



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 8 MAY 2018***

***\*COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE***  
***\*PLEASE NOTE VENUE***

### **PART 1**

1. Declarations of Interest
2. To receive the Minutes of the previous meeting held on 20 March 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: P2018/0251** (*Pages 9 – 18*)  
Variation of condition 5 (Opening hours of store) of Planning Application No P2010/0212 approved on 14/04/2010 for opening hours to be altered to 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays at LIDL, Vale Of Neath Retail Park, Vale Of Neath Retail Park Access Road, Neath SA10 7AY

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

5. Planning and Enforcement Appeals - Annual Report (*Pages 19 - 22*)

6. Delegated Applications Determined between 13 March and 29 April, 2018 (*Pages 23 - 46*)
7. Appeals Determined (*Pages 47 - 54*)
8. Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

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

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

**Tuesday, 1 May 2018**

## **Committee Membership:**

**To be determined at Council**

## **Requesting to Speak at Planning Committee**

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

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

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

Please note that only one person is able to speak for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

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

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

## **Commenting on planning applications which are to be reported to Committee**

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 2.00p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 2.00pm on the penultimate working day immediately preceding the Planning Committee.

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

## PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

**Members Present:**

**20 March, 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.Purseley, A.McGrath and  
C.Galsworthy

**Officers In Attendance:** Mrs.N.Pearce, S.Ball, D.M.Adlam, M.Shaw,  
H.Towns (Carmarthenshire County Council) and  
T.Davies

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### 1. **MEMBER'S DECLARATION**

The following Member made a declaration at the commencement of the meeting:-

Councillor C.J.Jones	-	Report of the Head of Planning and Public Protection, Application No. P2018/0008, as he is the son of the applicant.
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### 2. **MINUTES OF THE PREVIOUS MEETING HELD ON 27 FEBRUARY, 2018**

**RESOLVED:** That the Minutes of the Planning Committee held on the 27 February, 2018, as circulated, be confirmed as a true record.

3. **SITE VISITS**

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

4. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2017/0729 was circulated prior to the meeting, on which the Chairperson had allowed sufficient time for Members to read, in respect of the application item on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

5. **APPLICATION NO: P2014/0729**

Officers made a presentation to the Planning Committee on this Application (Application for an extension to and reconfiguration of the underground coal workings; Creation of a mine waste repository with the retention and improvement of the associated haul road (to dispose of mine waste and discard from coal preparation at the mine) and the delivery of further peat habitat mitigation works; Mine Surface development, including - regularisation and time extension of existing mine related operations and mine surface development, consolidation of existing planning permissions and planning controls, construction of infrastructure/buildings, formation of materials storage and stocking areas, drainage works, and landscaping.(Further information received 18/05/15) at Aberpergwm Colliery, Glynneath, Neath SA11 5SF) as detailed in the circulated report.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2014/0729 be approved, subject to the conditions detailed in the circulated report, and subject to the applicant entering into a Section 106 Agreement, as detailed in the circulated Amendment Sheet.

6. **APPLICATION NO: P2018/0008**

(At this point in the meeting Councillor C.J.Jones reaffirmed his interest in this item, and withdrew from the room and the discussion and voting thereon.)

Officers made a presentation to the Planning Committee on this Application (Two detached dwellings and associated works at land at Clos Llwynallt, Alltwen Pontardawe, Swansea SA8 3JG) as detailed in the circulated report.

The agent for the applicant made representations in support of the application.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2018/0008 be refused on the following grounds:

Reason:

In the absence of the required off-site highway improvement works, the proposed new dwellings would introduce additional movements on a substandard access and highway which would adversely affect both vehicular and pedestrian safety, contrary to the requirements of Policies BE1 and TR2 of the Local Development Plan.

7. **DELEGATED APPLICATIONS DETERMINED BETWEEN 20 FEBRUARY AND 12 MARCH 2018**

Members received a list of Planning Applications which had been determined between 20 February and 12 March 2018, as detailed within the circulated report.

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

8. **APPEALS RECEIVED**

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

Appeal Ref: A2018/0009

Retention of non-illuminated advertisement at former Lakeside Golf Driving Range, Water Street, Margam, Port Talbot.

Appeal Ref: A2018/0010

Change of use of shop (A1) to residential dwelling (C3) and external alterations at Jersey Bakery, 101 Neath Road, Briton Ferry, Neath.

**CHAIRPERSON**



## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2018/0251</b>	<b><u>DATE:</u> 23/03/2018</b>
<b>PROPOSAL:</b>	Variation of condition 5 (Opening hours of store) of Planning Application No P2010/0212 approved on 14/04/2010 for opening hours to be altered to 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays
<b>LOCATION:</b>	LIDL Vale Of Neath Retail Park, Vale Of Neath Retail Park Access Road, Neath Sa10 7ay
<b>APPLICANT:</b>	Mr Christopher Jenkins
<b>TYPE:</b>	Vary Condition
<b>WARD:</b>	Bryncoch South

### BACKGROUND INFORMATION

This application is being presented to Planning Committee at the request of Cllr Wingrave (Cadoxton Ward Member) on the grounds that there are local concerns over the impact of the increase in opening hours on the residential amenity of existing properties.

Councillor Wingrave also requested a site visit on the grounds that this would allow Members “to see how close this store is to the houses and how the noise is amplified by the geography of the site”. The Call-In Panel did not agree to this request, noting that appropriate photographs can be provided to Members to demonstrate the relationship between the site and nearby properties.

Members should also be aware that the application was originally submitted by the applicant to vary condition 5 (opening hours) of Planning Permission P2004/0024 granted for the food store in 2005. The application was registered and advertised as such.

However, a subsequent application was approved in 2010 (ref. P2010/0212), which allowed an extension of the opening hours from 8pm to 9pm. This s73 application therefore became the new planning permission for the site. Accordingly, the applicant has confirmed that they should have referred to condition 5 of the 2010 planning permission they are seeking to amend.

The basis of the change remains unaltered, and it is considered that the principle of the change has still been considered by all consultees, and no-one has been prejudiced by the fact that the incorrect permission was referred to in the description of development. As such Members will note that the application description has been amended to refer to the latest permission for the site, and that the extension of hours remain a one hour increase to 10pm, Monday to Saturday only.

## SITE AND CONTEXT

The application site comprises an existing Lidl foodstore, located outside the designated town centre of Neath within a small retail area but within settlement boundaries as designated by the Neath Port Talbot Local Development Plan.

The existing store has existing residential dwellings (Golwg-y-Gamlas and Maes Llwynon), at a higher level, located to the north and east of the building and car park, with the railway on the other side of the main store access road.

## DESCRIPTION OF DEVELOPMENT

Condition 5 of permission ref. P2010/0212 currently covers opening hours for the store, stating as follows:

*(5) Unless otherwise agreed in writing with the Local Planning Authority, the store shall not be open to the public outside the following times (08.00 hours to 21.00 hours, Monday to Saturday and 9.30 hours to 18.00 hours on Sundays).*

### *Reason*

*In the interest of amenity*

This application is for the variation of condition 5 (Opening hours of store) for opening hours to be altered to 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays.

This variation would allow the store to open for an additional hour Monday to Saturday until 10pm. Although the applicant has referred to Sunday opening hours changing to 16:00 hours, there is considered to be no justification for the Authority amending the hours to shorten such hours, and therefore the assessment below concentrates only on the proposed extension of opening hours.

