



PWYLLGOR CYNLLUNIO

2.00 PM - DYDD MAWRTH, 4 RHAGFYR 2018

COMMITTEE ROOM 1/2 - PORT TALBOT CIVIC CENTRE

Rhan 1

1. Datganiadau o gysylltiadau
2. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 6*)
3. Gwneud cais am ymweliad(au) safle gan y ceisiadau a gyflwynwyd

Adroddiadau gan Bennaeth Cynllunio a Diogelu'r Cyhoedd

Adran A - Materion i'w Penderfynu

Ceisiadau Cynllunio wedi'u hargymell ar gyfer Cymeradwyaeth

4. Rhif y cais: P2018/0822 (*Tudalennau 7 - 14*)
Cadw a chwblhau sied storio ar wahân, a chynyddu uchder wal derfyn bresennol i 1.95m yn 1 Heol Commercial, Resolfen, Castell-nedd SA11 4HY
5. Rhif y cais: P2018/0395 (*Tudalennau 15 - 44*)
Adeiladu 8 annedd; cadw a chwblhau gwaith peirianeg (sy'n ymwneud â lefelau tir/adeileddau cynnal fel diwygiad i ganiatadau cynllunio cyfeirnodau P2010/0880 a P2006/1780) (derbyniwyd cynlluniau diwygiedig a gwybodaeth ategol ar 28.08.18 a 28.09.18) ar dir yn agos i 40 Maes yr Ysgol, Cam 6, Parc y Dderwen, Pontardawe, Abertawe.

Adran B - Materion Er Gwybodaeth

6. Apeliadau a dderbyniwyd - 25.09.18 - 26.11.18
(*Tudalennau 45 - 46*)
7. Apeliadau y penderfynwyd arnynt - 25.9.18 - 26.11.18
(*Tudalennau 47 - 48*)
8. Penderfyniadau Dirprwyedig - 25.9.18 - 26.11.18
(*Tudalennau 49 - 80*)
9. Eitemau brys
Unrhyw eitemau brys yn ôl disgrisiwn y Cadeirydd yn unol ag
Adran 100B(4)(b) Deddf Llywodraeth Leol 1972.

S.Phillips
Prif Weithredwr

Canolfan Ddinesig
Port Talbot

Dydd Mercher, 28 Tachwedd 2018

Aelodaeth Pwyllgor:

Cadeirydd: S.Paddison

Is-Gadeirydd: H.N.James

Aelodau: Councillors A.R.Aubrey, S.Bamsey, R.Davies, W.F.Griffiths, S.K.Hunt, C.J.Jones, S.Pursey, A.McGrath, R.Mizen a/ac L.Jones

Aelod Cabinet: Councillor A.Wingrave

Gwneud cais i siarad yng nghyfarfod y Pwyllgor Cynllunio

Mae gan y cyhoedd hawl i fynd i'r cyfarfod ac annerch y pwyllgor yn unol â gweithdrefn gytunedig y cyngor sydd ar gael yn www.npt.gov.uk/planning.

Os hoffech siarad yn y Pwyllgor Cynllunio ynghylch cais yr adroddwyd amdano i'r pwyllgor hwn, mae'n rhaid i chi:

- Gysylltu â'r Gwasanaethau Democrataidd yn ysgrifenedig, naill ai drwy'r post yn: Y Ganolfan Ddinesig, Port Talbot SA13 1PJ, neu'n ddelfrydol drwy e-bostio: democratic.services@npt.gov.uk.
- Sicrhau eich bod yn gwneud eich cais i siarad ddau ddiwrnod gwaith cyn dyddiad y cyfarfod fan bellaf (erbyn 2pm ar y dydd Gwener blaenorol os yw'r cyfarfod ar ddydd Mawrth).
- Nodi'n glir rif yr eitem neu'r cais rydych am siarad amdani/o a chadarnhewch a ydych yn cefnogi'r cais neu'n ei wrthwynebu.
- Rhoi eich enw a'ch cyfeiriad (a fydd ar gael i'r cyhoedd oni bai fod rhesymau penodol dros gyfrinachedd).

Sylwer, dim ond un person sy'n gallu siarad ar ran pob 'categori' ar gyfer pob cais h.y. y gwrthwynebydd, y cefnogwr, yr ymgeisydd/asiant, y Cyngor Cymuned/Tref. Ceir manylion llawn yng ngweithdrefn gytunedig y cyngor.

Yn ogystal, os yw gwrthwynebydd yn dymuno siarad, hysbysir yr ymgeisydd/asiant gan y cyngor.

Os ydych yn dymuno trafod unrhyw agwedd ar siarad cyhoeddus, ffoniwch dîm y Gwasanaethau Democrataidd ar 01639 763313.

Cyflwyno sylwadau ar geisiadau cynllunio yr adroddir amdanynt i'r pwyllgor

Os ydych yn dymuno cyflwyno sylwadau ar gais a gyflwynir i'r Pwyllgor Cynllunio hwn, sylwer bod rhaid i'r Adran Gynllunio dderbyn y rhain erbyn 2.00pm ar y dydd Gwener cyn cyfarfod y pwyllgor fan bellaf (yn seiliedig ar y cyfarfod dydd Mawrth arferol). Os nad yw'r cyfarfod ar ddydd Mawrth, dylid eu derbyn erbyn 2.00pm ar y diwrnod gwaith olaf ond un cyn y Pwyllgor Cynllunio fan bellaf.

Caiff sylwadau a dderbynnir yn unol â phrotocol y cyngor eu crynhoi a, lle y bo'n briodol, gwneir sylwadau arnynt ar ffurf Taflen Ddiwygio, a ddsberthir i aelodau'r Pwyllgor Cynllunio drwy e-bost ar y noson cyn cyfarfod y pwyllgor, a'i chyflwyno ar ffurf copi caled yn y cyfarfod.

PLANNING COMMITTEE

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

Members Present:

2 October, 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, R.Mizen and L.Jones

UDP/LDP Member: Councillor A.Wingrave

Officers In Attendance: N.Pearce, D.M.Adlam, M.Shaw, R.MacGregor and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the 11 September 2018 be noted by the Committee.

2. **SITE VISITS**

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

3. **APPLICATION NO: P2018/0656**

Officers made a presentation to the Planning Committee on this Application (change of use of residential dwelling (Class C3 to a HMO Class C4) at 17 Elba Crescent, Crymlyn Burrows, Swansea, SA1 8QQ) as detailed in the circulated report.

Members noted a verbal amendment to the circulated report – the words ‘North’ and ‘South’ on the bottom of Page 7 and top of Page 8 respectively, should be swapped around.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2018/0656 be approved, subject to the conditions detailed in the circulated report.

4. **DELEGATED DECISIONS, 4 SEPTEMBER TO 23 SEPTEMBER 2018**

Members received a list of Planning Applications which had been determined between 4 September to 23 September 2018, as detailed within the circulated report.

RESOLVED: That the report be noted.

5. **APPEALS DETERMINED**

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

Appeal Ref: A2018/0011

Detached split level dwelling and associated works at Plot A Land at Graig Road, Godrergrraig.

Decision:

Appeal allowed (insofar as conditions 13,14 and 17 deleted and a varied permission granted, as detailed within the circulated report).

Appeal Ref: A2018/0012

Two detached dwellings and associated works at Land at Clos Llwynant, Alltwen.

Decision:

Appeal Dismissed.

CHAIRPERSON

Tudalen6

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2018/0822	<u>DATE:</u> 24/10/2018
PROPOSAL:	Retention and completion of detached storage shed, plus increase height of existing boundary wall to 1.95m high.
LOCATION:	1 Commercial Road, Resolven, Neath SA11 4HY
APPLICANT:	Mr Ken Evans
TYPE:	Householder
WARD:	Resolven

BACKGROUND INFORMATION

Cllr Des Davies requested on 27/11/18 that the application be determined at Planning Committee for the following reasons:

- (1) To assess the potential impact upon the occupiers of Rose Cottages (particularly Number 3), due to the potential impact on “right to light”.
- (2) Concerns with the impact of an overbearing, incongruous, large, flat roof shed on the character and appearance of the area given its prominent location at the access to the village of Resolven, and the overall effect on residents of Rose Cottages as well as the residents of the community and visitors to the lock and canal basin alike.

Following discussion at the Committee Call-in Panel on 27/11/18, it was agreed that the application would be determined at Planning Committee on 4th December 2018.

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 1 Commercial Road, Resolven.

The application site measures approximately 0.021 hectares in area. It comprises a two-storey end-of-terraced dwelling with associated small garden area to the front and larger garden area to the side. It is located on a corner plot location. It is bounded by a rear access lane with dwellings opposite to the north, residential dwellings to the east, Commercial Road (B4434) to the south and west.

DESCRIPTION OF DEVELOPMENT

This is a full partially-retrospective planning application for the retention and completion of a detached storage shed, plus the increase in height of an existing boundary wall.

It should be noted that the storage shed has been partly constructed on site, and this application seeks the retention and completion. The shed would be located at the end of the triangular side garden and would measure a maximum of 4.7m wide by 4m in depth and would reach a height of 2.7m. It is designed with a flat roof and is proposed to be clad with Marley Cedral cladding (black colour).

In addition to the shed, it is proposed to increase the height of the existing boundary wall from 1.6m high to 1.95m.

NEGOTIATIONS

Not Applicable.

PLANNING HISTORY

The application site does not have any relevant planning history.

CONSULTATIONS

Resolven Community Council: No reply, therefore no observations to make.

REPRESENTATIONS

The neighbouring properties were consulted on 24/10/18, with a site notice also displayed on 25/10/18.

In response, to date 3 letters of representations have been received from the same property, with the issues raised summarised as follows: -

- Concern regarding the garden level as it appears that it is higher than the surrounding highway and residential dwellings to the north.
- Concerns regarding the red line area and potential inclusion of highway land.
- Concerns regarding visual amenity relating to the shed (height and roof design) and wall height.
- Concerns that the proposal would overbear and overshadow neighbouring dwellings and result in loss of light to habitable rooms.
- If the Council is minded to grant consent for the wall it should be conditioned to be rendered and painted white.

REPORT

National Planning Policy

- [Planning Policy Wales](#)
- [Technical Advice Notes](#)

Technical Advice Note 12: Design

Local Planning Policies

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

Topic based Policies

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

Supplementary Planning Guidance

- [Design](#)

EIA and AA Screening

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

Issues

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

Principle of Development

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

Impact on Visual Amenity

It is noted that the property is located on a prominent corner plot at the entrance into Resolven. It is also noted that there is an existing 1.6m high boundary wall around the side garden of Number 1, and it is considered that the proposed increase in the height of the wall would have no detrimental impact upon the overall character and appearance of the surrounding area or street-scene provided that it is finished with materials to match the existing wall. A suitably worded condition will therefore be imposed on the application to this effect.

