposed development, and there is a need for the development to contribute towards addressing such deficiency.

It is noted that the site lies within the Cwmafan ward, where there are existing ward shortfalls in pitch sport, non-pitch sport, children's play and allotments. As the development comprises 4 residential units, the requirements of Policy OS1 are relevant, and it would be appropriate to secure Developer Contributions in respect of the following:

The development has the following open space requirements:

Pitch sport - 105 sqm

Non pitch sport - 41 sqm

Children's play - N/A (1 bedroom units)

Potential S106 Capital costs for Public Open Space are as follows:

Pitch sport - £1,136

Non pitch sport - £4,120

Children's play - N/A

Allotments - £192

Total - £5,448

The developer has confirmed, in writing, they are prepared to provide the requested contribution. As such, subject to such contributions being secured through a Section 106 Legal Agreement legal agreement, it is considered that the development would comply with Policy OS1.

Other Matters

As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made:

- In respect of the concerns relating to potential impacts on property values and potential loss of views, it should be noted that these are not material planning considerations so cannot be taken in account when determining this application.
- In relation to the concerns relating to the potential for increased noise and pollution from traffic, it should be noted that the scale of the proposed development would be unlikely to give rise to any unacceptable issues in these regards, especially as the site is in a sustainable location along a bus route and provisions have been made for active travel with the provision of a cycle store.
- Turning to the concerns regarding the potential future occupiers, it should be noted that this is not a material planning consideration and cannot impact upon the determination of the application. It is noted that First Choice Housing Association offers housing schemes for adults with learning disabilities and additional needs. However, in terms of the planning process the scheme is assessed under the C3 residential use class only, not the individual circumstances of the potential occupiers.

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 proposed development would not have any unacceptable impacts upon residential amenity or upon the character and appearance of the surrounding area, or upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SP7, SP8, SP10, SP20, SC1, AH1, OS1, EN8, and BE1 of the Neath Port Talbot Local Development Plan. Approval is therefore recommended.

RECOMMENDATION

Approval with Conditions, subject to the signing of a Section 106 Legal Agreement with the following Head of Terms:

- (1) Prior to the first beneficial occupation of any of the flats hereby permitted, a sum of £5,448 shall be provided for the provision, enhancement, maintenance and improvement of and access to outdoor pitch and non-pitch sport areas, and/or allotments within the Bryn and Cwmafan Ward.
- (2) 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:

“Through the failure to sign the required S106 agreement to secure the required open space provision, the application fails to accord with Policy OS1 of the Neath Port Talbot Local Development Plan”.

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 and documents:

Dwg. No. (90)001.

Dwg. No. (90)007E.

Dwg. No. (90)006J.

Dwg. No. (90)002A.

Dwg. No. (90)009A.

Dwg. No. (90)008B.

Dwg. No. (90)005F.

Flood Consequence Assessment and Drainage Strategy.

Site Investigation Report 12000/PB/17/SI.

Site Investigation Report 12000/PB/AFT.

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(4) Notwithstanding the submitted details, no development shall commence until a comprehensive drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The required scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Should the ground investigations prove the site to be impermeable, evidence will be required to that effect, along with proposals for the positive drainage of the site. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(5) Prior to commencement of work on site a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for the following:-

- A. The parking of vehicles of site operatives and visitors.
- B. Loading and unloading of plant and materials used in the demolition of existing buildings and the construction of the new development.
- C. Storage of plant and materials used in constructing the development.
- D. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- E. Prevention of material discharge onto the public highway.
- F. Measures to control the emission of dust and dirt during construction.
- G. Wheel washing facilities.
- H. A scheme for recycling / disposing of waste resulting from the demolition and construction works.
- I. The number and frequency of lorries entering and leaving the site per day, vehicle routes and frequency of road sweeping.
- J. Measures to prevent stacking of vehicles onto the public highway;
- K. Identification of significant construction and demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures;

L. Hours of work on site, and specified hours of deliveries and any elements of the demolition or construction that could lead to amenity issues and disturbance of adjoining properties.