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

## PLANNING HISTORY

The application site has the following relevant planning history: -

- P2004/0024 New Lidl foodstore – Approved 11/01/2005
- P2010/0212 Variation of condition 5 of planning permission P2004/0024 to extend opening hours from 08:00 to 20:00 hours Monday to Friday to 08:00 to 21:00 hours Monday to Saturday - Approved 14/04/2010
- P2013/0346 Single storey side extension – Refused – 29/10/13. Appeal allowed 25-Feb-2014

## CONSULTATIONS

**Blaenhonddan Community Council** – No response therefore no comment to make

**Environmental Health (Noise)** – No objection

## REPRESENTATIONS

The neighbouring properties were consulted on 26<sup>th</sup> March 2018 with a Site Notice also displayed on the same date. In response, to date 14 letters of objection have been received, which in summary object on the following grounds: -

- Store is close to residential dwellings and the extra hour of opening will affect health and wellbeing of the residents
- Store already emits a high sound pollution in the evenings and residents will have to keep their windows closed to avoid the noise
- Sound is accentuated due to topography of the site

## REPORT

National Planning Policy:

Planning Policy Wales (Edition 8, 2016)

## 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 SP21** Built Environment and Historic Heritage

### Topic based Policy

- **Policy BE1** Design
- **Policy EN8** Pollution and Land Stability

### Issues

Having regard to the above, the main issue to consider in this application concerns the potential impact on residential amenity.

### Principle of Development

The application site is located within settlement limits but outside of a district shopping centre. The principle of an extension to the opening hours of the store would be generally acceptable providing that it would not have an adverse effect on residential amenity or highway and pedestrian safety.

### Impact on Residential Amenity

The local Ward Member (Cadoxton Ward) and nearby neighbouring properties have raised concerns relating to noise which relate primarily to the proximity of the store to residential dwellings. In particular, they state that due to the topography of the site, the neighbouring residential properties are set at a much higher level, thus noise from the store is amplified.

With regard to such noise and disturbance issues, the approximate separation distance between the closest residential properties at Maes Llwynonn and the actual Lidl store building range from 12–15 metres with the majority of these neighbouring properties having their boundary fences close to the car park of Lidl. The majority of residential

properties which adjoin the application site (including Rhodfa Bevan) are approximately 40 metres away and on elevated ground and separated by access roads to the dwellings.

As detailed above, 14 letters of objection have been received objecting to the proposal (13 of which are 'standard' letters, with plus one individual letter, all from properties in Rhodfa Bevan) due to noise and disturbance issues resulting from the proposal. The primary concern is that the existing store already has an impact on these residents, and the proposed additional hour until 10pm would impact upon their health and wellbeing.

As noted above, the store has previously extended its opening hours until 9pm, and has been operating in accordance with these hours for a number of years. It is particularly noteworthy, however, that the existing planning permission already allows deliveries to the store between the hours of 07:00 to 23:00.

In addition, it is considered that the level of activity within the proposed extra hour would be unlikely to be significant, and customers visiting the store at this late hour would be likely to park in close proximity to the entrance of the store rather than at the end of the car park close to Rhodfa Bevan / Maes Llwynonn.

The degree of any additional noise or disturbance to nearby residents therefore, even having regard to the elevated heights of the nearby properties, is considered to be minimal, and certainly not to a level where refusal of the application on such grounds could be justified or substantiated.

In this regard, it noted that the Council's Environmental Health Officer has raised no objection to the proposal, and in response to the neighbour objections and Local Ward Member's concerns, further stated that: -

- There is an absence of recent noise complaints being made to the Local Authority in respect of this site / premises;
- The objection letters are very generic stating "This site already emits a high sound pollution in the evenings with the sound of car doors banging, car alarms going off, radio music etc". From this statement, it appears that the concerns relate to the behaviour and actions of individuals in the car park, rather than

concerns in relation to the actually store itself e.g. deliveries, fixed plant.

- It is important to be aware that the type of noises highlighted in the letter of objection typically could not be addressed under the Environmental Protection Act 1990 as a Statutory Nuisance.
- As the objectors state they are already subjected to noise pollution in the evenings, the applicants could submit a noise assessment of the current noise climate and soundscape and the noise assessment can be used to compare the background noise levels currently experienced after the store closes.
- Strongly suggest that in light of the residents' concerns, the applicant should submit a noise management plan, with a specific section relating to the control and management of noise from the car park area.

The applicant has chosen not to submit a noise assessment, but while considering a Noise Management Plan (NMP) is not necessary due to the scale of the proposal, is nevertheless in the process of preparing such a plan.

Notwithstanding the conclusions above, it is considered appropriate to require submission of an NMP to ensure that any necessary controls can be put in place to minimise impacts on nearby properties. The need for such a plan is therefore the subject of a recommended condition.

Accordingly it is concluded that the additional hour of opening proposed up to 10pm at night is unlikely to have an unacceptable effect on residential amenity, such that it would accord with Policy BE1 and EN8 of the LDP.

#### Impact on Visual Amenity

There are no external alterations as part of this application, such that there would be no impacts on visual amenity.

#### Parking and Access Requirements and Impact on Highway Safety

Due to the nature of this proposal, the Highway Section has not been consulted on this application, and there would be no additional impacts on parking or highway safety.

## Other Matters

The result of this application would be a new consent (under s73), such that it is necessary to review other existing conditions. All other relevant conditions imposed by Planning Application Number P2010/0212 are proposed to be re-imposed, other than where these conditions are no longer required (e.g. the original application contained conditions for Landscaping, Japanese knotweed and external materials, and these conditions have subsequently been agreed). Accordingly, whilst this application applies for the extension of opening times only it is not felt necessary to reiterate these conditions on the new host permission.

## 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 residential amenity nor highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP21, BE1 and ENV8 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

### Regulatory Conditions

(1)The car parking area and servicing area shall be retained and be available for use as per the layout plan 2984.sk100c approved under planning permission P2004/0024 on the 29th of October 2004.

### Reason

In the interest of amenity and highway safety.

(2)The range of goods to be sold from the store shall not exceed three thousand (3000) lines of individual items or products.

Reason

In order to ensure that the development remains as a deep discount store and to prevent the establishment of a general form of food retailing at this site in order to protect the vitality and viability of the town centre of Neath.

(3)There shall be no delivery to the premises or servicing activities outside the following times (07.00 hours to 23.00 hours).

Reason

In the interest of amenity.

(4) Prior to the amendment to the opening hours of the store hereby approved, a noise management plan shall be submitted in writing and approved by the Local Planning Authority. The approved scheme shall then be implemented thereafter.

Reason

In the interest of residential amenity.

(5) The store shall not be open to the public outside the following times, 08.00 hours to 22.00 hours, Monday to Saturday and 09:30 hours to 18.00 hours on Sundays.

Reason

In the interest of amenity

(6)There shall be no storage of goods and merchandise, packing cases, rubbish, other waste matter except in a screened area, the location of which shall be the subject of a written agreement with the Local Planning Authority. Such an agreement shall specify the type and height of the required screen walling. These works shall be implemented prior to any outside storage being commenced and the stored material shall not exceed the height of the screening.

Reason

In the interest of amenity.



(7) Foul and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system and no land drainage run-off shall discharge either directly or indirectly to the public sewerage system.

#### Reason

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

(8) Any facilities for the storage of oils, fuels or chemical shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

#### Reason

To prevent pollution of the water environment in the interest of amenity.

(9) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

#### Reason

To prevent pollution of the water environment in the interest of amenity.

(10) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification), the retail floor space hereby approved shall not be used for the sale of:

- a) Men's and/or women's fashion clothing and/or footwear.
- b) Sports goods, equipment and/or clothing.

- c) Fashion accessories.
- d) Jewellery.
- e) Cosmetics and/or toiletries.
- f) Pharmaceutical and/or toiletries.
- g) Photographic equipment.

#### Reason

In order to ensure that the development does not detract from the vitality and viability of the town centre and in the interests of clarity.

## SECTION B – MATTERS FOR INFORMATION

### PLANNING AND ENFORCEMENT APPEALS ANNUAL REPORT (2017/18)

#### INTRODUCTION

The following report comprises an ‘Annual Report’ in respect of Planning and Enforcement Appeals. It reports below the outcome of all planning and enforcement appeals determined between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018, includes links (where available) to the appeal decisions, and concludes with a summary of the overall performance for the year.

The appeal decisions are colour-coded (**green** for dismissed, **red** for allowed).