In respect of the proposed shed, it is noted that approximately 750mm would be visible above the enlarged wall, such that despite the prominent location, given the relatively modest size scale it is considered that it would not have a detrimental impact upon the overall character and appearance of the surrounding area or street-scene to such a degree to warrant refusal of the application.

The applicant, however, is proposing that it is clad with black weatherboards, which when viewed against the white wall would draw more attention to the structure. Accordingly, to minimise its visual impact, a condition is recommended requiring the three side walls of the

shed which are visible above the wall to be rendered and painted white to match the wall. Subject to such condition, it is therefore considered that the development would be acceptable in terms of visual amenity.

Impact on Residential Amenity

In respect of potential overlooking, as no windows are proposed to the shed, it is considered that the development would not create any unacceptable overlooking issues.

With regards to potential overbearing and overshadowing impacts, it is noted that one of the nearest residents at no. 3 Rose Cottage has expressed concern about the impact of the structure on their property. Nevertheless, due to the limited size and height of the proposed wall and shed, it is considered that even with a distance separation of approximately 6.5m, the proposal would not create any unacceptable impacts on the residential amenity of nearby properties in terms of any overbearing impact or overshadowing issues.

Turning to the concerns regarding “right to light” specifically, it should be noted that the potential loss of light and impact on the amenity of local residents is a material consideration (which is addressed above). However, any legal matter relating to an alleged “right to light” would not be a material planning consideration.

Parking and Access Requirements and Impact on Highway Safety

Although the wall would be located at the back edge of the footway, it is considered that the overall development would not impact upon any car parking provision, vision splays or footways. As such, there would be no detrimental impact upon highway or pedestrian safety.

Other Matters

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

- In respect of the concerns relating to the garden level, it is noted from the site visit that there is a slight step up in levels from that of the main house and surrounding pavement to the location of the

shed. However, the overall height of the shed would be 2.7m high, which is considered acceptable.

- With regards to the red line area, this has been confirmed with the Authority's Rights of Way and Adopted Land Officer who has confirmed that the red line is correct. The small area of pavement to the rear of the boundary wall is located outside of the red line area and within highway land.

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/street-scene, 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

Approved Plans

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

Dwg. No. 01b.

Reason

In the interests of clarity.

Action Conditions

(2) Notwithstanding the submitted details, the extended wall hereby approved and the parts of the storage shed visible above the extended wall on the northern, eastern and western elevations shall be rendered and painted white to match the existing wall, and retained as such thereafter. The southern elevation of the storage shed shall be clad with black weatherboards, or otherwise rendered and painted to match the remainder of the shed.

Reason

In the interest of visual amenity of the street-scene, and to minimise any potential visual impacts.

Regulatory Conditions

(3) The use of the storage shed hereby permitted shall be restricted to uses incidental to the use of the associated dwellinghouse (Number 1 Commercial Road) only, and for no industrial, commercial or business use.

Reason

In the interests of amenity and to clarify the extent of this consent.

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/street-scene, 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.

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2018/0395	<u>DATE:</u> 28/09/2018
PROPOSAL:	Construction of 8 dwellings; Retention and completion of engineering works (relating to land levels / retaining structures as an amendment to planning permission refs. P2010/0880 and P2006/1780) (Amended plans and supporting information received on 28.08.18 and 28.09.18)
LOCATION:	Land adjacent to 40 Maes Yr Ysgol, Phase 6 Parc Y Dderwen, Pontardawe, Swansea
APPLICANT:	Coastal Housing Group
TYPE:	Full Plans
WARD:	Pontardawe

BACKGROUND INFORMATION

Ward Councillor Linet Purcell requested on 27th November 2018 that the application be reported to Planning Committee (in summary) on grounds relating to the potential impact on highway safety, having regard to the location of the site access opposite the school, and the developers previous failure to adhere to relevant conditions relating to delivery times excluding school pick up and drop off. Determination at Planning Committee will allow Cllr Purcell to speak on behalf of her Community to express the local concerns, and emphasise to the developers the critical importance of adhering to any such conditions that may be imposed, should permission be granted.

This request was subsequently discussed at a Committee call-in panel where it was agreed that the application should be determined via Planning Committee.

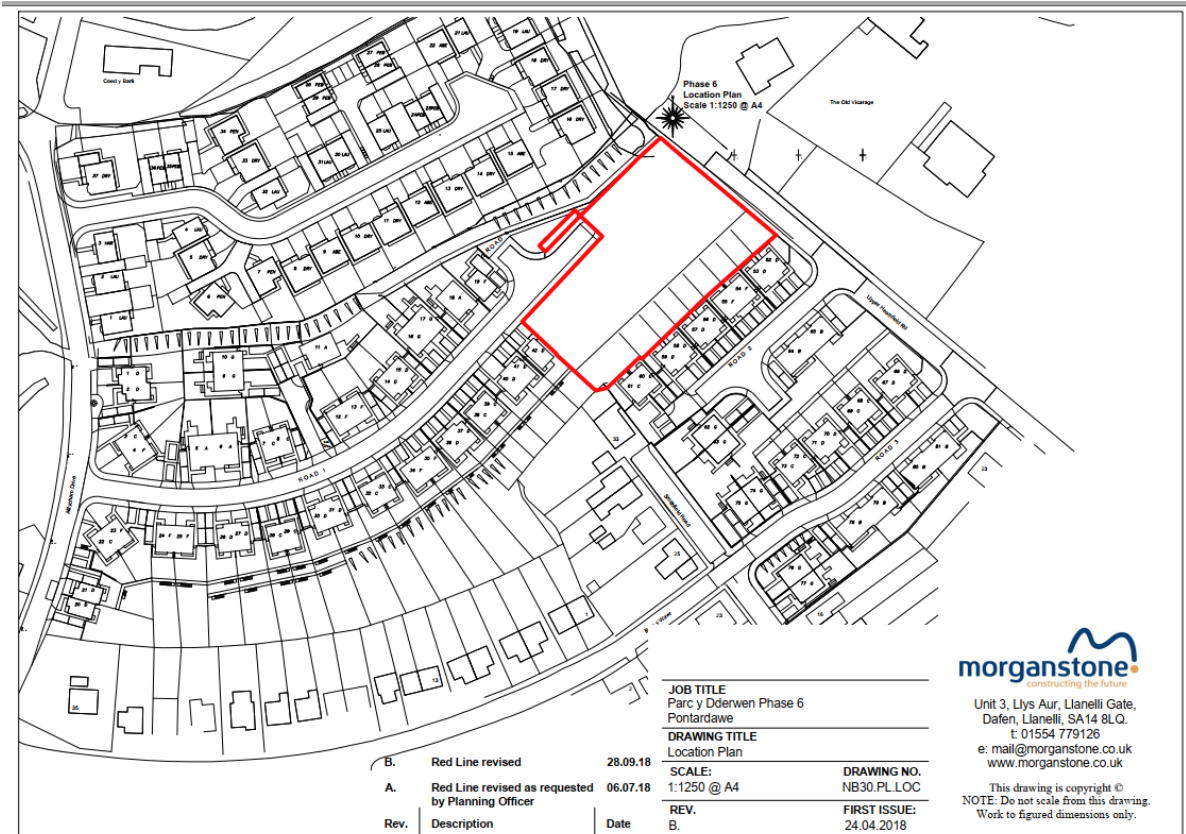
SITE AND CONTEXT

The application site is located on land adjacent to 40 Maes Yr Ysgol, Pontardawe and is also referred to as Phase 6 Parc Y Dderwen. The application site forms an unfinished section of a wider development benefiting from outline planning permission and reserved matters consent for residential development accessed off Maes Yr Ysgol.

The land is relatively level in nature but drops away to an embankment and retaining structure to the south east boundary, beyond which there are existing residential properties.

Members should note that outline planning permission (P2006/1780) approved on 28th August 2007 granted residential development at the Former Cwmtawe School, Pontardawe. A reserved matters application for 81 dwellings (P2010/0880) pursuant to the above outline planning permission was subsequently approved 14th September 2011. This development is largely complete, with the exception of the area of undeveloped land enclosed within the red line (remaining area of land), as identified within plan 1 below that forms the application site. The previously-approved scheme shows 9 dwellings within the current application site, with this scheme now proposing 8 dwellings.

Plan 1: Location of development



DESCRIPTION OF DEVELOPMENT

This is a full application for construction of 8 dwellings and also for the retention and completion of engineering works. The engineering works relate to land levels and a retaining structure located towards the south east boundary of the application site that have been constructed without the benefit of planning permission.

The residential development element of the scheme proposes 4 pairs of semi-detached dwellings comprising 2 no. 2 bedroom dwellings and 6 no. 3 bedroom dwellings.

The Council's Housing Section has confirmed that all of the 8 dwellings proposed are in the Social Housing Grant Programme and are affordable housing.

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

PRE-APPLICATION CONSULTATION / NEGOTIATIONS

Officers have engaged in pre-application discussions covering a number of planning issues including the layout, trees, highways and pedestrian safety, drainage, designing out crime, affordable housing, open space requirements and protected species.

PLANNING HISTORY

The application site has the following relevant planning history: -

- **P2006/1780** Residential Development (Outline). Approved 28.08.2007
- **P2010/0880** Residential development of 81 dwellings with associated highways and landscaping (Reserved matters application pursuant to outline planning permission P2006/1780 granted on 28/08/2007). Approved 14.09.2011

CONSULTATIONS

Pontardawe Town Council: Council is pleased to support additional social housing in the area but wishes the Unitary Authority to ensure that planning restrictions placed on contractors in relation to the area's trees are adhered to. They also wish to ensure that contractors honour the restrictions on works traffic especially during school pick up and drop off times.

Natural Resources Wales: No objection

Welsh Water: No objection, subject to condition

The Head of Engineering and Transport (Highways): No objection, subject to condition

The Head of Engineering and Transport (Drainage): No objection

Arboricultural Officer: No objection, subject to condition

Building Control: No objection

Structures Section: No objection, subject to condition

Housing: Has advised that the development is in the Social Housing Grant Programme and all 8 dwellings are to be affordable housing.

