



PLANNING COMMITTEE

2.00 PM - TUESDAY, 11 SEPTEMBER 2018

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

1. Declarations of Interest
2. Minutes of the Previous Meeting (*Pages 5 - 8*)
3. To Request Site Visit(s) from the Applications Presented

Section A - Matters for Decision

Reports of the Head of Planning and Public Protection

Planning Applications Recommended for Approval

4. Application No: P2018/0640 (*Pages 9 - 14*)
Two-storey rear extension at 14 Mansel Street, Port Talbot, SA13 1BH
5. Application No: P2018/0652 (*Pages 15 - 22*)
Change of use of small corner of land associated with Neath Cricket Club into garden curtilage, plus single storey rear extension at 6 Bracken Road, Neath, SA11 3DR

Section B - Matters for Information

6. Delegated Decisions, 14 August to 3 September 2018
(*Pages 23 - 30*)

7. Urgent Items

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

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 5 September 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, S.Pursey,
A.McGrath, R.Mizen and L.Jones

**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

(COMMITTEE ROOM 1/2 - PORT TALBOT CIVIC CENTRE)

Members Present:

21 August 2018

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

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

Local Members: Councillor S.Renkes and C.Clement-Williams

Officers In Attendance: C.Griffiths, S.Ball, D.M.Adlam, R.MacGregor and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the 10 July 2018 be noted by the Committee.

2. **SITE VISITS**

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

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2018 (NO. 5) AT 13 CHURCH CRESCENT, BAGLAN, PORT TALBOT**

Officers made a presentation to the Planning Committee on the proposed confirmation of a Tree Preservation Order 2018 (No. 5, at Church Crescent, Baglan, Port Talbot) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a local resident (against the confirmation of the Tree Preservation

Order) addressed the Planning Committee, as well as the Local Ward Members.

RESOLVED: That following the site visit prior to today's meeting on 21 August, 2018, and in accordance with Officers' recommendations, the emergency Tree Preservation Order 2018 (No. 5), dated 4 June, 2018, be confirmed as an opposed Tree Preservation Order.

4. **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, 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, also detailed in the circulated report.

5. **DELEGATED DECISIONS 3 JULY 2018 TO 13 AUGUST 2018**

Members received a list of Planning Applications which had been determined between 3 July to 13 August 2018, as detailed within the circulated report.

RESOLVED: That the report be noted.

6. **APPEAL DETERMINED 3 JULY TO 13 AUGUST**

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

Appeal A Ref: E2017/0131 / A2017/0014

Appeal B Ref: P2016/0271 / A2017/0013

The retention and completion of use of the land for the siting of two caravans for a Gypsy family, associated amenity building, hardstanding and improvement of existing access at Land at Riverside Stables, Tyn Yr Heol Access Road, Pen Y Bryn, Pyle, Neath Port Talbot, CF33 4HW.

Decisions:

Appeal A: Enforcement Notice Upheld (Appeal Allowed insofar as it relates to ground (g) tree limits for compliance) (see circulated report for details)

Appeal B: Appeal Allowed (see circulated report for details)

CHAIRPERSON

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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|---|--------------------------------|
| <u>APPLICATION NO:</u> P2018/0640 | <u>DATE:</u> 15/08/2018 |
| PROPOSAL: Two-storey rear extension | |
| LOCATION: 14 Mansel Street, Port Talbot SA13 1BH | |
| APPLICANT: Mr Saifur Rahaman | |
| TYPE: Householder | |
| WARD: Port Talbot | |

BACKGROUND INFORMATION

This application is being reported to Planning Committee as the applicant is Cllr Saifur Rahaman.

LINK TO RELEVANT PLANS/ REPORTS

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

SITE AND CONTEXT

The application site is located at 14 Mansel Street, Port Talbot.

The application site comprises a two-storey mid-terraced dwelling with associated garden areas to the front and rear. It is bounded by residential dwellings to the north and south, with Mansel Street to the west, and a rear access lane to the east.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the erection of a two-storey rear extension

The proposed extension will measure 3.6m in length by 1.6m wide and will reach a height of 6m. It is designed with a glass-fibre flat-roof, and will have rendered walls to match the main dwelling. The roof of the proposed extension will tie into the existing extension on Number 12. The proposed extension will provide an extended dining area at ground-floor and en-suite facilities at first-floor level. In order to provide natural light into the bedroom, a new roof-light with light tunnel will be inserted

into the rear roof plane. This element, however, would be “permitted development”.

NEGOTIATIONS

Not Applicable.