#### SUMMARY OF APPEAL DECISIONS RECEIVED BY APPEAL METHOD

##### **Public Inquiries**

The following two appeals were determined following a Public Inquiry, these being joint appeals against two Enforcement Notices at the same site.

Reference	Site Address	Appellant	Case Type	Outcome
E2016/0022	Aberdrychwallt Farm Pontrhydyfen	Brian Price	Enforcement	DISMISSED – Enforcement Notice Upheld <a href="#">Appeal Decision</a>
E2016/0022	Aberdrychwallt Farm Pontrhydyfen	Douglas Price	Enforcement	ALLOWED - Planning Permission granted & Notice quashed <a href="#">Appeal Decision</a>

## Hearings

Three appeals were heard by Hearing (at 2 Hearings), as follows: -

Reference	Site Address	Appellant	Case Type	Outcome
P2016/0117	Land at Glynneath Business Park Glynneath, Neath Neath Port Talbot	Waterstone Estates Ltd	Planning	Both appeals DISMISSED  <a href="#">Appeal decision</a> <a href="#">Costs decision</a>
P2016/0254				
P2008/0798	Forge Washery Lower Brynamman Ammanford SA18 1SN	Tolkein Property Limited	Planning	ALLOWED <a href="#">Appeal Decision</a>

## Written Representations

Reference	Site Address	Appellant	Case Type	Outcome
P2017/0956	51 Castle Drive Neath	James Thomas	Planning	ALLOWED <a href="#">Appeal Decision</a>
P2017/0512	Neath Vale Supplier Park, Resolven	Mr I Ace (Trustee)	Planning	ALLOWED <a href="#">Appeal Decision</a>
P2017/0771	Brynheulog Neath	Mr & Mrs Willam John & Rachel Davies	Householder (HAS)	DISMISSED <a href="#">Appeal Decision</a>
P2016/1091	Land adjacent to 24 Curwen Close Pontrhydyfen	Alexander Morris	Planning	DISMISSED <a href="#">Appeal Decision</a>
E2016/0224	Britannia Inn Neath	Ann Barnet	Enforcement	DISMISSED <a href="#">Appeal Decision</a>
P2017/0319	Autocare SA11 2AX	Autocare	Planning	DISMISSED <a href="#">Appeal Decision</a>
P2016/0881	Land to the north of Heol Llwyn Celyn Neath	NPT Homes	Planning	ALLOWED <a href="#">Appeal Decision</a>

P2016/0271	1 Cambrian Place & 45 Abbey Road Port Talbot	A Holden	Planning	<b>ALLOWED</b> <a href="#">Appeal Decision</a>
P2016/1051	26 Rowan Tree Close, Neath	A Rees	Planning	<b>DISMISSED</b> <a href="#">Appeal Decision</a>
P2016/0522	9 New Road Swansea	First Financial Solutions	Planning	<b>DISMISSED</b> <a href="#">Appeal Decision</a>
P2016/0614	Land Rear of 1 Rockchwyth Rd, Alltwen	Paul Griffiths	Planning	<b>DISMISSED</b> <a href="#">Appeal Decision</a>

### Non-Validation Appeals

Only one non-validation appeal was heard during 2017/18, this being an appeal against the decision of the Council to invalidate an application on technical/ procedural grounds. The appeal was dismissed and the invalid notice upheld.

Reference	Site Address	Appellant	Case Type	Outcome
P2017/0970	Unit 9 Former Gasworks Site Sandfields Port Talbot SA12 6AB	Kathleen White	Non- Validation Appeal	Allowed in part but overall <b>DISMISSED</b> (Appeal Decision not available on PINS website)

### Applications for an Award of Costs

Only one application was made for an award of costs against the council, relating to the appeals at Glynneath Business Park. That application was dismissed, with no costs awarded.

Reference	Site Address	Appellant	Case Type	Outcome
P2016/0117	Land at Glynneath Business Park Glynneath, Neath Neath Port Talbot	Waterstone Estates Ltd	Planning (A)	<b>DISMISSED</b> <a href="#">Costs decision</a>
P2016/0254				

The council made no applications for an award of costs against appellants during 2017/18

## APPEAL SUMMARY

The following table comprises the overall summary of planning and enforcement appeal decisions (excluding invalidity appeals) received in 2017/18.

		Written Reps	Hearing	Inquiry	Total
<b>Planning</b>	Dismissed	7	2	-	9
	Allowed	4	1	-	5
Percentage Dismissed		64%	67%	-	<b>64%</b>
<b>Enforcement</b>	Dismissed	-	-	1	1
	Allowed	-	-	1	1
Percentage Dismissed		-	-	50%	<b>50%</b>
<b>Total</b>	Dismissed	7	2	1	10
	Allowed	4	1	1	6
<b>Total Percentage Dismissed</b>		<b>64%</b>	<b>67%</b>	<b>50%</b>	<b>62.5%</b>

It is noted that, given the relatively small number of appeals determined, the overall performance can be affected (positively or negatively by approx. 6%) by every single decision. The overall performance of 62.5% appeals dismissed, however, comprises a reasonable performance in line with the National Wales average.

## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 13 MARCH AND 29 APRIL 2018

1	App No. P2013/0412	Type Change of Use
Proposal	Retrospective application for the change of use of former police station to dwelling (Class C3) (amended description)	
Location	60 Depot Road, Cwmavon, Port Talbot SA12 9BA	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	

2	App No. P2016/0090	Type Full Plans
Proposal	22 residential dwellings with associated infrastructure, engineering works, and public open space (Amended plans and additional tree details received 04.09.17).	
Location	Glyndulais Old Peoples Home, Mary Street, Crynant, Neath SA10 8RU	
Decision	Approval with Conditions	
Ward	Crynant	

3	App No. P2016/0326	Type Full Plans
Proposal	Retention and completion of 22k micro hydro-electric installation including the retention of existing water intake structures, buried penstock pipework and with the addition of a new outfall and buried tailrace pipework in order to return abstracted water into the original watercourse, the construction of new pond by-pass system including pipe and external alterations to turbine house and alterations to base of turbine (Amended plans and description received 17.08.17)	
Location	Brynrhug, Brynawel, Crynant, Neath SA10 8SR	
Decision	Approval with Conditions	
Ward	Crynant	

4	App No. P2016/0868	Type Full Plans
Proposal	New 12 space overflow car park and associated engineering works. And the retention of change of use from Sports Pavilion (Class D2) to Restaurant (Class A3), a rear conservatory, and the retention and completion of rear raised decking area. (amended red line and description 22/02/18)	
Location	Llandarcy Academy Of Sport, Llandarcy, Neath SA10 6JD	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

5	App No. P2017/0323	Type Change of Use
Proposal	Change of Use of ground floor shop unit to self contained residential unit plus alterations to front elevation.	
Location	9 Wern Road, Ystalyfera, Neath SA9 1HA	
Decision	Approval with Conditions	
Ward	Ystalyfera	

6	App No. P2017/0325	Type Change of Use
Proposal	Change of use of part of existing building to provide 5 self contained residential units, plus external alterations including additional windows to rear and side elevation. (Conversion of shop unit on ground floor to residential unit, dealt with under planning application P2017/0323)	
Location	9 Wern Road, Ystalyfera, Swansea SA9 2LX	
Decision	Approval with Conditions	
Ward	Ystalyfera	

7	App No. P2017/0553	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 7 & 8 (land contamination/remediation) of planning permission P2016/1090 (school building, approved on the 31/01/17)	
Location	Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera, Swansea SA9 2HA	
Decision	Approval with no Conditions	
Ward	Ystalyfera	

8	App No. P2017/0960	Type Discharge of Cond.
Proposal	Details pursuant to the partial discharge of Condition 21 of Planning Permission P2010/0222 (University Campus) in respect of Topsoil importation and testing for phase 1A only.	
Location	Swansea University Bay Campus, Fabian Way, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc Central	

9	App No. P2017/1068	Type Discharge of Cond
Proposal	Details to be agreed in association with condition 23 (construction materials) of application P2016/0657 granted on 3 March 2017.	
Location	Former Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ	
Decision	Approval with Conditions	
Ward	Port Talbot	