Crime Prevention Design Advisor: Has made several observations in relation to designing out crime

Biodiversity: Raise concerns over impact on protected species and impact of the development on a protected species license.

REPRESENTATIONS

The neighbouring properties were consulted and site notices displayed. In response, to date 16 no. representations have been received, with the issues raised summarised as follows: -

- Not clear number and type of houses being built. Told land was going to be grassed and seating area because planning was denied in 2015. Also it was said the land was to be park for our children to play on.
- Clarification required as to what the land at end of turning area will be
- Development will result in land locked area which are not maintained. Not providing a maintainable area of similar angle in one of the existing properties which does have access and would be maintained by their tenant
- Land encroachment for land to be built up for the new development – land overgrown and dumped with rubble
- Drainage / flooding issues – water drains from site into gardens at Clos y Cwm – further development will exasperate. Drainage

issues from builders not laying soakaways properly or in line with drainage plans.

- Out of scale with existing development on the street of Maes Yr Ysgol
- Detrimental visual impact on Maes Yr Ysgol
- Overshadowing and loss of natural light to our home
- Might impact our privacy. Would significantly impact the privacy of my property due to the proposed distance and elevation
- Negative effect on the character of Maes Yr Ysgol
- Excessive affordable housing provision. Problems with the Coastal properties already on the street with police being called on some occasions to these properties
- devalue my property
- Prior phases of this build have not been built responsibly. The builders have not built to their previous submitted plans
- We will have more traffic up and down the road than there already is
- still waiting for them to finish the road surfaces – properties were not built to plan so the road will in fact take 5 years to be topped and adopted rather than 1 year as promised
- Mares tail present on site

REPORT

National Planning Policy:

The main thrust of [Planning Policy Wales](#) (Edition 9, November 2016) is to promote sustainable development by ensuring the planning system can provide for an adequate and continuous supply of land, available and suitable for development to meet the needs of society that is consistent with the overall sustainability principles.

In particular it seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate developments so as to minimise the demand for travel, ensure that all communities have good quality housing for their needs, promote access to shopping, education, employment, health, community, leisure and sports facilities and open space.

Paragraph 9.3.1 states “New housing developments should be well integrated with and connected to the existing patterns of settlements.”

Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area. Sites with higher densities can help to conserve land resources, and adverse effects can be overcome by sensitive design and good landscaping.

Further advice contained in paragraphs 9.3.3 and 9.3.4 warn that insensitive, infilling or the cumulative effects of development should not be allowed to damage an area’s character and amenity. In determining applications local planning authorities should ensure that the proposed development does not damage an area’s character and amenity.

The following [Technical Advice Notes](#) are also of relevance:-

- Technical Advice Note 2: Planning and Affordable Housing (2006)
- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 11: Noise (1997)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 16: Sport, Recreation and Open Space (2009)
- Technical Advice Note 18: Transport (2007)

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 SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP7** Housing Requirement
- **Policy SP8** Affordable Housing
- **Policy SP10** Open Space

- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP18** Renewable and Low Carbon Energy
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy SC2** Protection of Existing Community Facilities
- **Policy I1** Infrastructure Requirements
- **Policy H1** Housing Sites
- **Policy AH1** Affordable Housing
- **Policy OS1** Open Space Provision
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy RE2** Renewable and Low Carbon Energy in New Development
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG were approved in October 2016 and are of relevance to this application: -

- [Planning Obligations](#)
- [Affordable Housing](#)
- [Pollution](#)
- [Parking Standards](#)

EIA and AA Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any SAC, CSAC or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2010 is not required.

Issues

The main issues in the consideration of the application are the principle of the proposed development having regard to development plan policy, along with the impact upon the character and appearance of the surrounding area, residential amenity, highway safety, drainage and ecology.

Principle of Development

Strategic Policy SP3 Sustainable Communities states “The delivery of Sustainable healthy and cohesive communities and the conservation of the countryside will be promoted”, with Policy SC1 - Settlement Limits – stating that “Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle.”

The original proposal for the development of the wider site was for a total of 81 dwellings, and as a result of this current application the total number of dwellings to be constructed is reduced to 80. However, this application site forms part of a wider site identified by Policy H1/LB/31 (Cwmtawe School Phase 1) within the LDP for residential development. This allocation indicatively proposed 80 dwellings for this site and therefore the principle of residential redevelopment has already been accepted at this site and it is considered that despite the overall reduction in houses proposed, the number of dwellings proposed is also acceptable.

Taking into account the above it is therefore considered that the principle of residential development is acceptable, subject to the impacts of the development being considered acceptable in accordance with the other policies set out within the LDP.

Impact on Visual Amenity

Layout

The proposed layout of the development is heavily influenced by the roughly rectangular shape of the application site and also the position of existing adjacent roads and landscape features, including the steep bank and retaining features located towards the rear of the application site. A combination of direct access from the existing Mayes Yr Ysgol estate road together with a new shared drive leading from this road is proposed. Parking is shown to the side of each property.

The layout of the road also clearly distinguishes what is the main road through the site and what is the shared drive through the use of different road surface materials (i.e. block pavements to shared drive).

In terms of wider layout issues, concern has been expressed locally relating to the proposal having an unacceptable impact on visual amenity and specifically that the proposed dwellings are set forward and in front of the existing adjacent properties at Maes Yr Ysgol and closer to the access road. While this is noted, the need to protect the amenity of the properties to the rear of the site is a contributory factor in the siting of the proposed dwellings. Setting the properties back deeper into the site would bring them closer to those existing properties at Clos Y Cwm and given the change in levels, potentially result in an unacceptable level of overlooking / overshadowing impact on these properties. Notwithstanding this, it is considered that the varied building line proposed – which lies at the end of this internal access road - adds a sense of place and interest within the site, and provides a form of development that is neither inconsistent with, or has any unacceptable adverse impact on, the surrounding area.

The development also includes the retention and completion of engineering works (relating to land levels / retaining structures as an amendment to planning permission refs. P2010/0880 and P2006/1780). These works consist of the retaining structure (Tensar Wall) and slopes to the rear of the proposed plots. In terms of visual amenity subject to appropriate landscaping, it is considered that these features would not detract from the character and appearance of the wider area.

As such, in terms of layout the development is considered to amount to an acceptable form of development which would contribute positively to the character of the area.

Appearance

There are 2 different variations of house type proposed which provides a variety and choice of housing types and also a varied streetscene. The proposed properties will be two storey, have pitched roofs with a simple gabled form and canopies over the main front access points. The general scale and design of these properties would ensure that they harmonise with each other, whilst also reflecting the general vernacular of the immediate area.

Concern was raised locally in relation to the development being out of scale with the rest of the development at Maes Yr Ysgol. However, the developer has provided a streetscene elevation that indicates that the finished ridge height of the proposed dwellings will be similar to those of the existing adjacent properties at Maes Yr Ysgol. Similarly the general proportions and scale of the proposed dwellings, whilst slightly larger, are generally considered to also be similar and not at odds with those existing adjacent properties. In addition, the applicant has provided some details of the proposed elevational treatments that indicate the use of both brick and render finishing. These materials are similar to other houses in the vicinity and are therefore considered to be in keeping with existing built form. Samples of the final materials have not yet been provided however a condition can be imposed to ensure this detail is submitted for approval prior to their use.

As such, it is considered that the design of the proposed dwellings and development in general reflects and follows the general vernacular of the immediate area.

In respect of boundary treatment, the applicants have provided a layout plan which indicates the positions, design, materials and type of boundary treatment to be erected. A mixture of 1.8m and 1.2m close board fencing together are proposed. However, given the potential for overlooking issues from the ground floor windows and rear garden areas of the proposed properties the siting of the fencing in the rear gardens is critical. Furthermore, as there is a lack of detail shown to some boundaries and given the inadequacy of some of the proposed boundary treatment, a condition will be imposed requiring the final details of boundary treatment to be provided prior to occupation of the development.

As such, it is considered that the appearance, layout and scale of the proposed development within the context of the application site and wider surrounding area would be appropriate, and would accord with the objectives of Policies BE1 and TR2 of the Local Development Plan, and the Design SPG.

Impact on Residential Amenity

Overlooking, overbearing and overshadowing issues within the proposed development.

The development has been designed to allow an acceptable distance between units to ensure that the proposal will safeguard the residential

amenities of future occupiers in terms of any overbearing / overshadowing impact.

In terms of potential overlooking, given the orientation of the proposed properties habitable rooms comply with the council's 21m distance between habitable room windows.

With regard to amenity space, it is considered that the proposed layout ensures a satisfactory level of privacy and private amenity space will be provided for all the future occupiers. As referenced earlier in this report, a condition will however be imposed requesting final details of the siting and design of boundary treatment.

Overlooking, overbearing and overshadowing issues within the existing in relation to the existing neighbouring properties.

In respect of residential amenity for existing adjacent residents in terms of overlooking. The rear facing windows of the proposed dwellings comply with the council's privacy standard in that a distance in excess of 21m is maintained between the habitable room windows of the proposed dwellings and those existing properties located towards the rear of the site at Clos y Cwm.

Notwithstanding this, given the existing topography of the land the proposed finished floor and garden levels of the properties dictate that the proposed dwellings will be located on higher ground than those properties located at Clos y Cwm. Despite this, it is still considered that given the distance between habitable room windows and the positioning of boundary treatment (which will be controlled via planning condition), there will be no direct or unacceptable overlooking issues resulting from the proposed development to the properties at Clos y Cwm, including to their rear amenity space.

Generally, there would be no issues of direct and obtrusive overlooking from proposed side facing windows since the habitable rooms windows proposed to the side elevations of the properties serve landings / stairs only which are not considered to be habitable rooms. However, in the case of proposed plot 43, given the orientation of this dwelling in relation to number 40 Maes Yr Ysgol, a condition will be imposed requiring that the side facing window, despite the comments above, is fitted with obscure glazing.

Finally, in respect of the front facing habitable room windows, these windows mainly look towards open land that leads to the separate

housing development on elevated land to the north-east and as such there is no unacceptable overlooking in this respect towards these properties. However, plot 43 and to a lesser extent plot 44 look towards number 31 Maes Yr Ysgol and the adjacent properties on this side of the road, at their closest point the separation distance between these properties is approximately 13.7m. However, while this distance falls below the privacy standard of 21m, views are at an oblique angle, and there is an intervening road which gives the perception of a greater separation distance. Notwithstanding this however, it is considered that an element of mutual overlooking is commonplace in urban situations, particularly in high density housing estates. Providing this would not cause significant harm, as is considered to be the case in this instance, it is generally accepted. In this case therefore, it is considered that there would be no unacceptable harm in respect of overlooking issues.