PLANNING HISTORY

The application site does not have any relevant planning history.

CONSULTATIONS

Biodiversity Unit: No objection, subject to advisory note regarding bats.

REPRESENTATIONS

The neighbouring properties were consulted on 15/08/18. In response, to date no representations have been received.

REPORT

National Planning Policy

- [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:

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- [Parking Standards](#)
- [Design](#)

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 an extension to an existing dwelling is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

Impact on Visual Amenity

By virtue of the fact that the proposed development is carefully and sympathetically designed to integrate with the existing dwelling terms of size and external materials, 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 is noted that no side-facing windows are proposed. It is therefore considered that the proposed extension would not create any overlooking issues over and above the existing dwelling.

With regards to potential overbearing and overshadowing, the proposed extension would project 3.6m from the main back wall of the dwelling, which is in compliance with the Design SPG - but also the same length as the existing rear wing. It is therefore considered that the proposed development would not create any unacceptable overbearing or overshadowing issues.

Parking and Access Requirements and Impact on Highway Safety

It is noted that there is no existing off-street car parking at the property. As the proposed extension would be for an extended dining area and en-suite, and not an additional bedroom, no new car parking provision would be required in this instance. It is therefore considered that the

proposed development would not have a detrimental impact highway or pedestrian safety.

Biodiversity / Ecology

It should be noted that the Biodiversity Unit offers no objection to the proposal, subject to an advisory note in relation to bats. Provided this is attached to the planning permission, the proposal is considered acceptable in terms of ecology.

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 a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan. Approval is therefore recommended.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Conditions

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

Reason

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

Approved Plans

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

Dwg. No. 14MS-01.

Dwg. No. 14MS-04.

Dwg. No. 14MS-02.

Dwg. No. 14MS-05.

Reason

In the interests of clarity.

Regulatory Conditions

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

Reason

In the interests of visual amenity.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant 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 adopted January 2016.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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|--|---|
| <u>APPLICATION NO:</u> P2018/0652 | <u>DATE:</u> 03/08/2018 |
| PROPOSAL: | Change of Use of small corner of land associated with Neath Cricket Club into garden curtilage, plus single storey rear extension |
| LOCATION: | 6 Bracken Road, Neath SA11 3DR |
| APPLICANT: | Mrs Rachel Burton |
| TYPE: | Change of Use |
| WARD: | Neath North |

BACKGROUND

This application is required to be determined by Committee, under the Council's delegated arrangements, as the applicant is a close relative of Councillor Lockyer.

SITE AND CONTEXT

The site comprises a semi-detached two storey dwelling located in a close of properties known as Bracken Road. The property occupies a corner position within the close, and is flanked to the west by land which forms part of the Neath Cricket Ground.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for the change of use of land into garden curtilage, and construction of a single storey extension.

Due to the corner position of the application site, a rear extension due to its proposed depth could not be constructed within the existing residential curtilage. In order to overcome this issue the applicant is in the process of purchasing a strip of un-usable land from Neath Cricket Club (in the ownership of NPTCBC). The additional land is triangular in shape having an average width of 6.5m, and length of 25m. The aforementioned land has never been used by the Cricket Club due to its shape and boggy nature, and is fenced off from the actual leisure area.

The proposed extension will be located to the rear of the dwelling taking up the full width of the rear elevation a distance of 7m, and will project

out from the rear elevation of the dwelling a distance of 5.8m. The roof is flat in design at a height of 2.5m. Two windows will be installed in the western side elevation adjacent to the cricket ground, one serving a lounge and the other a washroom, and the rear elevation will benefit from a window and bi-folding doors both serving a kitchen diner.

All materials and finishes 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

Neath Town Council was notified on 30/7/2018 and replied offering no objection.

2 No. Properties have been consulted by letter on 30/7/2018. To date no responses 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
- **Policy SC2** Protection of Existing Community Facilities

Issues

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

Principle of Change of Use of Land

Policy SC2 (Protection of Existing Community Facilities) states that any proposals which would result in the loss of an important existing community facility will only be permitted where it can be demonstrated that: The facility is surplus to requirements; or the existing use is no longer viable.

In this case, the land beyond the existing residential curtilage forms part of the cricket ground, but at present is fenced off from the ground as its shape, location and boggy nature dictates that it cannot be utilised for leisure purposes. The land is therefore considered surplus to requirement having never been used for any community use. Moreover, because of its location in the corner of the ground, 'rounding off' the site will have no detrimental impact on the overall use of the site, nor create additional pressure for incremental further extensions into the site, which would be to the cumulative detriment of the site's leisure/community use. As such, it is clear that the loss of this land will not be to the detriment of the local area and there is no objection to the principle of its change of use under Policy SC2.