Reason

In the interests of residential amenity and pedestrian and highway safety.

(6) Prior to the commencement of work on site, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

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 offsite receptors.

Action Conditions

(7) If the entire scheme is not Social Housing Grant Funded, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25 % of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

To ensure the satisfactory provision of affordable housing in perpetuity in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.

(8) Prior to the first beneficial occupation of any flat hereby approved, a scheme detailing the cycle store shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall be implemented on site in accordance with the approved scheme prior to the first beneficial occupation of any flat, and retained for use by residents thereafter.

Reason

In the interest of visual amenity and active travel.

(9) Prior to the first beneficial occupation of any flat hereby approved, the means of enclosure/screening details, as indicated on the approved plans, shall be erected on site and retained as such thereafter.

Reason

In the interest of the amenities of the occupiers of the property and the amenity of the adjacent residents.

(10) Prior to the first beneficial occupation of any flat hereby approved, the car parking spaces, as detailed on Dwg. No. (90)006J shall be provided on site and provided with drainage to ensure that no surface water run-off flows onto the public highway, and these shall be retained for parking use thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure adequate off-street car parking is provided.

(11) Prior to the first beneficial occupation of any flat hereby approved, vehicular footway crossings as detailed on Dwg. No. (90)006J shall be provided on site and retained and such thereafter.

Reason

In the interest of highway and pedestrian safety.

(12) Prior to beneficial use of the proposed development commencing, and if required by Condition 6, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 6 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 offsite receptors.

Regulatory Conditions

(13) 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.

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 9TH JANUARY 2018 AND 19TH FEBRUARY 2018

1	App No. P2017/0300	Type Discharge of Cond.
<p>Proposal Details pursuant to the discharge of condition 5 (additional parking spaces) condition 8 (land remediation) of Planning Permission P2017/0563 (Section 73 Variation condition to School development P2016/1023) approved on the 17/7/2017</p>		
<p>Location Former Sandfields Comprehensive School & Traethmelyn Primary School, Southdown View, Sandfields, Port Talbot SA12 7AH</p>		
<p>Decision Approval with no Conditions</p>		
<p>Ward Sandfields West</p>		

2	App No. P2017/0467	Type Reserved Matters
<p>Proposal Two detached dwellings - Reserved matters application (Pursuant to P2014/0237 approved on 13.05.14) and details relating to conditions 8, 9, 10, 14, 15, 17, 19, 20, 23, 26 and 28 (Including drainage, parking and access, culvert diversion, landscaping and tree protection details) (Additional details uploaded on 26.07.17 including details of layout and access, drainage, culvert, boundary treatment, landscaping, planting and ground preparation, parking, layout and access and arboricultural information and tree protection) (Amended plan received 31.10.17)</p>		
<p>Location Land Off, March Hywel, Cilfrew, Neath</p>		
<p>Decision Approval with Conditions</p>		
<p>Ward Aberdulais</p>		

3	App No. P2017/0817	Type Listed Building Cons
<p>Proposal Illuminated fascia sign, non illuminated lockable notice board, double sided hanging sign, single sided entrance sign, amenity board, 2 x floodlights pointing downwards, 7 x gold leaf logos fitted to windows.</p>		
<p>Location Constitutional Club, 11 Orchard Street, Neath SA11 1DT</p>		
<p>Decision Approval with Conditions</p>		
<p>Ward Neath North</p>		

4	App No. P2017/0818	Type Advertisement
Proposal Illuminated fascia sign, non illuminated lockable notice board, double sided hanging sign, single sided entrance sign, amenity board, 2 no downward pointing floodlights, 7 x gold leaf logos fitted to windows.		
Location Constitutional Club, 11 Orchard Street, Neath SA11 1DT		
Decision Approval with Conditions		
Ward Neath North		