In terms of any overbearing and overshadowing impact, it is noted that the proposed dwellings are located on higher ground when compared to the lower properties located at Clos Y Cwm. However, given the separation distances between the properties, together with the close attention given to the garden levels which dictates that they are graded gently away from the common boundary, it is considered that there will be no unacceptable impact arising from the development in terms of overbearing or overshadowing impact in this respect.

Concerns were expressed locally in respect of the fact that the proposed dwellings were set forward of existing properties at Maes Yr Ysgol and close to the boundaries of these properties, particularly number 40 Maes Yr Ysgol and that the proposal would result in overshadowing and loss of natural light to an adjacent property. However, there is a separation distance of 4.4m between the side wall of number 40 Maes Yr Ysgol and plot 43 which is sufficient to ensure that there will be no unacceptable overbearing impact. Furthermore, the development complies with the 45 degree rule that is a method used by Local planning authorities to measure the impact from a proposal on sunlight and daylight to neighbouring properties.

In summary therefore, it is considered that the development will not have any unacceptable impacts on existing properties and as such the amenities of existing adjacent occupiers will be protected.

Parking and Access Requirements and Impact on Highway Safety

Three dwellings will be served off the access road, with a further five accessed off a new shared drive in block pavements created off the main estate road.

Concerns have been raised locally in respect of highway and pedestrian safety issues including by Pontardawe Town Council and the Ward Councillors Linet Purcell in relation to ensuring that contractors honour the restrictions on works traffic especially during school pick up and drop off times.

These concerns are acknowledged, and it is accepted that previous failures to adhere to delivery timescales to avoid school drop-off and pick-up times have been regrettable and unacceptable on highway safety grounds. In this regard, Members' attention is drawn to the fact that formal enforcement action has previously been taken as a result of these breaches.

Nevertheless, it remains the case that suitable and appropriate controls can be imposed on this new development to ensure there would be no unacceptable impact on highways safety or on the safety of children attending the school. In this respect, a condition is imposed restricting delivery times to the site with particular emphasis on preventing construction traffic accessing or leaving the site during the main drop-off and pick-up times of the adjacent school. This is in addition to the usual requirement for a Construction Method Statement. Moreover, any identified breaches of such condition will likely be met with further action.

In respect of the concerns raised relating to the fact that the road surfacing on the site has not been finished, the highway itself lies outside of this application site (red line) and therefore cannot technically be conditioned under this application. Nevertheless, the requirement to complete the road surfacing forms part of the earlier consent, although following discussions with the developer it is understood that it is the developer's intention for the final surfacing of the road on the wider site to be undertaken prior to occupation of the final phase of the development (this being the land subject of this application). This is not an unusual situation and, provided this development proceeds in the near future (should consent be forthcoming), then it is not currently considered expedient for the Council to pursue completion of such works pending completion of the overall development.

It is noted that there is also concern that the development will result in more traffic up and down the road than there already is. However, as referred to above, the area of land subject of this application has already got planning permission for 9 dwellings whereas 8 dwellings are now proposed. Accordingly, it could be expected that the traffic generation from the proposed development would not be dissimilar to that already approved. Notwithstanding this, the application site forms part of an allocated housing development and part of the process of assessing the suitability of this site for housing would have considered highways and pedestrian safety issues.

Finally, The Head of Engineering and Transport (Highways Section) has assessed the application and has no objection subject to the imposition of conditions.

Secure by Design:

The Crime Prevention Advisor is generally pleased with the site layout - all the vehicle parking bays are within curtilage and/or overlooked. Whilst it is not possible to incorporate all the recommendations of the Advisor, it is considered that the scheme is generally acceptable in terms of the principles of Secure by Design.

Drainage

While concerns were raised locally in respect of site drainage, as part of the application the applicant has submitted drainage details which establishes the broad principles and the philosophy behind the proposed drainage strategy. The Head of Engineering and Transport (Drainage Section) and Welsh Water have assessed the information submitted and have no objection subject to conditions.

Ecology and Trees

Ecology

The applicant submitted an ecological appraisal and a bat survey in support of the planning application. The bat survey indicated there was no evidence of bats using a tree that is to be removed to accommodate the development for roosting purposes.

Notwithstanding the above, the Local Authority's ecologist has assessed the submitted information. In response, concern was raised that the development could impact upon mitigation linked to a European

Protected Species (EPS) Licence affecting the land subject of this application and also the wider development / site. Specifically, it is stated that a thorn hedge that was a requirement of the first bat licence for the site on the eastern boundary was not evident in the current proposals. Additional concerns were also raised relating to retention of landscaping / trees that were proposed as part of bat requirements and that mitigation proposals had not been translated on to the site plans.

Given the concerns raised, Natural Resources Wales (NRW) were contacted and broadly concurred with the Council's Ecologist's concerns stating that it seems that the original application did state that the eastern boundary vegetation would be retained and it directly refers to a hawthorn hedge. However, the applicant at the time removed this vegetation counter to their proposals in the licence, and Welsh government felt that they couldn't enforce this aspect of the application. NRW as such state that they tried to use the latest planning phases to ensure that suitable dark corridors and vegetated flight lines were in place to allow the bat house (the formed part of the mitigation) to function.

NRW has confirmed that in terms of the recent phase of development, so much vegetation has been removed along this eastern boundary that, even if it were reinstated within this phase it would not connect anywhere. As such, NRW's focus would now be on ensuring that the north phase of the wider development (and land outside of the application site subject of this application), where the bat house is located, is working and is in line with what was agreed at planning.

As such, while it is regrettable that elements of the mitigation that were proposed for this section of the site have not been provided, given the comments above any further requirements / mitigation will be provided outside of the confines of the land subject of this application. There would therefore be no justification in asking for additional information in relation to this matter as part of the consideration of this current planning application. The matter of the compliance with the licence would however have to be addressed by the developer outside the remit of this application.

Notwithstanding the above, in order to ensure that the development does not adversely impact on ecology, conditions will be imposed requiring bat boxes to be erected on site and details of landscaping provided. The requirement for landscaping details to be provided will also address concerns raised locally in relation to the maintenance of the bank.

Finally, a condition will also be imposed requiring any invasive species to be treated / eradicated.

Trees

In response to those concerns raised by Pontardawe Town Council in respect of planning restrictions on trees at the site. A tree survey was carried out by Treescene. A total of six trees have been listed in the Treescene survey. Out of the 6 trees 4 require removal, primarily due to damage that has occurred to the trees and their condition. The Council's Arborist has advised that he agrees with the information and recommendations within the survey and recommends that the proposed works are allowed to proceed.

The Council's arborist does state however all construction work in the vicinity of the two retained trees T1 and T6 must be completed in accordance with the guidelines in the tree survey and the recommendations in BS5837:2012 Trees in relation to design, demolition and construction should also be followed at all times. Furthermore the Council's arborist states that to retain the trees the recommendations and guidance in the Treescene survey and tree protection plan should be followed.

As such, while it is regrettable that trees will have to be felled, in this instance it is considered there is justification for their removal. As such, subject to conditions, including a landscaping condition to require selective replanting, it is considered that the development will not give rise to any unacceptable impacts.

Land stability / structures

Policy EN8 states that proposals which would be likely to have an unacceptable adverse effect on health, biodiversity and/or local amenity or would expose people to unacceptable risk due to the following will not be permitted:

- Air pollution;
- Noise pollution;
- Light pollution;
- Contamination;
- Land instability;
- Water (including groundwater) pollution.

Proposals which would create new problems or exacerbate existing problems detailed above will not be acceptable unless mitigation measures are included to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level.

The application site has been subject to retaining works in the form of the construction of a Tensar wall prior to the submission of the planning application. The Tensar wall is located towards the rear boundaries of the properties at Clos y Cwm. Furthermore, given the sloping topography of the application site, the proposed development requires that the site would be significantly excavated to allow for the new gardens of the proposed dwellings to be set within the existing slope and to a gradient that does not result in impacts on amenity in terms of overlooking and overshadowing. These matters mean that the proposal needs to take account of land stability, piling / foundation design, integrity of existing retaining structure's and slope stability in the development design. Concern has also been addressed locally in respect of the angle of the bank to the rear of the properties and how it will be accessed and maintained.

While some supporting information has been submitted with the application in respect of this issue, it is insufficient to fully address the matter. A condition can however be used to secure the required and relevant detail. Such a submission will need to include a requirement for a detailed scheme to be submitted for the piling design and methodology for the foundations of the dwellings, together with full construction and design details of all retaining works, including the tensar wall / slope design. These details should include both individual structural reports and calculations, including existing and proposed profiles together with a combined assessment and structural engineers reports confirming that the works for the foundation design and the retaining structures are designed to take account of each other, and the timescales and methodology for the combined works to be undertaken, including any long term management of maintenance of the retaining structures. This investigation and analysis would clearly have to demonstrate that the site can be safely developed and that the proposed development will not have an adverse effect on structural stability of neighbouring properties (during and post-construction).

Subject to compliance with the above mentioned condition, it is concluded that the proposed development would not be at risk due to ground instability and that the development at the site if designed correctly would not cause instability to adjoining buildings, land or infrastructure, subject to the imposition of suitably worded conditions.

Section 106 Planning Obligations

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

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

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

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

In this case, the proposal relates to a planning application for the development of 8 residential dwellings, albeit as a re-plan of a previously-approved residential scheme.

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

Affordable Housing

Policy AH1 of the Neath Port Talbot Local Development Plan states that all new housing developments will be required to contribute to affordable housing provision. Within the Pontardawe area, a 10% affordable housing target is sought.

Under the original application ref. P2010/0880, however, of the 81 dwellings approved 59 would be affordable (72.8%), with 14 rented (grant funded social rented) and 45 dwellings classified as Low Cost Home Ownership / shared ownership properties with the RSL. The remainder were open market properties.

At that time, the Council required 20% affordable housing provision, although this figure under the LDP is now 10% for the Pontardawe spatial area. For this proposal, the applicant is a Registered Social Landlord (RSL) and has indicated that all of the 8 residential units proposed will be affordable housing. In order to satisfy the requirements of Policy AH1 it is necessary to ensure that 10% of the units remain affordable in the long term. It is considered that the imposition of a condition would be the appropriate mechanism for securing future compliance with this policy should the development not be Social housing Grant Funded.

Overall, however, both this development and the wider approval would exceed the required level of affordable housing, and contribute significantly towards the Council's overall affordable housing requirement to meet identified needs.