Impact on Visual Amenity

It is acknowledged that the development proposes to change an area of land associated with Neath Cricket Ground into garden curtilage. However, due to the irregular shape of the land, and boggy nature, the land has not been maintained by the cricket club, and has been left to grow in an unruly manor having no visual value.

Whilst it is acknowledged that the area has no special visual value, it was noted during the site visit that the application land was separated from the actual leisure area by a natural boundary of mature trees and shrubbery which help soften the appearance of this residential area when viewed from within the cricket ground. Clarification was verbally sought, and it was confirmed and shown on the submitted plans that the aforementioned trees and shrubbery are outside the resultant curtilage of the dwelling, will remain in situ, and remain in the ownership of NPTCBC. However, in order to define the resultant curtilage, and to screen the development from the cricket ground, a condition will be imposed on the planning approval stating that prior to the first beneficial use of the development hereby approved a close boarded fence shall be erected around the side and rear boundaries of the application site.

Turning to the proposed extension, although the extension would have a flat roof, given its siting upon the rear elevation, it is not considered that the development will undermine the overall appearance, design, and finishes of the existing property. Furthermore, due to the limited height and corner position of the dwelling, the development will be for the most part hidden from the surrounding properties, and the aforementioned trees and shrubbery will screen the development from the recreational areas to the west.

It is therefore, considered that the development will not adversely impact upon the visual amenity of the application dwelling nor will it detract from the character and appearance of the surrounding area, thus according with Policy BE1.

Impact on Residential Amenity

The adjoining property No.5 already benefits from a single storey extension which projects out from the dwelling approximately the same distance as the proposed extension. Therefore, when taking into account the resultant angle of the development and the joint boundary, its limited height and projection, and its siting adjacent to the unarticulated side elevation of the neighbouring extension, it is considered that the development will not result in any unacceptable impact upon the occupiers of No.5.

In terms of privacy, 2 small windows will be installed to the side elevation facing the cricket ground, which will be screened from this leisure area by the aforementioned mature trees and shrubbery, and all other windows will be installed in the rear elevation overlooking the garden area of the application site. As such, it is not considered that the development will result in an adverse overlooking impact upon the occupiers of the adjoining property.

Given the corner position of the development, the proposed extension will be hidden from the property to the north west No.7, and as such, it is not considered that the development will impact upon the residential amenity of the occupiers of this property above and beyond that of the existing situation.

Parking and Access Requirements and Impact on Highway Safety

Given that the development will not displace any off street parking. It is not considered that the development will impact detrimentally upon pedestrian and highway safety.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

There is no objection to the principle of the change of use of land in respect of any impact on existing community facilities, and 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), TR2 (Design and Access of New Development) and SC2 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Condition

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

Reason

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

Approved Plans

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

- i. Proposed site plan drawing no.1. received 30/7/2018.
- ii. Proposed floor plans drawing no.2.received 30/7/2018.
- iii. Proposed elevation drawing no.3.received 30/7/2018.
- iv. Proposed first floor plans no.4 received 30/7/2018.

Reason

In the interest of clarity.

Regulatory Condition

(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 dwelling.

Reason

In the interests of visual amenity.

(4)Prior to the first beneficial use of the development hereby approved a close boarded fence shall be erected at the height of 1.8m to the extent shown in green on the attached plan Ref No.1A and shall be retained as such thereafter.

Reason

In the interest of visual amenity.

REASON FOR GRANTING PLANNING PERMISSION

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 (5) 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.

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SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 14TH AUGUST AND 3RD SEPTEMBER 2018

| | | |
|---|--------------------|-----------------|
| 1 | App No. P2017/0322 | Type Full Plans |
| Proposal Five detached dwellings, detached garages, vehicular access and associated works | | |
| Location Land at, Varteg Row, Bryn, Port Talbot | | |
| Decision Approved subject to s.106 | | |
| Ward Bryn & Cwmavon | | |

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| 2 | App No. P2017/0940 | Type Vary Condition |
| Proposal Section 73 Application for the removal of condition 17 (Visitor parking) and to allow for the discharge of condition 29 after commencement of works (Drainage surface water run off during construction) amended layout plan no. 1497a 4-2 rev S of planning permission P2015/0778 approved 19/10/2016. | | |
| Location Waun Sterw, Rhydyfro, Pontardawe SA8 4PG | | |
| Decision Approval with Conditions | | |
| Ward Pontardawe | | |