5	App No. P2017/0834	Type Listed Building Cons
Proposal Listed Building Application for the demolition of side annex and construction of a two storey, side extension to accommodate a new escape staircase, insertion of two ground floor windows and one first floor window, alteration of an internal door into an external window (Following demolition); replacement natural finish zinc roof with standing seams to rear plant room, two areas of replacement glassfibre flat roofs, and replacement doors, and replacement slim line double glazing panes to all front windows, removal of external air conditioning unit from rear elevation, together with alterations to existing access, turning, car parking and landscape areas. Plus application of a Renotex type product to external walls, alterations to internal layout including removal of walls, construction of stud partition walls and installation of a frameless glass balustrade on the outside of the existing.		
Location Former Magistrates Court, Cramic Way, Port Talbot SA13 1RU		
Decision Approval with Conditions		
Ward Margam		

6	App No. P2017/0946	Type Householder
Proposal Retention and completion of attached barn conversion to ancillary residential accommodation.		
Location Cilfrew Farm, Birch Lane, Cilfrew, Neath SA10 8LJ		
Decision Approval with Conditions		
Ward Aberdulais		

7	App No. P2017/0957	Type Householder
Proposal Single storey front extension and the retention of a single storey rear extension		
Location 9 Benedict Close, Court Herbert, Neath SA10 7JA		
Decision Approval with Conditions		
Ward Dyffryn		

8	App No. P2017/0966	Type Advertisement
Proposal	Retention of non-illuminated advertisement.	
Location	Former Lakeside Golf Driving Range, Water Street, Margam, Port Talbot SA13 2PA	
Decision	Refusal	
Ward	Margam	

9	App No. P2017/0971	Type Full Plans
Proposal	Erection of a detached bungalow	
Location	Plot 40 Nant Celyn,	
Decision	Approval with Conditions	
Ward	Crynant	

10	App No. P2017/0980	Type Full Plans
Proposal	Retention and completion of external alterations, access works, off street car parking, hard and soft landscaping and creation of residential amenity areas.	
Location	Hope And Anchor, New Road, Neath Abbey, Neath SA10 7NG	
Decision	Approval with Conditions	
Ward	Dyffryn	

11	App No. P2017/0986	Type App under TPO
Proposal	Works to trees protected by Tree Preservation Order T44/A1 – Felling of one Corsican Pine T1 - Maximum crown reduction of 3 metres to the Copper Beech T2 – Reduction to suitable secondary growth points of the branches which overhand the neighbouring property on T16, if there are no suitable secondary growths the branches shall be tip pruned by up to 1.5 metres and thinned up to a maximum of 20% - The removal of deadwood on the remaining trees (T3, T6, & T14).	
Location	4 Blaenwern, Bryncoch, Neath SA10 7AA	
Decision	Approval with Conditions	
Ward	Bryncoch South	

12	App No. P2017/0999	Type Change of Use
Proposal	Change of use of former ballroom and completion of previously approved extension to create a separate two bedroom dwelling	
Location	Cilbrwyn, Graig Road, Godre'r Graig, Swansea SA9 2NX	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

13	App No. P2017/1026	Type Householder
Proposal	Part two storey, part single storey rear extension	
Location	59 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DB	
Decision	Approval with Conditions	
Ward	Trebanos	

14	App No. P2017/1037	Type Householder
Proposal	Single storey rear extension	
Location	20 Brook Terrace, Tairgwaith, Ammanford SA18 1YA	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

15	App No. P2017/1053	Type Householder
Proposal	Retention and completion of boundary fence	
Location	30 Cefn Parc, Skewen, Neath SA10 6YR	
Decision	Approval with no Conditions	
Ward	Coedffranc Central	

16	App No. P2017/1058	Type Listed Building Cons
Proposal	Erection of art installation between the Castle tower and trees at ground level for a temporary period.	
Location	Margam Castle Margam Country Park, Water Street, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