Education

The development falls below the threshold (10 or more houses or 2 or more beds) triggering a requirement for a developer contribution to affordable housing. Therefore there is no requirement to consider a contribution towards education

Public Open Space / Children's Play Facilities

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

The site lies within the Pontardawe ward, where there are existing shortfalls in all categories of open space, except pitch sport. The development proposal generates open space requirements. However, in this case, a financial contribution of £35,775 to be spent on existing leisure facilities within the Pontardawe ward was secured at the time of the reserved matters application for the wider development via a section 106 agreement. This was required by Condition 21 of the outline planning permission.

As such, in this instance and particularly since the number of dwellings proposed has been reduced from 81 to 80 as a result of the proposed development, it would be unreasonable to expect the developer to provide a further developer contribution given that the matter has already been addressed.

Other Matters

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

In response to queries relating to the number of houses being built and what is proposed for the application site, the report addresses this matter in detail and sets out the details of the development proposed. Furthermore, it should be noted that the land to the end of the turning head will be a tarmac footpath with 0.6m timber knee high rail.

In response to the concern relating to the maintenance of the land locked area to the rear of the proposed dwellings, a condition will be imposed requiring a landscaping scheme for this land together with the bank and existing Tensar wall.

Concern raised in relation to the current condition of the site including reference to waste may be dealt with by other legislation. However, it should be noted that were this application approved, the development itself would result in the redevelopment of this land which would result in the removal of the current waste at the site and the tidying up of the site.

In relation to the matter raised concerning land encroachment / ownership and loss of property value – these matters are not a material planning consideration.

In respect of those matters raised relating to drainage / flooding concerns, Natural Resources Wales, The Council's Head of Engineering and Transport (Drainage Section) and Welsh Water have assessed the application submissions and have no objection subject to conditions (conditions only recommended by Welsh Water and The Council's Drainage Section). Any existing drainage matters or other matters in relation to the wider development not being built in accordance with submitted plans / responsibly would be dealt with as a separate matter to the details submitted as part of this application.

In response to concerns raised about future antisocial behaviour problems from residents, excessive amount of affordable housing and support for affordable housing. Antisocial behaviour problems would be a matter for the landlord or Police. While the council can secure the necessary affordable housing provision as part of developments, they cannot control the tenure / ownership of properties.

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.

The redevelopment of this site will contribute towards the delivery of housing within the County Borough in a sustainable location, and that subject to the imposition of conditions the proposed development would have no unacceptable impacts upon the character and appearance of the surrounding area, on residential amenity or on highway and pedestrian safety. Accordingly, the proposed development is considered to accord with Policies SP1, SP2, SP3, SP4, SP6, SP7, SP8, SP10, SP15, SP16, SP18, SP20, SP21, SC1, SC2, I1, H1, AH1, OS1, EN7, EN8, RE2, TR2 and BE1 of the Neath Port Talbot Local Development Plan and national guidance in Planning Policy Wales (Edition 9) 2016 and associated Technical Advice Notes.

RECOMMENDATION: Approval with 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 application shall be built in accordance with the following plans and documents:

- NB30.PL.LOC Rev B
- NB30.PL.SLP Rev C
- NB30. TMP
- 100 Rev B
- 200 Rev -
- 210 Rev -
- 201 Rev -
- 221 Rev A
- 231 Rev -
- 251 Rev A

Reason: In the interest of Clarity

Pre-Commencement Conditions

(3) Notwithstanding the submitted information, no development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Demolition and Construction method statement shall be made in accordance with the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The approved Statement shall be adhered to throughout the construction phase. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities to prevent deposition of material onto any hard surface road.

- Vi. Measures to control the emission of dust and dirt during construction
- vii. Measures to prevent stacking of vehicles onto the public highway.
- Viii. A scheme for recycling/disposing of waste resulting from the construction works
- ix. A method statement showing the route of construction traffic to and from the development , delivery times to avoid peak school drop-off and pick-up times, together with controls to ensure that movement of HGVs and other vehicles delivering to or leaving the site do not have any adverse impact on highway safety or the safety of children at the nearby school (see also condition 7 below).
- X. a scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- Xi. Identification of the significant construction noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures.
- Xii. Hours of working on site to accord with conditions 5 and 6

The Statement shall be signed by a competent person(s).

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy and in the interest of highway and pedestrian safety

(4) Prior to the commencement of any work, the tree protection fencing as identified on the tree protection plan within the tree survey by Treescene Arboricultural Consultants Tree Survey dated 17.04.18 shall be erected and maintained throughout the construction phase and the recommendations and guidance in this document and the tree constraints plan dated 04/2018 together with BS5837:2012 Trees in relation to design, demolition and construction shall be followed at all times.

Reason

To ensure the root protection zones for the trees to be retained is protected during construction and to ensure the retention of the trees on site

Action Conditions

(5) Notwithstanding the submitted information, and prior to any development taking place on the construction of the dwellings, including prior to any foundation construction, a detailed scheme shall be submitted for the piling design and methodology for the foundations of the dwellings, together with full construction and design details of all

retaining works, including the tensor wall/ slope design. These details should include both individual structural reports and calculations, including existing and proposed profiles, together with a combined assessment and structural engineers reports confirming that the works for the foundation design and the retaining structures are designed to take account of each other, and the timescales and methodology for the combined works to be undertaken, including any long term management of maintenance of the retaining structures. The development shall be fully completed in accordance with the approved details and timescales.

Reason

In the interests of public safety, to protect the stability of the site and adjacent land and in order to ensure adequate design of retaining features and slopes and as the geotechnical design submitted from Tensor didn't match the ground profile.

(6) No construction activity or any delivery related to implementation of the development hereby approved shall take place outside the hours of 08:00 and 18:00 from Monday to Friday inclusive, 08:00 to 13:00 on Saturdays, and at any time on a Sunday or a public holiday.

Reason

In the interest of residential amenity

(7) Notwithstanding condition number 6, in addition to the specific measures identified within the Construction Method Statement approved under condition 3, no construction traffic / plant, deliveries, vehicles for removal of waste or works vehicles (other than private cars / light goods vehicles) shall access or leave the site via any route during the hours of 8am to 9am and 3pm to 4pm during school term times.

Reason

In the interest of Highway safety, having regard to the need to ensure the safety of users of the nearby school during peak periods.

(8) Notwithstanding the submitted details and prior to their use in the development hereby approved samples of the materials to be used within the development hereby permitted, including the shared drive, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed materials and retained and maintained as such thereafter.

Reason:

In the interests of visual amenity of the area.

(9) Surface water within the curtilage of each property shall not discharge onto the highway and surface water from the highway shall not discharge into the curtilage of any property and no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network and no dwelling shall be occupied until the surface water and foul drainage works have been implemented in accordance with the details that have been submitted to and approved in writing by the local planning authority as part of this application.

Reason

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

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

Reason

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

(11) Prior to the occupation of any dwelling hereby approved, the associated car parking spaces and drive/hard standing shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of 1 in 9 and no less than 1 in 150 and shall be drained so that no surface water including roof and yard flows out onto the public highway or vice versa. The drive/hard standing / parking spaces shall be retained and maintained as such thereafter.

Reason

In the interests of highways and pedestrian safety

(12) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with

the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(13) Prior to occupation of the last dwelling both the footway and carriageway fronting plots 43 to 45 (inclusive) shall be completed up to surface course, and the shared drive serving plots 46 to 50 (inclusive) provided. The development shall be retained and maintained as such thereafter.

Reason

In the interest of highways and pedestrian safety

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

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10 % of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

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

(15) Notwithstanding the submitted plans, prior to the first beneficial use of any dwelling, full details of landscaping works including for the Tensar wall and bank shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include (but not be limited to):

- The proposed tree planting scheme shall compensate for the loss of trees to be felled. 2 trees of a local provenance shall be planted to replace each felled tree unless there is justifiable reason that this cannot be achieved.

-The scheme for soft landscaping works shall contain a majority of native and/or wildlife friendly species and include all public areas and include the embankments along the north West Boundary.

-Details of the root barriers for any trees proposed in the footway or within 2 metres of the back of footway.

The approved works shall be carried out within the first planting season following completion of the development. If within a period of five years from the date of the planting of any trees or plants is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or plant at the size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance in accordance with condition 16.

Reason:

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act.

(16) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas (including the Tensar wall and bank), other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the first dwellings. The landscape management plan shall be carried out as approved.

Reason

In the interest of visual amenity, and clarity

(17) Notwithstanding the submitted plans and information, details of the proposed siting, design and finish of all proposed means of enclosure shall be submitted to and agreed in writing with the Local Planning Authority prior to occupation of any of the dwellings hereby approved. The means of enclosure shall be erected in accordance with the

agreed details prior to occupation of any of the dwellings hereby approved.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act 1990.

(18) Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.

Reason

In the interest of highways and pedestrian safety

(19) Prior to the occupation of the first dwelling, bat boxes shall be erected on site in accordance with a scheme which shall first be submitted to and agreed in writing by the local planning authority.

Reason

In the interests of ecology, having regard to the need to ensure no adverse impact on known protected species within the locality.

(20) A minimum of two off-street car parking spaces shall be provided for each dwelling prior to first occupation of each associated dwelling. The car parking spaces / driveways shall be kept clear and used for parking vehicles only and retained and maintained as such thereafter.

Reason

In the interests of highway and pedestrian safety

(21) Notwithstanding the details submitted and prior to the occupation of the proposed plot 43 the window on the south west elevation serving the landing / stairs shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a minimum of 1.7 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

Regulatory Conditions

(22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that

dwellinghouse which fronts onto a highway, carriageway, shared driveway or footpath.

Reason

In the interests of visual amenity as the estate is open plan in character.

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

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage and raised decking) without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the estate.

(25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no garages or outbuildings shall be erected (other than those expressly authorised by this permission).

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the estate.

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

The redevelopment of this site will contribute towards the delivery of housing within the County Borough in a sustainable location, and that subject to the imposition of conditions the proposed development would have no unacceptable impacts upon the character and appearance of the surrounding area, on residential amenity or on highway and pedestrian safety. Accordingly, the proposed development is considered to accord with Policies SP1, SP2, SP3, SP4, SP5, SP7, SP8, SP10, SP15, SP16, SP18, SP20, SP21, SC1, SC2, I1, H1, AH1, OS1, EN7, EN8, RE2, TR2 and BE1 of the Neath Port Talbot Local Development Plan and national guidance in Planning Policy Wales (26) 2016 and associated Technical Advice Notes.