10	App No. P2017/1072	Type Householder
Proposal	Retention of driveway and hardstanding area and associated retaining walls	
Location	Chapel House, Efail Fach, Pontrhydyfen, Port Talbot SA12 9SN	
Decision	Approval with Conditions	
Ward	Pelenna	

11	App No. P2017/1075	Type Discharge of Cond.
Proposal	Details pursuant to the Discharge of Conditions 3 (Contamination) and 6 (Drainage) and partial discharge of condition 7 (Retaining wall details - excluding retaining walls construction method statement) of planning permission P2017/0614 granted on 05.10.17 (Additional information received 01.02.18 including relating to drainage and retaining walls)	
Location	185 Heol Y Gors, Cwmgors, Ammanford SA18 1RF	
Decision	Approval with no Conditions	
Ward	Gwaun-Cae-Gurwen	

12	App No. P2017/1077	Type Full Plans
Proposal	Detached bungalow with garage and associated works (including works to trees covered by TPO T66/W1)	
Location	Land Opposite Tyla Morris Farm, Pant Howell Ddu Road, Ynysmaerdy, Briton Ferry	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

13	App No. P2017/1127	Type Outline
Proposal	Detached dwelling (Outline with all matters reserved)	
Location	Land Adjacent To, 27 Heol Tabor, Cwmavon, Port Talbot SA12 9PS	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

14	App No. P2017/1155	Type Full Plans
Proposal	CHP installation including external plant.	
Location	Glamorgan Health And Racquet Club, B4290 From Llandarcy To Jersey Marine, Llandarcy, Neath SA10 6GZ	
Decision	Refusal	
Ward	Coedffranc West	

15	App No. P2018/0010	Type Householder
Proposal	Proposed single storey extension and conservatory to rear plus retention of raised decking area with proposed screening panel.	
Location	8 West Crossways, Pontardawe, Swansea SA8 4NE	
Decision	Approval with Conditions	
Ward	Pontardawe	

16	App No. P2018/0023	Type Vary Condition
Proposal	Variation of condition No 20 (Opening hours) of Planning Application P2017/0516 to extend the permitted trading hours (Monday to Saturday ) from 8.00-20.00 to 8.00-22.00	
Location	Land At Christchurch Road, Christchurch Road, Baglan Bay, Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

17	App No. P2018/0024	Type Outline
Proposal	Erection of two storey detached dwelling	
Location	44 Gwilym Road, Cwmllynfell, Swansea SA9 2GN	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

18	App No. P2018/0043	Type Householder
Proposal	Conversion of roof from a hip to a gable roof, construction of two dormer and velux window to front elevation and dormer to rear elevation to provide accommodation in the roof space.	
Location	Millbank, 3 Swan Road, Baglan, Port Talbot SA12 8BN	
Decision	Approval with Conditions	
Ward	Baglan	

19	App No. P2018/0045	Type Discharge of Cond.
Proposal	Details pursuant to conditions 4 (Drainage), 13 (Street Management), 14 (Open Space and Footpath Management), 22 (Travel Plan) and 23 (Travel Plan Welcome Pack) of Planning Application P2015/0011 granted on January 31st 2017	
Location	Niven Drive, Tonna, Neath SA11 3FA	
Decision	Approval with no Conditions	
Ward	Tonna	

20	App No. P2018/0063	Type Householder
Proposal	Single storey side extension, porch and canopy to front elevation.	
Location	14 St Illtyds Close, Baglan, Port Talbot SA12 8BA	
Decision	Approval with Conditions	
Ward	Baglan	

21	App No. P2018/0067	Type Householder
Proposal	Retention of outbuilding.	
Location	9 Ffordd Glandwr, Ystalyfera, Swansea SA9 2ER	
Decision	Approval with Conditions	
Ward	Ystalyfera	

22	App No. P2018/0070	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 7(Junction details) and 12 (Drainage) of P2013/0947 granted on 17/12/15	
Location	Land Off B4242 Near Chain Road,, Glynneath	
Decision	Approval with no Conditions	
Ward	Glynneath	

23	App No. P2018/0079	Type Householder
Proposal	First floor front extension	
Location	14 Lucy Road, Lonlas, Neath SA10 6RR	
Decision	Approval with Conditions	
Ward	Coedffranc North	

24	App No. P2018/0081	Type Full Plans
Proposal	Erection of 4 bedroom bungalow	
Location	39 Nant Celyn, Crynant, Neath SA10 8PZ	
Decision	Approval with Conditions	
Ward	Crynant	

25	App No. P2018/0092	Type Full Plans
Proposal	Construction of two storey dwelling and vehicular access (amended plans received 23/3/2018)	
Location	Land To Rear Of, 27 Derwen Road, Alltwen Pontardawe, Swansea SA8 3AU	
Decision	Approval with Conditions	
Ward	Alltwen	

26	App No. P2018/0095	Type Full Plans
Proposal	Creation of a children's play area and outdoor obstacle course including new ball-stop fencing	
Location	Bulldogs Boxing And Community Activities, Land At Port Talbot Cricket Club, Fenbrook Close, Aberavon, Port Talbot SA12 7PA	
Decision	Approval with Conditions	
Ward	Aberavon	

27	App No. P2018/0097	Type Outline
Proposal	Detached dwelling (outline)	
Location	Land Off, Park Howard Road, Cwmgors	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

28	App No. P2018/0101	Type Householder
Proposal	Single Storey extension to side elevation to provide link to existing annex	
Location	Limes Court Lodge, Neath Road, Resolven, Neath SA11 4AN	
Decision	Approval with Conditions	
Ward	Resolven	

29	App No. P2018/0105	Type Householder
Proposal	Single storey side/rear extension	
Location	14 Parry Road, Sandfields, Port Talbot SA12 7TR	
Decision	Approval with Conditions	
Ward	Sandfields West	

30	App No. P2018/0109	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 3 (Notice of commencement of development) & 4 (demolition method statement) of planning permission P2017/0637 approved on the 09/08/2017 (amended info received 12/03/18)	
Location	Former Hafod Residential Home, Wenham Place, Neath SA11 3AH	
Decision	Approval with no Conditions	
Ward	Neath North	

31	App No. P2018/0110	Type Householder
Proposal	Two storey side/rear extension	
Location	40 Llwyn Arian, Coed Hirwaun, Port Talbot SA13 2UP	
Decision	Approval with Conditions	
Ward	Margam	

32	App No. P2018/0113	Type Householder
Proposal	Conversion and extension to existing garage to provide garden room with raised decking area plus raised decking area including screening panel to rear elevation of dwelling.	
Location	6 Daphne Close, Bryncoch, Neath SA10 8DT	
Decision	Approval with Conditions	
Ward	Bryncoch South	

33	App No. P2018/0114	Type Householder
Proposal	Retention and completion of raised patio area to rear garden including boundary fence	
Location	4 Upland Road, Neath SA11 1AZ	
Decision	Approval with Conditions	
Ward	Neath South	

34	App No. P2018/0116	Type Householder
Proposal	Two storey side and rear extensions	
Location	40 Henfaes Road, Tonna, Neath SA11 3EZ	
Decision	Approval with Conditions	
Ward	Tonna	

35	App No. P2018/0117	Type Householder
Proposal	Replacement window to facilitate garage conversion	
Location	2 Royston Court, Waunceirch, Neath SA10 7PY	
Decision	Approval with Conditions	
Ward	Bryncoch South	

36	App No. P2018/0118	Type Householder
Proposal	Two storey side extension and single storey rear extension	
Location	16 Heol Undeb, Cwmavon, Port Talbot SA12 9DN	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

37	App No. P2018/0120	Type Householder
Proposal	Raised parking platform	
Location	30 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH	
Decision	Approval with Conditions	
Ward	Trebanos	

38	App No. P2018/0123	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 3 (Traffic regulation order), 4 (Drainage), 5 (samples of materials), 9 (means of enclosure), and 10 (landscaping) of planning Permission P2017/1024 approved on the 14th December 2017	
Location	St Marys Church, Compton Road, Skewen, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc Central	