17	App No. P2017/1074	Type Householder
Proposal	Single storey front extension, first floor side storage extension, increase in main roof ridge to create accommodation within the roof space with side roof terrace/balcony and 6 rooflights within front and rear roof planes	
Location	Craig Y Nos, Lane Off Merthyr Road, Pontwalby Glynneath, Neath SA11 5LT	
Decision	Approval with Conditions	
Ward	Glynneath	

18	App No. P2017/1078	Type Listed Building Cons
Proposal	Listed Building Application for the positioning of a Plaque to the front elevation of Afan Masonic Temple	
Location	Afan Masonic Temple, 21 Forge Road, Port Talbot SA13 1US	
Decision	Approval with no Conditions	
Ward	Port Talbot	

19	App No. P2017/1081	Type Householder
Proposal	Erection of outbuilding to the side of the dwelling in retrospect	
Location	19 Uplands Road, Pontardawe, Swansea SA8 4AH	
Decision	Approval with Conditions	
Ward	Pontardawe	

20	App No. P2017/1083	Type Householder
Proposal	Single-storey extension.	
Location	Brombil House, Brombil Access Road, Margam, Port Talbot SA13 2SR	
Decision	Approval with Conditions	
Ward	Margam	

21	App No. P2017/1084	Type Full Plans
Proposal	Conversion of one dwelling to two dwellings	
Location	58 Neath Road, Briton Ferry, Neath SA11 2YR	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

22	App No. P2017/1087	Type Full Plans
Proposal	Single-storey rear extension and installation of plant (generator and oil tank), plus retention of boundary walls and security gates.	
Location	Spectrum Glass Solutions, Unit 5 Rutherglen Centre, Seaway Parade, Aberavon, Port Talbot SA12 7BR	
Decision	Approval with Conditions	
Ward	Baglan	

23	App No. P2017/1090	Type Full Plans
Proposal	Change of use of part of the car park to a hand car wash facility (sui generis) comprising of an office cabin and canopy	
Location	David Lloyd Swansea, Off B4290, Llandarcy, SA10 6GZ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

24	App No. P2017/1091	Type Householder
Proposal	Raising of ridge level to facilitate loft conversion and construction of single storey rear extension	
Location	96 Penschanel, Neath Abbey, Neath SA10 6PP	
Decision	Approval with Conditions	
Ward	Dyffryn	

25	App No. P2017/1093	Type Full Plans
Proposal	Demolition of existing petrol kiosk building and construction of new replacement single-storey kiosk building.	
Location	Baglan Industrial Estate, off Christchurch Road, Aberavon, Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

26	App No. P2017/1101	Type Lawful Dev. Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) - Living accommodation with existing roof space and the creation of an additional parking facility.	
Location	41 Maes Rhedyn, Baglan, Port Talbot SA12 8TY	
Decision	Issue Lawful Dev. Cert.	
Ward	Baglan	

27	App No. P2017/1102	Type Householder
Proposal	Formation of vehicular access onto the A4107, plus associated retaining walls	
Location	79 Pen Y Cae Road, Port Talbot SA13 2EN	
Decision	Approval with Conditions	
Ward	Port Talbot	

28	App No. P2017/1103	Type Householder
Proposal	Front Porch	
Location	25 Golden Avenue, Sandfields, Port Talbot SA12 7RR	
Decision	Approval with Conditions	
Ward	Sandfields West	

29	App No. P2017/1113	Type App under TPO
Proposal	Works to 1 No. Sessile Oak Tree protected by Tree Preservation Order T276/T5 - Removal of branches up to 4.0 metres in length or to suitable growth points where available and removal of deadwood.	
Location	1 Rhyd Y Pennau, Waunceirch, Neath SA10 7RD	
Decision	Approval with Conditions	
Ward	Bryncoch South	

30	App No. P2017/1114	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 8 (Highway condition survey) of Planning Permission P2015/0915	
Location	Land At Perthi Gwynion Farm, Perthigwynion Access Road From A474 Pontardawe Road, Pontardawe, Swansea SA8 4TA	
Decision	Approval with no Conditions	
Ward	Pontardawe	