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| 3 | App No. P2017/1105 | Type Full Plans |
| Proposal One residential dwelling detached garage and associated works | | |
| Location Land Adjacent to, 26 Graig Road, Alltwen, Pontardawe SA8 3DA | | |
| Decision Approved subject to s.106 | | |
| Ward Alltwen | | |

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| 4 | App No. P2018/0026 | Type Full Plans |
| Proposal Detached dwelling with associated parking and engineering works | | |
| Location Plot 24, Clos Dewi Sant, Bryn, Port Talbot SA13 2RF | | |
| Decision Approval with Conditions | | |
| Ward Bryn & Cwmavon | | |

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| 5 | App No. P2018/0338 | Type Full Plans |
| Proposal | Detached bungalow with garage and associated works | |
| Location | Land To The East Side Of Tyla Morris Farm, Pant Howell Ddu Road, Ynysmaerdy , Briton Ferry, Neath Port Talbot SA11 2TU | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry East | |

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| 6 | App No. P2018/0387 | Type Householder |
| Proposal | Part single storey part two storey side extension and single storey rear extension including raised decking area | |
| Location | 3 Primrose Bank, Bryncoch, Neath SA10 7BX | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 7 | App No. P2018/0447 | Type App under TPO |
| Proposal | Felling of 1 No. Dawn Redwood tree protected by Tree Preservation Order T214/T1 | |
| Location | 2 Sunnyville, Ynys Y Darren Road, Ystalyfera, Swansea SA9 2EG | |
| Decision | Refusal | |
| Ward | Ystalyfera | |

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| 8 | App No. P2018/0503 | Type Householder |
| Proposal | Single storey side extension and first floor rear extension | |
| Location | 14 St Albans Terrace, Taibach, Port Talbot SA13 1LW | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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| 9 | App No. P2018/0536 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Condition 4 (sustainable drainage scheme including a management and maintenance plan) of Planning Permission P2016/0928 granted on 05/07/2017 | |
| Location | Yard at, Commercial Road, Rhydyfro Pontardawe, Swansea SA8 4SL | |
| Decision | Approval with no Conditions | |
| Ward | Pontardawe | |

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| 10 | App No. P2018/0545 | Type Listed Building Cons |
| Proposal | Listed Building Consent for the removal of chimney. (Retrospective application, Dangerous structure notice served) | |
| Location | Bethania Independent Chapel, Evelyn Road, Skewen, Neath | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |

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| 11 | App No. P2018/0548 | Type Full Plans |
| Proposal | Substitution of House Type | |
| Location | Land Adjacent to 40, Rowan Tree Avenue, Baglan, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 12 | App No. P2018/0553 | Type Change of Use |
| Proposal | Change of use from Car Repair Centre (Use Class B2) to Children's Day Nursery (Use Class D1) | |
| Location | Ariazone International, Seaway Parade Industrial Estate, Baglan, Port Talbot SA12 7BT | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 13 | App No. P2018/0569 | Type Full Plans |
| Proposal | Change of use of land into community garden and allotment together with associated structures including raised planting beds and benches and re-surfacing | |
| Location | Land between, 43 Alltwen Hill and Alltwen RFC, Alltwen Hill, Alltwen, Pontardawe SA8 3BP | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 14 | App No. P2018/0598 | Type Householder |
| Proposal | Single storey rear and side extensions | |
| Location | 15 Heol Brynna, Cimla, Neath SA11 2DT | |
| Decision | Approval with Conditions | |
| Ward | Cimla | |

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| 15 | App No. P2018/0601 | Type App under TPO |
| Proposal | Works to trees Protected by Tree Preservation Order T89 - T1 and T2 Ash Trees consisting of 30% crown reduction and removal of 2-3 no. lower branches and 5-6 no. branches overhanging property. | |
| Location | Bushmills View, 9 The Avenue, Eaglesbush , Neath SA11 2FD | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 16 | App No. P2018/0603 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 8 Cadoxton Terrace, Main Road, Cadoxton, Neath SA10 8BR | |
| Decision | Approval with Conditions | |
| Ward | Cadoxton | |