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2018/0013 **Planning Ref:** P2017/0958

PINS Ref: APP/Y6930/D/18/3212972

Applicant: Miss Gemma Johnson

Proposal: First floor extensions on north and south elevations

Site Address: Swiss Cottage, Longford Road, Longford, Neath

Start Date: 3rd October 2018

Appeal Method: Written Representations

Appeal Ref: A2018/0014 **Planning Ref:** P2018/0498

PINS Ref: APP/Y6930/ D/18/3213634

Applicant: Mr John Jenkins

Proposal: Two storey side extension, alterations to roof and retaining walls

Site Address: 5 Ty Segur, Neath

Start Date: 15th October 2018

Appeal Method: Written Representations

Appeal Ref: A2018/0015 **Planning Ref:** P2018/0223

PINS Ref: APP/Y6930/A/18/3215464

Applicant: Mrs Kasia Morgan

Proposal: Two storey rear extension and creation of parking area to the front of dwelling

Site Address: 133 Ynysmeudwy Road, Ynysmeudwy,
Pontardawe

Start Date: 9th November 2018

Appeal Method: Written Representations

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2018/0013 **Planning Ref:** P2017/0958

PINS Ref: APP/Y6930/D/18/3212972

Applicant: Miss Gemma Johnson

Proposal: First floor extensions on north and south elevations

Site Address: Swiss Cottage, Longford Road, Longford, Neath

Appeal Method: Householder (Fast-Track)

Decision Date: 14th November 2018

Decision: Dismissed

[Appeal Decision Letter](#)

The main issues concerned the impact of the proposed development on the character and appearance of the appeal dwelling and the surrounding area.

The Inspector noted that the appeal dwelling is a candidate property for inclusion in the Council's emerging Buildings of Local Importance Supplementary Planning Guidance (SPG), but given that the SPG has yet to be adopted, she was unable to attach significant amount of weight to the guidance.

The site was noted to comprise a modest character cottage which is set in a mature garden and located in a prominent position at the junction of Longford Road and the lane access leading to Stanley Woods. The central section of the appeal dwelling is two storey with steep gabled roof, which is flanked on either side by a single story extensions with mono pitched roof line. At the rear of the appeal dwelling is a flat roofed single storey extension.

Policies BE1 and EN5 of the Local Development Plan seek to ensure that all new development is constructed to a high standard of design, complements or enhances the appearance of a site and, in the case of residential extensions, does not result in a disproportionate increase in the size, scale and massing of the building. Additional guidance is contained in the Adopted Supplementary Planning Guidance on Design (SPG) (2017) which requires that proposals for extensions should, generally, adhere to the overarching design of the main dwelling, and provide an integrated addition that complements the scale and massing of the host property.

The basis for the Council's case was that the proposal would result in a disproportionate form of development that would have an adverse impact on the unique character and appearance of the appeal dwelling and the wider area.

Within this context, and while, noting the appellant's wish to create additional accommodation, the inspector considered that the steep pitch of the proposed gables together with the overall height and length of the roof structure, which would be commensurate with the existing ridge line and extend the full width of the property, would result in a form of development that would dominate the appeal dwelling and fail to respect the modest scale and unique design of the property. Moreover, she was of the view that these factors, when considered in conjunction with the prominent location of the appeal site would, when viewed from southern approaches, have an adverse impact on the rural character and appearance of the area. As such she concluded that the proposal would be contrary to the objectives of LDP Policies BE1 and EN5 and the adopted 'design' SPG.

SECTION B – MATTERS FOR INFORMATIONDELEGATED APPLICATIONSDETERMINED BETWEEN 25TH SEPTEMBER AND 26TH NOVEMBER 2018

1	App No. P2012/0576	Type Full Plans
Proposal Retention of 7 dwellings (plot numbers 501-507). Revision to P2009/0784 approved on 1/2/12 (reduction in slab height and removal of rear retaining wall)		
Location Plots 501-507 Golwg Y Mynydd, Godre'r Graig, Swansea		
Decision Approval with Conditions		
Ward Godre'rgrraig		

2	App No. P2015/0231	Type LawfulDev.Cert-Exist
Proposal Lawful Development Certificate for an existing use on land as Car Sales.		
Location 39 New Road, Gellinudd, Pontardawe SA8 3DY		
Decision Application Invalid		
Ward Rhos		

3	App No. P2015/0875	Type Discharge of Cond.
Proposal Discharge of Conditions 19 (Pumping Scheme), 26 (Noise Scheme), 32 (Blasting Scheme), 37 (Dust & Air Quality Scheme), 52 (Coal Transport Plan), 61 (Maintenance Programme for Water Treatment Areas), 64 (Pollution Prevention Measures), 73 (Restoration & Aftercare Phase 2) and 81 (Land Stability Scheme) of planning permission P2012/1073 (approved 18th June 15)		
Location East Pit East Revised Occs, New Road, Gwaun Cae Gurwen, Neath SA18 1UP		
Decision Approval with no Conditions		
Ward Gwaun-Cae-Gurwen		

4	App No. P2016/0649	Type Full Plans
Proposal Conversion of Caewern House (inc. demolition of existing extensions and outbuildings) to provide 8 No. 1 & 2 bed apartments. Construction of a detached two storey block providing 7 No. 1 bed apartments, plus 1 No. 2 bed detached bungalow and single storey bins/buggies/cycles enclosure, associated drainage, landscaping and highway works. (additional information received Jan 2018 lighting.)		
Location Caewern House, Dwr Y Felin Road, Caewern, Neath SA10 7RH		
Decision Refusal		
Ward Bryncoch South		

5	App No. P2017/0770	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 6 (remediation) of application P2017/0248 granted on 26 June 2017.		
Location Ysgol Gyfun Gymuned Cwrt Sart, Old Road, Llansawel, Castell Nedd SA11 2ET		
Decision Approval with no Conditions		
Ward Neath East		

6	App No. P2017/0848	Type Vary Condition
Proposal Variation of condition 2 (Approved plans) of Planning Permission P2015/1059 approved on 13/08/2016 to allow substitution of house type on plots 1 and 2		
Location Tynllechau, Main Road, Cilfrew, Neath SA10 8LW		
Decision Approval with Conditions		
Ward Aberdulais		

7	App No. P2017/0914	Type Full Plans
Proposal Conversion of the existing upper floors to residential accommodation comprising 6 No, 1 bedroom flats and extension to rear of property at first and second floor.		
Location 2-4 Station Road, Port Talbot SA13 1JB		
Decision Approval with Conditions		
Ward Port Talbot		

8	App No. P2017/1162	Type Vary Condition
Proposal Variation of condition 1(time limit) and condition 19 (vary wording to read 'in accordance with submitted dust scheme' as opposed to 'within 4 months of the date of this permission a scheme shall be submitted) attached to planning permission P2007/1112		
Location Dan Y Graig Colliery, Crynant, Neath SA10 8PN		
Decision Approved subject to s.106		
Ward Crynant		

9	App No. P2018/0121	Type Vary Condition
Proposal Removal of conditions 2, 3 and 4 (Code for sustainable homes) and variation of condition 9 (to alter timing for implementation of works to repair the rear section of boundary wall and provide associated construction method statement and structural calculations for the gabion basket retaining wall), 10 (to alter parking / driveway details) and 13 (to allow for an alternate boundary treatment scheme) of planning permission P2012/0284 Approved on 16/07/12 (Amended description and additional details received on 13.07.18)		
Location Plots 1-4 (former Pantyddrainen Hotel), Roman Road, Banwen, Neath SA10 9LH		
Decision Approval with Conditions		
Ward Onllwyn		

10	App No. P2018/0160	Type Prior Notif.Demol.
Proposal Prior Notification for the demolition of the dwelling		
Location 74 Lucy Road, Lon Las , Skewen, Neath SA10 6RR		
Decision Prior Approval Not Required		
Ward Coedffranc North		

11	App No. P2018/0221	Type Householder
Proposal Two storey rear extension and raised platform with associated obscure toughen glass screen to boundary (Amended plans and application description received 01.08.18)		
Location 11 Cardonnel Road, Skewen, Neath SA10 6DE		
Decision Approval with Conditions		
Ward Coedffranc Central		

12	App No. P2018/0269	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 16 (external lighting details) of application P2017/0248 granted on 28/06/17.		
Location FORMER CWRT SART COMPREHENSIVE SCHOOL, OLD ROAD, BRITON FERRY, NEATH SA11 2ET		
Decision Approval with no Conditions		
Ward Briton Ferry East		

13	App No. P2018/0282	Type Full Plans
Proposal Detached dwelling with associated parking and engineering works		
Location 1 THE OAKS, CIMLA, NEATH SA11 3RJ		
Decision Approval with Conditions		
Ward Cimla		

14	App No. P2018/0317	Type Full Plans
Proposal Change of use from car sales to car wash with external alterations to existing building to accommodate ancillary café and office		
Location CAR SALES SITE, OPPOSITE 126 PANTYRHEOL (ADJACENT TO 128), NEATH SA11 2HD		
Decision Approval with Conditions		
Ward Neath East		

15	App No. P2018/0361	Type Outline
Proposal 1 detached dwelling (outline with all matters reserved)		
Location 13 NEW ROAD, CILFREW, NEATH SA10 8LL		
Decision Approval with Conditions		
Ward Aberdulais		

16	App No. P2018/0362	Type Full Plans
Proposal Retention and completion of external alterations, single storey rear extension, re-surfacing, new staff / customer car parks, and construction of first floor side extension to facilitate a change of use of building to a multi-disciplinary health, beauty and therapy clinic and including café (Sui Generis use) (Amended description and plans received 14.05.18)		
Location Bronleigh Day Centre, 6 Cadoxton Road, Neath SA10 7AE		
Decision Approval with Conditions		
Ward Bryncoch South		

17	App No. P2018/0404	Type Householder
Proposal	Retention and completion of engineering works to level rear garden area, including screen fencing.	
Location	34 Drummau Park, Skewen, Neath SA10 6PL	
Decision	Approval with Conditions	
Ward	Coedffranc North	

18	App No. P2018/0449	Type Householder
Proposal	Two storey side extension and detached granny annexe	
Location	Caer Hendy, Crymlyn Road, Skewen, Neath SA10 6AY	
Decision	Approval with Conditions	
Ward	Coedffranc West	

19	App No. P2018/0487	Type Full Plans
Proposal	Detached dwelling	
Location	Land Off, Park Howard Road, Cwmgors SA18 1NZ	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