31	App No. P2017/1118	Type Full Plans
Proposal	One detached dwelling	
Location	Forest Lodge Lane, Cwmavon,	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

32	App No. P2017/1122	Type Full Plans
Proposal	Stable building comprising 6 individual stables	
Location	Tyllwyd Newydd, Tyllwyd Road, Bryncoch, Neath SA10 7DX	
Decision	Approval with Conditions	
Ward	Bryncoch North	

33	App No. P2017/1124	Type Householder
Proposal	Retention of decking	
Location	45 Crymlyn Gardens, Skewen, Neath SA10 6EU	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

34	App No. P2017/1126	Type Householder
Proposal	Two storey rear extension	
Location	1 Hopkin Street, Aberavon, Port Talbot SA12 6HA	
Decision	Approval with Conditions	
Ward	Aberavon	

35	App No. P2017/1130	Type Householder
Proposal	Retention of change of use of land as residential garden and associated detached outbuilding and annex	
Location	Afan Forest Cottage, Tai'r Ynys Fawr, Pontrhydyfen, Port Talbot SA12 9RU	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

36	App No. P2017/1134	Type Householder
Proposal	Single storey extension to front elevation of dwelling	
Location	19 Thorburn Close, Neath SA11 1RH	
Decision	Approval with Conditions	
Ward	Neath North	

37	App No. P2017/1136	Type Change of Use
Proposal	Change of use from funeral directors (Sui-generic) to Leaflet distribution storage and associated offices (Class B8)	
Location	Batavia Place, Monastery Road, Neath Abbey, Neath SA10 7DH	
Decision	Approval with Conditions	
Ward	Dyffryn	

38	App No. P2017/1138	Type Change of Use
Proposal	Change of use from offices (B2) to a health and well being centre (sui generic)	
Location	44 Victoria Gardens, Neath SA11 3BH	
Decision	Approval with Conditions	
Ward	Neath North	

39	App No. P2017/1139	Type Section34Food&EnvironmentAct
Proposal	Consultation on a Marine Licence to dredge material taken from the West bank of the River Neath and to dispose of it at Crymlyn Burrows by means of land based excavators.	
Location	West Bank Of River Neath, Crymlyn Burrows, Neath	
Decision	No Objections	
Ward	Coedffranc West	

40	App No. P2017/1140	Type Full Plans
Proposal Demolition of Existing Dwellinghouse and construction of replacement Dwellinghouse.		
Location 143A High Street, Glynneath, Neath SA11 5AP		
Decision Approval with Conditions		
Ward Glynneath		

41	App No. P2017/1143	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 10 (details of public parking bays and associated works) of application P2017/0248 granted on 28 June 2017.		
Location Former Cwrt Sart Comprehensive School, Old Road, Briton Ferry, Neath SA11 2ET		
Decision Approval with no Conditions		
Ward Briton Ferry East		

42	App No. P2017/1152	Type Discharge of Cond.
Proposal Details pursuant to the discharge of condition 10 of Planning Permission P2016/1090 (2 storey school block) in relation to pick up and drop off spaces and pedestrian access.		
Location Ysgol Gyfun Ystalyfera, Glan Yr Afon , Ystalyfera, Swansea SA9 2JJ		
Decision Approval with Conditions		
Ward Ystalyfera		

43	App No. P2017/1157	Type Householder
Proposal New front door and access ramp		
Location 54A Heol Y Gors, Cwmgors, Ammanford SA18 1PY		
Decision Approval with Conditions		
Ward Gwaun-Cae-Gurwen		

44	App No. P2017/1158	Type Householder
Proposal Detached garage		
Location 40 Henfaes Road, Tonna, Neath SA11 3EZ		
Decision Approval with Conditions		
Ward Tonna		

45	App No. P2017/1159	Type Full Plans
Proposal	Detached Dwelling	
Location	Plot 34 Forest Lodge Lane, Cwmavon, Port Talbot	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