39	App No. P2018/0124	Type Householder
Proposal	Two storey rear extension plus extension to rear of attached garage	
Location	Dynevor Lodge, 6 Neath Abbey Road, Neath SA10 7BD	
Decision	Approval with Conditions	
Ward	Bryncoch South	

40	App No. P2018/0127	Type Householder
Proposal	Single storey rear extension	
Location	34 Falcon Drive, Cimla, Neath SA11 3SG	
Decision	Approval with Conditions	
Ward	Cimla	

41	App No. P2018/0130	Type Full Plans
Proposal	Re-instatement of 2 x self contained flats (Use Class C3) with shop at ground-floor level (Use Class A1) plus three-storey rear extension	
Location	71 Neath Road, Briton Ferry, Neath SA11 2DX	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

42	App No. P2018/0131	Type Reserved Matters
Proposal	Detached two storey dwelling (Reserved matters following outline approval P2017/0900) including details for condition 6 (drainage) and condition 10 (hedgerow details) of planning application number P2017/0900	
Location	Plot 2, Former Wern Ddu Bungalow, Bryncoch, Neath	
Decision	Approval with Conditions	
Ward	Bryncoch North	

43	App No. P2018/0132	Type Discharge of Cond.
Proposal	Details pursuant to conditions 3 (Demolition and Construction Method Statement), 4(Materials), 5(Flood Emergency Plan), 7(Surface Water Drainage) and 8 (Urban Drainage Scheme) of Planning Application P2017/0996 granted on November 23rd 2017	
Location	Premier Travel Inn The Bagle Brook, Pentwyn Baglan Road, Baglan, Port Talbot SA12 8ES	
Decision	Approval with no Conditions	
Ward	Baglan	

44	App No. P2018/0137	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 3 (remediation measures) and 4 (landscaping) of Planning Permission P2017/1041 approved 22/12/17	
Location	Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, Neath SA1 8ES	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

45	App No. P2018/0138	Type Advertisement
Proposal	Internally Illuminated Totem Sign (Advertisement Consent)	
Location	Land At Christchurch Road, Baglan Way, Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

46	App No. P2018/0140	Type Full Plans
Proposal	Construction of replacement industrial unit (amended plans 6/4/2018)	
Location	Unit 3 Llan Coed Court, D'arcy Business Park, Llandarcy, Neath SA10 6FG	
Decision	Approval with Conditions	
Ward	Coedffranc West	

47	App No. P2018/0144	Type Householder
Proposal	First Floor and Single Storey side extensions and engineering works to stabilise the existing turning circle.	
Location	Bay View, Mountain Road, Baglan, Port Talbot SA12 8HP	
Decision	Approval with Conditions	
Ward	Baglan	

48	App No. P2018/0145	Type Full Plans
Proposal	Development of a Teenage Park with associated play equipment	
Location	3 Dulais Road, Seven Sisters SA10 9EL	
Decision	Approval with Conditions	
Ward	Seven Sisters	

49	App No. P2018/0146	Type Screening Opinion
Proposal	Request for screening opinion under Regulation 6(1) of the (Environmental Impact Assessment )(Wales) Regulations 2017 for a new rock armour structure providing toe protection along 1100m of existing coastal defence, and additional rock armour toe protection to the entire existing 2000m length, and associated temporary works.	
Location	Aberavon Promenade, Aberavon Promenade, Princess Margaret Way, Sandfields	
Decision	EIA Not Required	
Ward	Sandfields West	



50	App No. P2018/0147	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 6 (External Materials) and Condition 11 (Surface Water Drainage Scheme) of Planning Permission P2016/0515 granted on 07/10/16		
Location Land Adj 'The Barracks', Queen Street, Pontrhydyfen , Port Talbot SA12 9TF		
Decision Approval with no Conditions		
Ward Pelenna		

51	App No. P2018/0149	Type NSIP Discharge Req
Proposal Details to be agreed in association with Requirement 11 (Surface Water Drainage and Foul Sewerage System - Partial details for 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 10 c only) of the Swansea Bay Tidal Generating Station Order 2015. (Amendment of description of development approved under P2017/0304 approved on 28/09/17)		
Location Swansea Bay,		
Decision Approval with no Conditions		
Ward Coedffranc West		

52	App No. P2018/0150	Type Householder
Proposal Single storey rear extension		
Location 4 Heol Y Felin, Caewern, Neath SA10 7SD		
Decision Approval with Conditions		
Ward Bryncoch South		

53	App No. P2018/0153	Type Scoping Opinion
Proposal Request for Scoping Opinion under Regulation 14 of the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 in respect of an amendment to current planning application P2014/0825 reducing the number of turbines from 13 to 11 and increasing the height of each turbine from 120m to 145m high together with ancillary development including substation and control building, on site underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads.		
Location Foel Trawsant, Bryn, Port Talbot		
Decision Approval with Conditions		
Ward Cymmer		

54	App No. P2018/0154	Type Advertisement
Proposal	Retention of 10 x illuminated/non-illuminated advertisements to Public House and totem posts	
Location	The Margam Deer, Christchurch Road, Aberavon , Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

55	App No. P2018/0155	Type Non Material Amendment (S96A)
Proposal	Non material amendment to Planning Application P2017/0415 to allow variation of wording of Condition 2 (Plan substitution to account for minor alterations to front porch (House Type A1)	
Location	Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ	
Decision	Approval with no Conditions	
Ward	Port Talbot	

56	App No. P2018/0156	Type Non Material Amendment (S96A)
Proposal	Non material amendment to Planning Application P2016/0657 to allow variation of wording of Condition 2 (Plan substitution to account for design/external finishes to Blocks A, B, D and E, alterations to design/size of bin stores, provision of bike shelter, caretaker store and rebuilding of section of rear wall with brick.	
Location	Former Glanafan Comprehensive School, Station Road, Port Talbot SA13 1JZ	
Decision	Approval with no Conditions	
Ward	Port Talbot	

57	App No. P2018/0157	Type Householder
Proposal	Single storey rear extension, new gate and pillars	
Location	1 Scutari Row, Dyffryn Road, Taibach, Port Talbot SA13 1TL	
Decision	Approval with Conditions	
Ward	Taibach	

58	App No. P2018/0158	Type Advertisement
Proposal	Illumination to existing sign	
Location	Ty Gnoll Newydd, Dyfed Road, Neath SA11 3BR	
Decision	Approval with no Conditions	
Ward	Neath North	

59	App No. P2018/0159	Type Householder
Proposal	First floor rear extension	
Location	71 Gwyn Street, Alltwen Pontardawe, Swansea SA8 3AN	
Decision	Approval with Conditions	
Ward	Alltwen	

60	App No. P2018/0162	Type Householder
Proposal	First floor rear extension	
Location	2 Wheatley Road, Neath SA11 2BL	
Decision	Approval with Conditions	
Ward	Neath East	

61	App No. P2018/0164	Type Householder
Proposal	Two storey side extension and detached outbuilding	
Location	22 Maes Rhedyn, Baglan, Port Talbot SA12 8TY	
Decision	Approval with Conditions	
Ward	Baglan	

62	App No. P2018/0165	Type Vary Condition
Proposal	Section 73 to vary conditions 5 (Driveway Materials) and condition 18 (Retaining Structures) of Planning Application P2015/0363 granted on January 29th 2016	
Location	1 - 3 The Nook, Rear Of 84-90 Henfaes Road, Tonna SA11 3EX	
Decision	Approval with Conditions	
Ward	Tonna	

63	App No. P2018/0169	Type Full Plans
Proposal	Two-storey rear extension to provide extended retail area	
Location	75 Neath Road, Briton Ferry, Neath SA11 2DQ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

64	App No. P2018/0170	Type Full Plans
Proposal	Perimeter fencing and access gates	
Location	Unit 7, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PE	
Decision	Approval with Conditions	
Ward	Margam	