20	App No. P2018/0500	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 4 of Planning Permission P2017/0730 (Impact academic building) in respect of external material samples, including living wall planting.	
Location	Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, Neath SA1 83N	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

21	App No. P2018/0524	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 2 (Securing and Restoration of the Southern Bank); 3 (Retaining Wall External Materials) and 5 (Surfacing and Drainage of Rear Yard) of Planning Application P2016/0929 granted at appeal on 17/04/18 (APP/Y6930/A/17/3191554)	
Location	Tyre And Exhaust Centre, Commercial Street, Abergwynfi, Port Talbot SA13 3YL	
Decision	Approval with no Conditions	
Ward	Gwynfi	

22	App No. P2018/0526	Type Listed Building Cons
<p>Proposal Listed Building Application for the replacement of window, door set and insertion of new doorway to rear elevation, replacement of 8 no. windows, insertion of new door set and steps to front elevation. Ground floor: new floor to passageway, replacement ceiling, re-plastered walls and replacement floors to proposed utility, lounge and kitchen rooms, removal of ceiling to allow new stairs, new ceilings, walls studded and new floors to proposed lobby, replacement ceiling including Rockwool insulation and re-plaster of dividing wall to proposed TV room. First Floor: removal of staircase together with removal of door and creation of new wall to create hallway / bedroom</p>		
Location	GRANGE FARM, DYFFRYN, NEATH SA10 7BQ	
Decision	Approval with Conditions	
Ward	Dyffryn	

23	App No. P2018/0549	Type Vary Condition
<p>Proposal Application for the variation of condition 1 (to allow for the excavation and recovery of deposited material) condition 4 (to allow for amended plans) and conditions 5 & 37 (to allow a longer time period for the submission of details required by condition) attached to planning permission P2016/0735</p>		
Location	PORT TALBOT STEELWORKS, GRANGE ROAD, MARGAM, PORT TALBOT SA13 2NG	
Decision	Approval with Conditions	
Ward	Margam	

24	App No. P2018/0577	Type Householder
<p>Proposal Alterations and conversion of existing garage to living accommodation including replacement parking, plus single storey rear extension with raised decking and balcony area, plus single storey side extension.</p>		
Location	41 LON Y WERN, ALLTWEN PONTARDAWE, SWANSEA SA8 3BJ	
Decision	Approval with Conditions	
Ward	Alltwen	

25	App No. P2018/0594	Type Full Plans
Proposal Change of use of ground-floor into 2 x self-contained flats, plus construction of a first-floor to provide 1 x self-contained flat with external stairway access plus solar panels to roof		
Location CARMEL WELSH INDEPENDENT CHAPEL, BRYNGURNOS STREET, BRYN, PORT TALBOT		
Decision Refusal		
Ward Bryn & Cwmavon		

26	App No. P2018/0610	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 14 (importation of soils and aggregates) of Planning Permission P2017/0658 (3 Storey academic building)		
Location Academic Building, Bay Campus, Fabian Way , Crymlyn Burrows, Neath SA1 8EN		
Decision Approval with no Conditions		
Ward Coedffranc West		

27	App No. P2018/0625	Type Discharge of Cond.
Proposal Details pursuant to the discharge of conditions 7 (assessment of the nature and extent of contamination affecting the application site) and 8 (remediation scheme to bring the site to a condition suitable for the proposed use) of outline planning permission P2013/0038 allowed at appeal (reference: APP/Y6930/A/14/2218029) on 21.08.15		
Location ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA SA8 3DE		
Decision Approval with no Conditions		
Ward Alltwn		

28	App No. P2018/0626	Type Full Plans
Proposal Re-location of existing roof mounted condenser units with screening, plus retention of the alterations made to the previously approved development (P2017/0221), including first floor window to side elevation		
Location 1 LEONARD STREET, NEATH SA11 3HW		
Decision Approval with Conditions		
Ward Neath North		

29	App No. P2018/0632	Type Householder
Proposal	Proposed rear and side/rear boundary fence	
Location	32 Cae Glas, Cwmavon, Port Talbot SA12 9AX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

30	App No. P2018/0637	Type Householder
Proposal	Part two storey and part single storey side extension with car port and detached garage	
Location	1 Underwood Road, Cadoxton, Neath SA10 8BU	
Decision	Approval with Conditions	
Ward	Cadoxton	

31	App No. P2018/0646	Type Change of Use
Proposal	Change of use from class A1 (Shop) to class A3 (Restaurant, snack bar or café)	
Location	6 Windsor Road, Neath SA11 1DA	
Decision	Approval with Conditions	
Ward	Neath North	

32	App No. P2018/0651	Type Change of Use
Proposal	Barn conversion to facilitate holiday accommodation	
Location	Gellilwca Fawr Farm, Gwrhyd Road, Pontardawe SA8 4TP	
Decision	Approval with Conditions	
Ward	Pontardawe	

33	App No. P2018/0660	Type Full Plans
Proposal	Multi-Faith Centre	
Location	Swansea Bay University Campus, Fabian Way, Crymlyn Burrows SA1 8EN	
Decision	Approval with Conditions	
Ward	Coedffranc West	

34	App No. P2018/0663	Type Advertisement
Proposal	Replacement of existing 96 sheet poster display with a 48 sheet internally illuminated digital display and associated logo box	
Location	Garage To The South Of Fabian Way, Fabian Way, Neath SA10 6JW	
Decision	Approval with Conditions	
Ward	Coedffranc West	

35	App No. P2018/0668	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawful Development (Proposed) for the construction of a detached dwelling		
Location Land Adjoining 9, Parc Pen Y Bryn, Goytre, Port Talbot SA13 2XZ		
Decision Not to Issue Lawful Dev.Cert.		
Ward Taibach		

36	App No. P2018/0670	Type Householder
Proposal Single storey rear extension, raised patio, steps and privacy screen		
Location 147 Ridgewood Gardens, Cimla, Neath SA11 3QX		
Decision Approval with Conditions		
Ward Cimla		

37	App No. P2018/0672	Type Discharge of Cond.
Proposal Details pursuant to the discharge of conditions 3 and 4 (drainage) of planning permission P2017/0971 (Approved on the 25/01/18)		
Location Plot 40, Nant Celyn, Crynant, Neath		
Decision Approval with no Conditions		
Ward Crynant		

38	App No. P2018/0679	Type Full Plans
Proposal Detached dwelling with associated parking area		
Location Plot 34, Forest Lodge Lane, Cwmavon, Port Talbot		
Decision Approval with Conditions		
Ward Bryn & Cwmavon		

39	App No. P2018/0681	Type LawfulDev.Cert-Exist
Proposal Certificate of Lawful Development (Existing) for the use of the property as a residential dwelling (Use Class C3) in breach of an agricultural occupancy condition for a continuing period of 10 years or more		
Location Estates Farm, Fairyland Road, Tonna, Neath SA11 3QE		
Decision Issue Lawful Dev.Cert.		
Ward Resolven		

40	App No. P2018/0682	Type Householder
Proposal	Partially enclosed carport to side of dwelling	
Location	22 PALE ROAD, SKEWEN, NEATH SA10 6BP	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

41	App No. P2018/0683	Type Householder
Proposal	Demolition of existing garage and erection of single storey side and rear extension.	
Location	5 DERWEN ROAD, ALLTWEN PONTARDAWE, SWANSEA SA8 3AU	
Decision	Approval with Conditions	
Ward	Alltwn	

42	App No. P2018/0686	Type Discharge of Cond.
Proposal	Details pursuant to Condition 4 (Landscape) of Planning Application P2017/0112 granted on June 8th 2018	
Location	LAND BETWEEN, A465 AND HIGH STREET, BLAENGWACH, NEATH SA11 5NZ	
Decision	Approval with no Conditions	
Ward	Blaengwrach	

43	App No. P2018/0689	Type Householder
Proposal	Retention and completion of detached outbuilding	
Location	64 PENSHANNEL, NEATH ABBEY, NEATH SA10 6PP	
Decision	Approval with Conditions	
Ward	Dyffryn	

44	App No. P2018/0691	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 2 (drainage - strategic water main) and 4 (finished floor, ridge and ground levels) of reserved matters application P2017/0835 granted on 19.12.17	
Location	ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwn	

45	App No. P2018/0694	Type Vary Condition
Proposal Variation of condition 1 of planning application P2013/0673 (granted on 10.01.14) to allow a further 3 years for the commencement of development		
Location Land adjacent to, 35 NEW ROAD, YNYSMEUDWY PONTARDAWE, SWANSEA SA8 4PJ		
Decision Approval with Conditions		
Ward Pontardawe		

46	App No. P2018/0695	Type Discharge of Cond.
Proposal Details pursuant to the partial discharge of Conditions 3 and 4 (Desktop study and Remediation) of Planning Permission P2017/0959 (Playground improvements approved on the 7/11/17)		
Location CADOXTON PARK, BRYN CATWG, CADOXTON, NEATH SA10 3BG		
Decision Approval with no Conditions		
Ward Cadoxton		

47	App No. P2018/0706	Type Householder
Proposal Part two storey part single storey rear extension.		
Location 51 HIGH STREET, PONTARDAWE, SWANSEA SA8 4JH		
Decision Approval with Conditions		
Ward Pontardawe		

48	App No. P2018/0708	Type Change of Use
Proposal Change of use from retail shop (A1) to Photographic Studio (Sui Generis).		
Location 42A STATION ROAD, PORT TALBOT SA13 1JS		
Decision Approval with Conditions		
Ward Port Talbot		

49	App No. P2018/0709	Type Full Plans
Proposal Proposed steel platform to house and test solar technologies incorporating a moveable structure to front elevation		
Location SPECIFIC - SHED, HEOL CEFN GWRGAN, MARGAM, PORT TALBOT SA13 2EZ		
Decision Approval with Conditions		
Ward Margam		

50	App No. P2018/0710	Type Householder
Proposal	Front porch and canopy	
Location	7 RIVERSIDE GARDENS, GLYNNEATH, NEATH SA11 5LA	
Decision	Approval with Conditions	
Ward	Glynneath	

51	App No. P2018/0711	Type Householder
Proposal	Increase in ridge height of dwelling to facilitate living accommodation within roof-space, including roof-lights and rear dormer extension with balcony, plus single-storey rear extension	
Location	17 ST CATHERINES ROAD, BAGLAN, PORT TALBOT SA12 8AT	
Decision	Approval with Conditions	
Ward	Baglan	