46	App No. P2017/1160	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 3 (Emergency Traffic Plan) and Condition 7 (Access Gates) of Planning Application P2017/0915 granted on 22/11/17.	
Location	Ex Gas Works Site, Land west of Afan Way, Port Talbot SA12 6HQ	
Decision	Approval with no Conditions	
Ward	Sandfields East	

47	App No. P2017/1161	Type Householder
Proposal	Retention of single storey side and rear extension	
Location	1 Hill View, Jersey Marine, Neath SA10 6JG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

48	App No. P2017/1165	Type Full Plans
Proposal	5 no. outdoor air conditioning condenser units to rear elevation	
Location	31A & 4 Riverside, Port Talbot SA13 1EJ	
Decision	Approval with Conditions	
Ward	Port Talbot	

49	App No. P2017/1169	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 13 (Landscaping) of P2013/0947 granted on 17/12/15	
Location	Land Off B4242, Near Chain Road, Glynneath, Neath	
Decision	Approval with no Conditions	
Ward	Glynneath	

50	App No. P2017/1170	Type Discharge of Cond.
Proposal	Details to be agreed in association with conditions 19 (Artificial nesting sites), 22 (Action plan for control of invasive non-native species) and 23 (Amended Landscaping Plan) of planning application P2017/0563.	
Location	Former Sandfields Comprehensive School & Traethmelyn Primary School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

51	App No. P2017/1172	Type Full Plans
Proposal	Barn Conversion into a Granny Annexe	
Location	Kenfig House Farm, Water Street, Margam, Port Talbot SA13 2PB	
Decision	Approval with Conditions	
Ward	Margam	

52	App No. P2018/0001	Type Householder
Proposal	First floor side extension	
Location	43 Ashwood Drive, Gellinudd Pontardawe, Swansea SA8 3HL	
Decision	Approval with Conditions	
Ward	Rhos	

53	App No. P2018/0002	Type Householder
Proposal	Single storey rear extension	
Location	99 Brynamman Road, Gwaun Cae Gurwen, Ammanford SA18 1TT	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

54	App No. P2018/0003	Type Advertisement
Proposal	Internally illuminated fascia signs.	
Location	31 A & 4 Riverside, Port Talbot SA13 1EJ	
Decision	Advert Approved with Std Cond	
Ward	Port Talbot	

55	App No. P2018/0005	Type Householder
Proposal	Garage to side elevation plus single storey rear extension (permitted development)	
Location	12 Channel View, Bryncoch, Neath SA10 7TH	
Decision	Approval with Conditions	
Ward	Bryncoch North	

56	App No. P2018/0006	Type Householder
Proposal	Single storey side/rear extension and driveway	
Location	24 Waungron, Glynneath, Neath SA11 5AS	
Decision	Approval with Conditions	
Ward	Glynneath	

57	App No. P2018/0007	Type Full Plans
Proposal	Retention of front extension	
Location	167 Western Avenue, Sandfields, Port Talbot SA12 7ND	
Decision	Approval with Conditions	
Ward	Sandfields West	

58	App No. P2018/0014	Type Non Material Amendment (S96A)
Proposal	Non-Material Amendment to Planning Application P2014/1072 in respect of a revised entrance canopy/porch	
Location	Ty Llansawel, Hunter Street, Briton Ferry, Neath SA11 2SH	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

59	App No. P2018/0015	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 24 (location of solar panels) of Planning Permission P20170/563	
Location	Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

60	App No. P2018/0016	Type Householder
Proposal	Proposed 2 Storey, single storey rear extension and patio construction.	
Location	30 Brynhyfryd, Glynneath, Neath SA11 5BA	
Decision	Approval with Conditions	
Ward	Glynneath	

61	App No. P2018/0017	Type Discharge of Cond.
Proposal	Details pursuant to condition 26 (landscaping) of Planning Permission P2015/0905 granted on April 28th 2016	
Location	Baglan Stables, Baglan Park, Baglan, Port Talbot SA12 8PS	
Decision	Approval with no Conditions	
Ward	Baglan	