65	App No. P2018/0173	Type Full Plans
Proposal	Rear and side extension to provide additional storage (Use class B8) and associated works.	
Location	Unit 4 Baglan Industrial Park, Aberavon Road, Aberavon, Port Talbot SA12 7BJ	
Decision	Approval with Conditions	
Ward	Aberavon	

66	App No. P2018/0226	Type Prior Notif.Demol.
Proposal	Prior Notification of proposed demolition two storey building.	
Location	Maesyffynon House, Morfa Glas, Glynneath, Neath SA11 5EP	
Decision	Prior Approval Not Required	
Ward	Glynneath	

67	App No. P2018/0227	Type Full Plans
Proposal	Retention of use of Café (A3) in former staff canteen	
Location	Unit 1, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PE	
Decision	Approval with Conditions	
Ward	Margam	

68	App No. P2018/0228	Type Householder
Proposal	Part two storey part single storey rear extension	
Location	49 Gwilym Road, Cwmllynfell, Swansea SA9 2GN	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

69	App No. P2018/0175	Type Full Plans
Proposal	External works to existing building including, installation of ATM, erection of four number lighting columns to car park area and installation of 4 no. external refrigeration units.	
Location	The Cooperative, Main Road, Bryncoch, Neath SA10 7TW	
Decision	Approval with Conditions	
Ward	Bryncoch North	

70	App No. P2018/0176	Type Householder
Proposal	Single storey rear extension	
Location	27 Maes Llwynonn, Cadoxton, Neath SA10 8AQ	
Decision	Approval with Conditions	
Ward	Cadoxton	

71	App No. P2018/0178	Type Vary Condition
Proposal Variation of condition 3 and 4 of planning application P2015/0025 (granted on 4th March 2015) to allow a further 3 years for the submission of reserved matters.		
Location 42 Hill Road, Neath Abbey, Neath SA10 7NR		
Decision Approval with Conditions		
Ward Dyffryn		

72	App No. P2018/0180	Type Householder
Proposal Single storey rear extension		
Location 38 Bryn Catwg, Cadoxton, Neath SA10 8BG		
Decision Approval with Conditions		
Ward Cadoxton		

73	App No. P2018/0181	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 31 (location of CCTV cameras) of Planning Permission P2017/0563		
Location Former Sandfields Comprehensive School (Ysgol Newydd Gymuneddol Gymraeg), Southdown View, Sandfields, Port Talbot SA12 7AH		
Decision Approval with no Conditions		
Ward Sandfields West		

74	App No. P2018/0183	Type Householder
Proposal Single storey side extension and steps		
Location 10 Parish Road, Cwmgwrach, Neath SA11 5SW		
Decision Approval with Conditions		
Ward Blaengwrach		

75	App No. P2018/0184	Type LawfulDev.Cert-Prop.
Proposal Lawful Development Certificate (Proposed) for a single storey side and rear extension		
Location 36 Pine Grove, Cimla, Neath SA11 3RG		
Decision Issue Lawful Dev.Cert.		
Ward Cimla		

76	App No. P2018/0186	Type Full Plans
Proposal	Single storey extension to front elevation	
Location	Coedffranc Memorial Hall Skewen Park, Off Wern Road, Skewen, Neath SA10 6DP	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

77	App No. P2018/0188	Type Full Plans
Proposal	Single-storey side extension to dwelling; construction of detached barn for stable and machinery storage; change of use of land to equestrian use (private) and formation of new access onto Goytre to Bryn Road	
Location	The Old Mill, Road From Goytre To Bryn, Bryn, Port Talbot SA13 2SH	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

78	App No. P2018/0192	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 10 (external lighting scheme) of Planning Permission P2017/0563	
Location	Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

79	App No. P2018/0193	Type Advertisement
Proposal	Advertisement consent for display of 5 no. non illuminated information signage	
Location	South Wales Miners Museum Afan Argoed Country Park, Afan Valley Road, Cymmer SA13 3HG	
Decision	Approval with Conditions	
Ward	Glyncorwg	

80	App No. P2018/0194	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 3 (affordable housing provision), 4 (construction method statement), 6 (drainage strategy), 7 (tree protection), 8 (landscaping) and 13 (wildlife habitat protection) of APP/Y6930/A/17/3172687 (P2016/0881) approved on the 25/07/2017	
Location	Llys Wern, Caewern, Neath SA10 7PR	
Decision	Approval with no Conditions	
Ward	Bryncoch South	

81	App No. P2018/0195	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for the conversion of the garage into living accommodation including replacement window.	
Location	25 New Road, Gwaun Cae Gurwenn, Ammanford SA18 1UN	
Decision	Issue Lawful Dev.Cert.	
Ward	Gwaun-Cae-Gurwen	

82	App No. P2018/0197	Type Householder
Proposal	Two storey side extension	
Location	23 Cwmclais Road, Cwmavon, Port Talbot SA12 9LU	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

83	App No. P2018/0198	Type Discharge of Cond.
Proposal	Details pursuant to condition 7 - Verification of contaminated land of Planning Permission P2015/0965 granted on 4.1.2016	
Location	Neath Port Talbot Cbc Green Park Industrial Estate, Green Park Street, Aberavon, Port Talbot SA12 6NT	
Decision	Approval with no Conditions	
Ward	Aberavon	

84	App No. P2018/0199	Type Householder
Proposal	Single storey rear and side extension	
Location	20 Drummau Road, Neath Abbey, Neath SA10 6PA	
Decision	Approval with Conditions	
Ward	Coedffranc North	

85	App No. P2018/0201	Type Householder
Proposal	First floor balcony extension plus raised platform decking to ground floor and replacment Juliet Balcony.	
Location	1 Neath Road, Fforest Goch Pontardawe, Swansea SA8 3JB	
Decision	Approval with Conditions	
Ward	Rhos	

86	App No. P2018/0202	Type Householder
Proposal	Single storey rear extension including raised platform and steps	
Location	7 Grove Lane, Skewen, Neath SA10 6HB	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

87	App No. P2018/0203	Type Householder
Proposal	Part two storey part single storey rear extension	
Location	18 Cimla Road, Neath SA11 3PP	
Decision	Approval with Conditions	
Ward	Neath North	

88	App No. P2018/0204	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a dormer extension to the rear elevation.	
Location	35 Cimla Crescent, Cimla, Neath SA11 3NN	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath South	

89	App No. P2018/0205	Type Change of Use
Proposal	Change of Use of Apartment 1 from single-flat (Use Class C3) to House of Multiple Occupation (Use Class C4)	
Location	Apartment One, Glamorgan House, Afon Street , Cymmer, Port Talbot SA13 3LT	
Decision	Approval with Conditions	
Ward	Cymmer	

90	App No. P2018/0207	Type Householder
Proposal	First floor rear extension and loft conversion	
Location	Llwyncelyn, 10 Prettyman Drive, Llandarcy, Neath SA10 6HZ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

91	App No. P2018/0208	Type Householder
Proposal	Retention of garage conversion to living accommodation, new bay window to replace garage door and infill under existing open porch to create a closed porch	
Location	1 Cae Copor, Cwmavon, Port Talbot SA12 9BX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	



92	App No. P2018/0213	Type Non Material Amendment (S96A)
<p>Proposal Non material amendment to Planning Application P2017/0637 to allow the variation of wording of Condition 2, 11 and 24 to account for minor alterations to the pitch of the roofs from 42 degrees to 36.5 degrees, increase height of boundary treatment along rear of plots 9 to 16 to 1.8m in height, inclusion of battery stores, bin stores and EV charging points, amendments to Thermal Cladding System (TCS) location on elevations, and retention of the original battery store building to house a water tank and sprinkler pump.</p>		
Location Hafod Residential Home, Wenham Place, Neath SA11 3AH		
Decision Approval with Conditions		
Ward Neath North		

93	App No. P2018/0214	Type Lawful Dev. Cert-Prop.
<p>Proposal Single storey rear extension and rear dormer - Lawful Development Certificate Proposed</p>		
Location 70 Heol Y Nant, Baglan, Port Talbot SA12 8ET		
Decision Issue Lawful Dev. Cert.		
Ward Baglan		