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| 17 | App No. P2018/0607 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 72 Heol Y Nant, Baglan, Port Talbot SA12 8ET | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 18 | App No. P2018/0609 | Type Change of Use |
| Proposal | Change of use to Clothes Recycling/Storage/Auction House, plus retention of storage containers | |
| Location | UNIT 10A, Seaway Parade Industrial Estate, Baglan, Port Talbot SA12 7BR | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 19 | App No. P2018/0613 | Type Householder |
| Proposal | Retention and completion of detached garage | |
| Location | 70 Vivian Park Drive, Sandfields, Port Talbot SA12 6RP | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 20 | App No. P2018/0622 | Type App under TPO |
| Proposal | Works to trees protected by Tree Preservation Order T272/T8 - 1 No. Oak tree reduce 1 branch by 3 metres and T68/T5 1 No. Beech tree crown reduction by 3 metres. | |
| Location | 41A Rowan Tree Close, Bryncoch, Neath SA10 7SJ | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 21 | App No. P2018/0633 | Type Full Plans |
| Proposal | Alteration to fenestration, construction of a porch and demolition of tank building | |
| Location | Coedffranc Memorial Hall Skewen Park, Wern Road, Skewen, Neath SA10 6DP | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc Central | |

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| 22 | App No. P2018/0634 | Type Householder |
| Proposal | Two storey rear extension | |
| Location | 16 Cambrian Place, Port Talbot SA13 1HD | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 23 | App No. P2018/0635 | Type Householder |
| Proposal | Detached domestic garage | |
| Location | 1 Lingfield Avenue, Sandfields, Port Talbot SA12 6NX | |
| Decision | Refusal | |
| Ward | Sandfields East | |

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| 24 | App No. P2018/0638 | Type Discharge of Cond. |
| Proposal | Submission of details pursuant to Condition 17 (Extraction Details) of Planning Permission P2017/0112 granted on June 8th 2017 | |
| Location | Land Between A465 And High Street, Blaengwrach, Neath | |
| Decision | Approval with no Conditions | |
| Ward | Blaengwrach | |

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| 25 | App No. P2018/0642 | Type Householder |
| Proposal | Single storey side and rear extension. | |
| Location | 1 Saltoun Street, Margam, Port Talbot SA13 2DS | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 26 | App No. P2018/0644 | Type Full Plans |
| Proposal | Single storey side extension to join main building to outbuilding. | |
| Location | The Meadows, Pontneathvaughan Road, Glynneath, Neath SA11 5NT | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 27 | App No. P2018/0650 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Condition 33 (Boundary Treatments) of Planning Permission P2016/1022 granted on 01/02/17 (Amendment to P2018/0112 in respect of MUGA and 3G Rugby Pitch) | |
| Location | Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 28 | App No. P2018/0653 | Type NSIP Discharge Req |
| Proposal | Details to be agreed in association with Requirement 18(4) (Contaminated Land and Ground Water Verification Report) in relation to Stage 1 - Phase 1A Remediation strips 1, 2 and 3 of the Port Talbot Steelworks Generating Station Development Consent Order 2015. | |
| Location | TATA Steelworks, Grange Road, Margam, Port Talbot | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 29 | App No. P2018/0659 | Type Neigh.Auth/Nat.Park |
| Proposal | Consultation from City and County of Swansea with regard to Swansea Central redevelopment. | |
| Location | Swansea Centre (Former St David's Centre), Land North Of Oystermouth Road, Swansea | |
| Decision | No Objections | |
| Ward | Outside Borough | |

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| 30 | App No. P2018/0667 | Type Householder |
| Proposal | Retention and completion of single storey rear extension with roof lantern and two storey side extension | |
| Location | 33 Moorland Road, Sandfields, Port Talbot SA12 6JA | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 31 | App No. P2018/0678 | Type Discharge of Cond. |
| Proposal | Partial discharge of Condition 15 (On-site Parking Capacity Data) of Planning Permission P2017/0108 (Academic building) approved on the 12/05/17. | |
| Location | Bay Campus, Fabian Way, Jersey Marine, Neath | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |

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| 32 | App No. P2018/0704 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to planning permission P2018/0081 (Erection of 4 bedroom bungalow) approved on 22/03/18 to reduce slab level of dwelling from 104.912 to 104.312 | |
| Location | 39b Nant Celyn, Crynant, Neath SA10 8PZ | |
| Decision | Approval with Conditions | |
| Ward | Crynant | |

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| 33 | App No. P2018/0725 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawful Development (Proposed) for a single storey rear extension | |
| Location | 6 Ashwood Drive, Gellinudd Pontardawe, Swansea SA8 3HL | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Rhos | |

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| 34 | App No. P2018/0733 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 17 Galltcwm Terrace, Bryn, Port Talbot SA13 2RL | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Bryn & Cwmavon | |

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