62	App No. P2018/0018	Type Householder
Proposal	First floor rear extension plus additional first floor window to northern side elevation.	
Location	24 Cilmaengwyn Road, Cilmaengwyn Pontardawe, Swansea SA8 4QL	
Decision	Approval with Conditions	
Ward	Pontardawe	

63	App No. P2018/0020	Type Full Plans
Proposal	Change of use of ground floor from Offices (use class B1) to dental surgery (use class D1) .	
Location	Ty Arian (Silver Court), Silver Avenue, Sandfields, Port Talbot SA12 7RX	
Decision	Approval with Conditions	
Ward	Sandfields West	

64	App No. P2018/0021	Type Householder
Proposal	Single storey rear extension with balcony above, plus installation of stainless steel balustrade with glazed screen panels.	
Location	61 Ascot Drive, Baglan, Port Talbot SA12 8YL	
Decision	Approval with Conditions	
Ward	Baglan	

65	App No. P2018/0025	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 15 (stage 2 Road safety audit) of Planning Permission P2017/0563	
Location	Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval of Details	
Ward	Sandfields West	

66	App No. P2018/0029	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2010/0880 (Reserved matters for 81 dwellings approved on 14-Sep-2011) for the addition of a condition clarifying that conditions 7 (bat mitigation), 8 (badger survey), 10 (landscaping), 16 (parking spaces), 21 (public open space), 22 (affordable Housing) and 26 (means of enclosure) of outline planning permission P2006/1780 granted on 28/08/2007 were agreed as part of the reserved matters application		
Location Former Cwmtawe School, Alltycham Drive, Pontardawe		
Decision Approval with no Conditions		
Ward Pontardawe		

67	App No. P2018/0031	Type Householder
Proposal Single storey rear extension and detached garage		
Location 70 Vivian Park Drive, Sandfields, Port Talbot SA12 6RP		
Decision Approval with Conditions		
Ward Sandfields East		

68	App No. P2018/0032	Type Householder
Proposal Replacement window to facilitate garage conversion		
Location 11 Gronow Close, Cwrt Herbert, Neath SA10 7RD		
Decision Approval with Conditions		
Ward Dyffryn		

69	App No. P2018/0033	Type Householder
Proposal Single storey rear extension		
Location 24 Heol Y Gors, Cwmgors, Ammanford SA18 1PE		
Decision Approval with Conditions		
Ward Gwaun-Cae-Gurwen		

70	App No. P2018/0035	Type Screening Opinion
Proposal Request for screening opinion under the Town and Country Planning (Environment Impact Assessment) Regulations (Wales) 2017 Regulation 5 for the erection of one wind turbine (maximum height to tip 130m).		
Location Land at, Pen Y Waun Farm, Rhyd Y Fro, Pontardawe SA8 4TA		
Decision EIA Not Required		
Ward Cwmllynfell		

71	App No. P2018/0038	Type Non Material Amendment (S96A)
Proposal Non-material amendment to condition 3 of planning permission P2017/0713 in respect of the felling and replacement of retained tree T777 in accordance submitted plan no. BRO/17/200 dated 30/1/2018.		
Location 134 Brookfield, Neath Abbey, Neath SA10 7EF		
Decision Approval		
Ward Bryncoch South		

72	App No. P2018/0044	Type Householder
Proposal Conservatory extension to annex		
Location Afan Forest Cottage, Tai'r Ynys Fawr, Pontrhydyfen, Port Talbot SA12 9RU		
Decision Approval with Conditions		
Ward Bryn & Cwmavon		

73	App No. P2018/0048	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 27 (Bat Survey) of Planning Permission P2016/1022 granted on 01/02/17 (Additional Method Statement received 29/01/18).		
Location Groes Primary School & Dyffryn Upper School, Bertha Road, Margam, Port Talbot SA13 2AW		
Decision Approval with no Conditions		
Ward Margam		