94	App No. P2018/0216	Type Householder
<p>Proposal Raised platform to front of the property to facilitate off-street parking area.</p>		
Location 95 Dinas Baglan Road, Baglan, Port Talbot SA12 8DU		
Decision Approval with Conditions		
Ward Baglan		

95	App No. P2018/0217	Type Householder
<p>Proposal Single storey rear extension</p>		
Location 48 Ffrwd Vale, Neath SA10 7EN		
Decision Approval with Conditions		
Ward Bryncoch South		

96	App No. P2018/0222	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) - Conversion of existing garage to granny annex.	
Location	Squirrels Run, Mervyn Terrace, Cwmavon, Port Talbot SA12 9LT	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	

97	App No. P2018/0225	Type Change of Use
Proposal	Change of use from accountants office (A2) to womens support centre with ancillary offices (sui generis), alterations to fenestration and ramp and steps to front of building	
Location	40 Victoria Gardens, Neath SA11 3BH	
Decision	Approval with Conditions	
Ward	Neath North	

98	App No. P2018/0230	Type Full Plans
Proposal	New shop front and access door to first floor flat	
Location	Spice Root Takeaway, 44 Commercial Road, Taibach, Port Talbot SA13 1LG	
Decision	Approval with Conditions	
Ward	Taibach	

99	App No. P2018/0239	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 6 (sustainable drainage scheme), 8 (landscaping scheme) and 9 (external materials) of Planning Permission P2016/0774 granted on 09/01/17	
Location	Land Adj 70 Moorland Road, Sandfields, Port Talbot	
Decision	Approval with no Conditions	
Ward	Sandfields East	

100	App No. P2018/0242	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for a single storey rear extension	
Location	16 Church Place, Seven Sisters, Neath SA10 9DB	
Decision	Issue Lawful Dev.Cert.	
Ward	Seven Sisters	

101	App No. P2018/0244	Type Full Plans
Proposal	Installation of tensile fabric cycle shelter.	
Location	Swansea University, Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, SA1 8EN	
Decision	Approval with Conditions	
Ward	Coedffranc West	

102	App No. P2018/0245	Type Householder
Proposal	Conservatory on rear elevation	
Location	27 Ocean View, Jersey Marine, Neath SA10 6HR	
Decision	Approval with Conditions	
Ward	Coedffranc West	

103	App No. P2018/0249	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey rear extension	
Location	22 Sycamore Avenue, Cimla, Neath SA11 3NT	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath South	

104	App No. P2018/0250	Type Discharge of Cond.
Proposal	Details pursuant to Conditions 12 (Noise Management Plan) & 16 (attenuation of noise from extractor fan) of Planning Permission P2017/0942 (Approved on the 14/12/17) for the Variation of Condition 4 of Planning Permission P2011/0136 to allow for the processing of waste materials within the existing RRF building on a 24 hour, 7 days a week basis.	
Location	Neath Abbey Wharf, Neath Abbey Wharf Access Road, Skewen, Neath SA10 6BL	
Decision	Approval with no Conditions	
Ward	Coedffranc Central	

105	App No. P2018/0253	Type Householder
Proposal	Replacement window to facilitate garage conversion, plus scheme for replacement parking.	
Location	128 Crymlyn Parc, Skewen, Neath SA10 6EF	
Decision	Approval with Conditions	
Ward	Coedffranc West	

106	App No. P2018/0255	Type Householder
Proposal	Single storey front extension, single storey rear extension, detached outbuilding and conversion of garage to living accommodation	
Location	6 School Road, Tonna, Neath SA11 3EJ	
Decision	Approval with Conditions	
Ward	Tonna	

107	App No. P2018/0259	Type Householder
Proposal	Alterations to existing rear garden to include steps and elevated patio area	
Location	27 Maes Llwynonn, Cadoxton, Neath SA10 8AQ	
Decision	Approval with Conditions	
Ward	Cadoxton	

108	App No. P2018/0264	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to planning application P2014/1072 in respect of omission of two windows from front elevation that served flat 14/1 on first floor and communal lounge of the ground floor.	
Location	Ty Llansawel, Hunter Street, Briton Ferry, Neath SA11 2SH	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

109	App No. P2018/0266	Type Lawful Dev. Cert-Prop.
Proposal	Single storey side extension - Lawful Development Certificate Proposed	
Location	12 Maple Close, Cimla, Neath SA11 3XD	
Decision	Issue Lawful Dev. Cert.	
Ward	Cimla	

110	App No. P2018/0273	Type Householder
Proposal	Single storey rear extension	
Location	21 Talbot Road, Skewen, Neath SA10 6BR	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

111	App No. P2018/0276	Type PriorNotif.Agric.Bld
Proposal Prior Notification for Agricultural Building for Machinery and Winter Fodder Storage.		
Location Glyn Gwilym Farm, Lane From Waterfall Road To Glyn Gwilym Farm, Resolven, Neath SA11 4EG		
Decision Prior Approval Not Required		
Ward Resolven		

112	App No. P2018/0277	Type PriorNotif.Agric.Bld
Proposal Prior Notification for Agricultrual building for winter fodder storage		
Location Glyn Gwilym Farm, Lane From Waterfall Road To Glyn Gwilym Farm, Resolven, Neath SA11 4EG		
Decision Prior Approval Not Required		
Ward Resolven		

113	App No. P2018/0285	Type Discharge of Cond.
Proposal Details to be agreed in association with conditions 3 (Material samples) and 4 (Soakaway Details) of application P2017/1025 granted on 22/12/17.		
Location Glynneath Allotments, Llewellyn Street, Glynneath , Neath		
Decision Approval with no Conditions		
Ward Glynneath		

114	App No. P2018/0286	Type LawfulDev.Cert-Prop.
Proposal Lawful Development Certificate (proposed) for a single storey rear extension and dormer extension		
Location 25 Heol Esgyn, Longford, Neath SA10 7LL		
Decision Issue Lawful Dev.Cert.		
Ward Dyffryn		

115	App No. P2018/0289	Type LawfulDev.Cert-Prop.
Proposal Single storey side extension - Lawful Development Certificate Proposed		
Location 27 Burns Road, Sandfields, Port Talbot SA12 6BG		
Decision Issue Lawful Dev.Cert.		
Ward Sandfields East		

116	App No. P2018/0303	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 3 of Planning Permission P2017/0963 (Retention of track) in respect of Landscaping.		
Location Agricultural / Mixed use site to South of Gwrhyd Road between Foekgastell and Plas y Bryn, Gwrhyd Road, Pontardawe		
Decision Approval with no Conditions		
Ward Pontardawe		

117	App No. P2018/0311	Type Discharge of Cond.
Proposal Details pursuant to the discharge of condition 4 (affordable housing) of planning permission P2017/0890 (Approved on the 30/06/17)		
Location 13 Old Market Street, Neath SA11 3NA		
Decision Approval with no Conditions		
Ward Neath North		

118	App No. P2018/0312	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawfulness (Proposed) - Single storey rear extension		
Location 15 Sycamore Avenue, Cimla, Neath SA11 3NT		
Decision Issue Lawful Dev.Cert.		
Ward Neath South		

119	App No. P2018/0315	Type LawfulDev.Cert-Prop.
Proposal Dormer to rear roof plane and two velux rooflights to front roof plane - Certificate of Lawful Development Proposed		
Location 8 Sarnfan Baglan Road, Baglan, Port Talbot SA12 8AG		
Decision Issue Lawful Dev.Cert.		
Ward Baglan		

## SECTION B – MATTERS FOR INFORMATION

### APPEALS DETERMINED

#### a) Planning Appeals

**Appeal Ref:** A2017/0012      **Planning Ref:** P2017/0843

**PINS Ref:** APP/Y6930/X/17/3188398

**Applicant:** Mr E John

**Proposal:** Single storey front conservatory extension – certificate of lawful development proposed.

**Site Address:** 121B Pen Y Cae Road, Port Talbot

**Appeal Method:** Written Representations

**Decision Date:** 5<sup>th</sup> April 2018

**Decision:** Appeal Dismissed

[Appeal Decision Letter](#)

The Inspector stated that under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) it was clear that an enlargement, improvement or other alteration of a dwelling house is not permitted development if the enlarged part of the dwelling house would extend beyond a wall comprised in the principal elevation of the original dwelling house, as was the case in this appeal.