74	App No. P2018/0049	Type Lawful Dev. Cert-Prop.
Proposal Certificate of Lawfulness (proposed) Single storey side and rear extension.		
Location 16 Highland Gardens, Neath Abbey, Neath SA10 6PJ		
Decision Issue Lawful Dev. Cert.		
Ward Dyffryn		

75	App No. P2018/0051	Type Full Plans
Proposal Demolition of existing outbuilding and construction of a single storey rear extension		
Location 32 Barry Road, Lower Brynamman, Ammanford SA18 1TU		
Decision Approval with Conditions		
Ward Lower Brynamman		

76	App No. P2018/0053	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 3 (Reptile Method Statement) of Planning Application P2017/0751 granted on 12/10/17.		
Location Telecommunication Mast, Lane From B4242 At Pentreclwyda To Craig Clwyd Telecommunication Station, Rheola Resolven, Neath		
Decision Approval with no Conditions		
Ward Glynneath		

77	App No. P2018/0057	Type Full Plans
Proposal Replacement detached clubhouse building in association with Port Talbot Harriers Running Club plus new sewer connection		
Location Land Adjacent To The Cricket Pavilion, Fenbrook Close, Aberavon, Port Talbot		
Decision Approval with Conditions		
Ward Aberavon		

78	App No. P2018/0064	Type App under TPO
Proposal Works to tree protected by Tree Preservation Order T283/T3 - Hybrid Poplar - Reduce crown by a maximum of 3 metres and removal of deadwood.		
Location 4 Derwen Deg, Bryncoch, Neath SA10 7FP		
Decision Approval with Conditions		
Ward Bryncoch South		

79	App No. P2018/0068	Type Householder
Proposal First floor rear extension, increase in height and replacement mono pitched roof to existing single storey extension and mono pitched roof to the existing single storey flat roof extension.		
Location 68 Gwyn Street, Alltwn Pontardawe, Swansea SA8 3AN		
Decision Approval with Conditions		
Ward Alltwn		

80	App No. P2018/0093	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (proposed) rear dormer and side extension	
Location	Haulwen, Lane From Nant Hir To Farm Cottages, Glynneath, Neath SA11 5RG	
Decision	Issue Lawful Dev.Cert.	
Ward	Glynneath	

81	App No. P2018/0100	Type LawfulDev.Cert-Prop.
Proposal	Front rooflight and rear dormer - 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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SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2018/0004 **Planning Ref:** P2017/0956

PINS Ref: APP/Y6930/A/18/3193822

Applicant: Mr James Thomas

Proposal: Change of use from retail (Class A1) to Café Bar (Class A3)

Site Address: 51 Castle Drive, Cimla, Neath

Start Date: 22nd January 2018

Appeal Method: Written Representations

Appeal Ref: A2018/0006 **Planning Ref:** P2017/0908

PINS Ref: APP/Y6930/A/18/3194340

Applicant: Alexander Morris

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

Site Address: Site Adjacent to 24 Curwen Close, Pontrhydyfen

Start Date: 31st January 2018

Appeal Method: Written Representations

Appeal Ref: A2018/0007 **Planning Ref:** P2017/0045
PINS Ref: APP/Y6930/A/18/3194251
Applicant: D. Saunders
Proposal: Variation of Condition 6 (access arrangements) to allow reduction in carriageway width and provision of larger footway of Planning Permission P2008/0798 (Revised/additional information received 20/10/17)
Site Address: Forge Washery, Lower Brynamman, Ammanford
Start Date: 30th January 2018
Appeal Method: Written Representations

Appeal Ref: A2018/0008 **Planning Ref:** P2017/0949
PINS Ref: APP/Y6930/A/18/3195317
Applicant: Glyn Clydach Hotel
Proposal: Detached 3 bedroom bungalow and detached garage
Site Address: Glyn Clydach Hotel, Longford Road, Longford, Neath
Start Date: 13th February 2018
Appeal Method: Written Representations