The Inspector therefore concluded that there is no doubt that the development does not comprise permitted development under the current legislative framework and that it would, therefore, require planning permission.

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**Appeal Ref:** A2018/0001      **Planning Ref:** P2016/0929

**PINS Ref:** APP/Y6930/A/17/3191554

**Applicant:** Mr Aaron Merret

**Proposal:** 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.

**Site Address:** Tyre and Exhaust Centre, Commercial Street, Abergwynfi

**Appeal Method:** Written Representations

**Decision Date:** 17<sup>th</sup> April 2018

**Decision:** Appeal Allowed

[Appeal Decision Letter](#)

The main issue considered by the Inspector related to the effect of the development upon both pedestrian and highway safety, with particular reference to the parking and servicing arrangements at the premises.

The Council refused planning application on the basis that the proposal would fail to provide satisfactory arrangements for the parking of breakdown recovery vehicles and private vehicles awaiting repair. However, having regard to the size of the premises and the evidence supporting the parties' cases, the Inspector saw no reason to dispute the assertion that the business represents a "one-man operation". Indeed, he did not see anything to suggest that the business is 'intensive in nature' as referred within the Council's Notice of Decision. He acknowledged that the submitted evidence indicates that operations undertaken to date have resulted in indiscriminate parking, which has disrupted the free-flow of traffic in the area. However, having regard to the fact that the proposed scheme would make provision for four off-street parking spaces, and a separate rear storage area that could be used for the storage of spare parts stripped from 'un-roadworthy vehicles', he was satisfied that (subject to conditions), the scheme



could be operated without the need for indiscriminate parking of vehicles. He was also satisfied that the restricted scale of the premises would in itself represent a limit to such an intensification. In relation to parking violations, he stated that such violations could be adequately addressed outside of the planning system, and the Council retains the ability to impose new or amend existing TROs if necessary. The appeal was therefore allowed, subject to conditions.

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**Appeal Ref:** A2018/0009      **Planning Ref:** P2017/0966

**PINS Ref:** APP/ Y6930/H/18/3196369

**Applicant:** Gareth Acreman

**Proposal:** Retention of non-illuminated advertisement..

**Site Address:** Former Lakeside Golf Driving Range, Water Street, Margam

**Appeal Method:** Written Representations

**Decision Date:** 4<sup>th</sup> April 2018

**Decision:** Dismissed

[Appeal Decision Letter](#)

The Inspector noted that the advertisement was in place at the time of her visit and replaced a former sign of similar scale. It was noted to be a large prominent feature that stretches across the majority of the back elevation of a simple wooden building, and to be very obvious in views along Water Street, and also visible from the M4 motorway albeit given the distances and the low level height of the appeal building, it was not especially prominent from this location.

Although in a green wedge and forming part of a Landscape of Historic Interest, its primary visual impact relates to a localised area such that the wider interests of the green wedge and historic landscape would not be unduly affected by the appeal sign.

The sign itself relates to a commercial building within a car park where adverts in general would not be untypical of the immediate context. Even so, the Inspector considered that the scale of the sign dominates the building on which it is situated, with the use of black lettering on a white background against a wooden elevation resulting in a garish and visually dominant feature.

In her judgement, the advertisement was unsympathetic in scale and design to the existing building, comprising an intrusive form of advertising that harms the visual amenities of the area. Although the previous sign was also visually dominant and may have existed without question for some time, that does not justify compounding the visual harm arising from the appeal sign.

In terms of the highway objection, the Inspector found that despite its scale, the advertisement is uncomplicated in its appearance, and is quickly and easily read from the adjacent highway, and set back from the junction with St David's Park such that it does not affect visibility for motorists. She noted that there is no evidence that the former similar sign caused any serious highway safety issues and considered that the sign would not cause any undue distraction to motorists. Nonetheless, this would not outweigh the visual harm which was an overriding consideration in this case.

NOTE: The unauthorised signage has since been removed from the building and negotiations taken place with Officers regarding a more appropriate replacement.

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**Appeal Ref:** A2018/0002      **Planning Ref:** P2017/0987

**PINS Ref:** APP/Y6930/A/17/3191935

**Applicant:** Martin Richards

**Proposal:** New Detached Dwelling.

**Site Address:** 20 Cwrt Yr Eos, Coed Hirwaun

**Appeal Method:** Written Representations

**Decision Date:** 18<sup>th</sup> April 2018

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

The main issues concerned the principle of development; the effect of the proposed development upon the character and appearance of the area; and the effect of the proposed development upon the Green Wedge designation, including whether there are any very exceptional circumstances that clearly outweigh any identified harm.

The Inspector acknowledged the site's location outside of the settlement limits defined by LDP Policy SC1 which set out specific circumstances whereby development outside of settlement limits would be acceptable in principle. The inspector did not see anything in the proposal to indicate that the development proposed would satisfy any of the policy exemptions provided by that policy.

An important element of the appellant's case is that the resulting development would not represent a prominent or intrusive form of development. The inspector also considered that, having regard to the scale parameters proposed, the rising nature of the land and the spacious grounds within which the dwelling would be sited, the development would conflict with the general pattern of the development within this area.

The appeal site is also located within a Green Wedge designation as defined by Policy EN3/1 of the adopted LDP. PPW sets out the national policy framework relating to Green Wedges, specifically stating that the most important attribute of Green Wedges is their openness. The Inspector assessed that there is no doubt that the development proposed falls within the definition of inappropriate development as defined by PPW, and it therefore followed that the development would be harmful to the Green Wedge. The development would not be of a scale that would result in the merging of nearby settlements, however the development would fail to maintain the openness of the designation and in this respect it would run counter to the legitimate aim of preventing coalescence and protecting the setting of urban areas.

In conclusion the Inspector did not consider the matters raised by the appellant either individually or cumulatively amounted to the *very exceptional circumstances* referred to within national planning policy. It was recognised that the development would contribute towards the housing land supply within the area, however having regard to the modest contribution it would make, as well as the lack of evidence to demonstrate the immediate need to increase supply, such matters were not determinative in this case.

**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 (A3) with internal alterations.

**Site Address:** 51 Castle Drive, Cimla

**Appeal Method:** Written Representations

**Decision Date:** 28<sup>th</sup> March 2018

**Decision:** Allowed

[Appeal Decision Letter](#)

The main issue considered by the Inspector related to the effect of the proposal on the living conditions of nearby residents.

The Council refused planning permission on the grounds that the increased number and nature of visitors and associated vehicular movements to the premises would have an unacceptable effect on the amenity of neighbouring residents by reason of an increase in noise and disturbance.

Whilst the Inspector had regard to the previous appeal decision relating to a hot food takeaway it was acknowledged that circumstances had changed since the previous decision due to the grant of planning permission for another Class A3 facility within the parade of shops which had changed the context of the site. The inspector considered that a café bar would generate less visits to the premises than a takeaway, this together with the preparation of food off site would mean that less people would be likely to congregate outside. The Inspector was also of the opinion that as the premises was in the heart of a residential area and it was also proposed to serve alcohol would mean that it is not unreasonable to expect that a number of visits to the premises would be made on foot, thereby reducing the potential for disturbance.

The Inspector was satisfied that there was no evidence to suggest that the existing takeaway or shop was a nuisance and that the

proposed opening hours were comparable to these premises, or that there would be any significant traffic or parking problems. However, it was acknowledged that in the interests of residential amenity the Council should have the ability to retain control over the development and as a consequence in allowing this appeal imposed conditions restricting opening hours and the use of the premises as a café bar.

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