52	App No. P2018/0712	Type Householder
Proposal	Conversion of existing Barn and Garage to provide ancillary accommodation and replacement single-storey Garage	
Location	9 HEOL Y GLYN, GLYNNEATH, NEATH SA11 5AU	
Decision	Approval with no Conditions	
Ward	Glynneath	

53	App No. P2018/0713	Type Change of Use
Proposal	Change of use of land for the sale and storage of timber products including new detached storage unit and access onto B4282	
Location	FORMER BUS DEPOT, CHAPEL TERRACE, BRYN, PORT TALBOT SA13 2RE	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

54	App No. P2018/0714	Type Householder
Proposal	Part two storey/part single storey front/side extension and front canopy	
Location	195 WESTERN AVENUE, SANDFIELDS, PORT TALBOT SA12 7NE	
Decision	Approval with Conditions	
Ward	Sandfields West	

55	App No. P2018/0718	Type Full Plans
Proposal	4 pitch seating stands and portacabin	
Location	PARC YNYSYDERW, FFORDD PARC YNYSERW, PONTARDAWE, SWANSEA SA8 4EG	
Decision	Approval with Conditions	
Ward	Pontardawe	

56	App No. P2018/0719	Type Outline
Proposal	Detached dwelling (outline with all matters reserved)	
Location	SITE OF BETHANY CHAPEL, CHURCH ROAD, SEVEN SISTERS, NEATH	
Decision	Approval with Conditions	
Ward	Seven Sisters	

57	App No. P2018/0721	Type App under TPO
Proposal	Works to 1 No. Oak Tree protected by Tree Preservation Order T339/A1 consisting of removal of lower secondary branches, storm damaged limb and deadwood and reduction of upper canopy by approximately 1.5 to 2.0 metres.	
Location	15 HIGHLAND GARDENS, NEATH ABBEY, NEATH SA10 6PJ	
Decision	Approval with Conditions	
Ward	Dyffryn	

58	App No. P2018/0723	Type Householder
Proposal	Extension to existing raised patio	
Location	2 MONKS CLOSE, COURT HERBERT, NEATH SA10 7BW	
Decision	Approval with Conditions	
Ward	Dyffryn	

59	App No. P2018/0726	Type Householder
Proposal	Retention and completion of a single storey rear extension	
Location	11 DAN Y GRAIG ROAD, LONGFORD, NEATH SA10 7HA	
Decision	Approval with Conditions	
Ward	Dyffryn	

60	App No. P2018/0728	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 12 (artificial nesting sites) of planning permission P2014/0393 approved on the 10th January 2018	
Location	Land North Of, Neath Road, Rhos, Pontardawe SA8 3EB	
Decision	Approval with no Conditions	
Ward	Rhos	

61	App No. P2018/0729	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 6 (Verification Report) of application P2018/0023 granted on 19/04/18.	
Location	Land At, Christchurch Road, Baglan Bay, Port Talbot SA12 7BZ	
Decision	Approval with no Conditions	
Ward	Aberavon	

62	App No. P2018/0735	Type Vary Condition
Proposal	Variation of Condition 6 (Off-street parking arrangements) of Planning Permission P2017/0249 granted on 03/07/17	
Location	Old Fire Station, Brytwn Road, Cymmer, Port Talbot SA13 3EN	
Decision	Approval with Conditions	
Ward	Cymmer	

63	App No. P2018/0736	Type Householder
Proposal	External stair lift, raised platform, boundary walls, pillars, steps and galvanised railings within front curtilage	
Location	61 Jersey Road, Blaengwynfi, Port Talbot SA13 3TB	
Decision	Approval with Conditions	
Ward	Gwynfi	

64	App No. P2018/0739	Type Full Plans
Proposal	Engineering operations comprising the re-profiling of land to reduce pressure on existing retaining wall	
Location	Land To The Rear Of The Old Bakery, Chapel Street, Cymmer, Port Talbot SA13 3LR	
Decision	Approval with Conditions	
Ward	Cymmer	

65	App No. P2018/0741	Type Householder
Proposal Part two storey part single storey rear extension plus attached double garage to side elevation		
Location GLANTAWE, 202A SWANSEA ROAD, TREBANOS PONTARDAWE, SWANSEA SA8 4BX		
Decision Approval with Conditions		
Ward Trebanos		

66	App No. P2018/0742	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 21 (Coach Management Plan) of Planning Permission P2016/1022 granted on 01/02/17		
Location DYFFRYN UPPER COMPREHENSIVE SCHOOL, BERTHA ROAD, MARGAM, PORT TALBOT SA13 2AN		
Decision Approval with no Conditions		
Ward Margam		

67	App No. P2018/0744	Type Householder
Proposal Single storey side extension which extends to front elevation to provide a canopy/porch		
Location 95 PENTYLA BAGLAN ROAD, BAGLAN, PORT TALBOT SA12 8DS		
Decision Approval with Conditions		
Ward Baglan		

68	App No. P2018/0745	Type Change of Use
Proposal Retention of use of land for the siting of a caravan for use as site office for a temporary period during construction of the dwelling approved under Planning Application P2016/0515		
Location LAND ADJACENT TO, THE BARRACKS, PONTRHYDYFEN, PORT TALBOT SA12 9RP		
Decision Refusal		
Ward Pelenna		

69	App No. P2018/0748	Type Householder
Proposal Conservatory		
Location 11 LLYS CAMBRIAN, GODRE'R GRAIG, SWANSEA SA9 2EY		
Decision Approval with Conditions		
Ward Godre'rgraig		

70	App No. P2018/0750	Type Householder
Proposal	Balcony on rear elevation and retention of outbuilding/shelter	
Location	2 Main Road, Dyffryn Cellwen, Neath SA10 9HR	
Decision	Approval with Conditions	
Ward	Onllwyn	

71	App No. P2018/0751	Type Change of Use
Proposal	Change of use from retail shop (use class A1) into taxi office (use class Sui Generis)	
Location	1A Alfred Street, Neath SA11 1EF	
Decision	Approval with Conditions	
Ward	Neath North	

72	App No. P2018/0752	Type Householder
Proposal	Two storey rear extension	
Location	4 ELBA CRESCENT, CRYMLYN BURROWS, SWANSEA SA1 8QQ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

73	App No. P2018/0753	Type Householder
Proposal	Two storey side extension	
Location	7 STANLEY PLACE, CADOXTON, NEATH SA10 8BE	
Decision	Approval with Conditions	
Ward	Cadoxton	

74	App No. P2018/0755	Type App under TPO
Proposal	Works to Magnolia Tree situated within the Neath town centre conservation area comprising of a 3m crown lift, and a 10 percent crown reduction	
Location	18 VICTORIA GARDENS, NEATH SA11 3BE	
Decision	Approval with Conditions	
Ward	Neath North	

75	App No. P2018/0756	Type App under TPO
Proposal Works to trees protection by Tree Preservation Order T280/W1 consisting of T1 Oak - reduce overhanging branches by 2.0 metres, T2 Alder Sever Ivy and thin crown by 20%, T3 Oak removal of overhanging branches and reduce remaining section by 2.5 metres, T4 & T5 Sycamore reduce overhanging branches by 2.5 metres and thin crown by 20%, T6 Sycamore remove all deadwood and sever Ivy.		
Location 11 PRINCESS DRIVE, WAUNCEIRCH, NEATH SA10 7PZ		
Decision Approval with Conditions		
Ward Bryncoch South		

76	App No. P2018/0757	Type Full Plans
Proposal Building to house tack room		
Location 39 NEATH ROAD, FFOREST GOCH PONTARDAWE, SWANSEA SA8 3JB		
Decision Approval with Conditions		
Ward Rhos		

77	App No. P2018/0759	Type Discharge of Cond.
Proposal Details pursuant to the discharge of conditions 3 (external materials), 4 (drainage), 9 (landscaping) and 11 (boundary treatments) of planning permission P2017/1105 (Approved on the 15/08/2018) for 1 No. detached dwelling, garage and associated works		
Location PLOT ADJACENT TO, 26 GRAIG ROAD, ALLTWEN, PONTARDAWE SA8 3DA		
Decision Approval with no Conditions		
Ward Alltwn		

78	App No. P2018/0763	Type Householder
Proposal Retention of existing single storey rear extension and detached garage		
Location 12 TYMAEN CRESCENT, CWMAVON, PORT TALBOT SA12 9EA		
Decision Approval with Conditions		
Ward Bryn & Cwmavon		

79	App No. P2018/0764	Type Full Plans
Proposal	Change of use of land for the siting of a mobile catering unit, a double decker bus for use as a restaurant/café, bin storage area, raised decking and play area.	
Location	RESOLVEN CANAL CAR PARK, LAND OFF, COMMERCIAL ROAD (B4434), RESOLVEN, NEATH	
Decision	Approval with Conditions	
Ward	Resolven	

80	App No. P2018/0765	Type Full Plans
Proposal	3 Storey mixed use block comprising of 5 commercial units (Class A1/A3) with 12 No. residential units and associated works, including changes to existing service yard and public realm improvements.	
Location	NEW DEVELOPMENT AT, WATER STREET, NEATH SA11 3EP	
Decision	Approval with Conditions	
Ward	Neath North	

81	App No. P2018/0766	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 7 (landscaping), 9 (topsoil), 16 (waste management), 18 (bird boxes) and the partial discharge of condition 8 (car parking capacity data only) of planning permission P2016/0383 (academic building) approved on the 09/06/2016.	
Location	COMPUTATIONAL FOUNDRY - CONSTRUCTION SITE, SWANSEA UNIVERSITY BAY CAMPUS, FABIAN WAY , CRYMLYN BURROWS SA1 8EN	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

82	App No. P2018/0769	Type Full Plans
Proposal	Detached warehouse/workshop unit and associated drainage	
Location	UNIT 1, GROUNDHOG UK LIMITED, YNYSYGERWN AVENUE , ABERDULAIS, NEATH SA10 8HH	
Decision	Approval with Conditions	
Ward	Aberdulais	

83	App No. P2018/0770	Type Householder
Proposal	Two storey rear extension plus single storey side and rear extension	
Location	132 GELLIGRON ROAD, RHYDYFRO PONTARDAWE, SWANSEA SA8 4SJ	
Decision	Approval with Conditions	
Ward	Pontardawe	

84	App No. P2018/0771	Type Householder
Proposal	Single storey rear extension	
Location	34 DERWEN ROAD, ALLTWEN PONTARDAWE, SWANSEA SA8 3AU	
Decision	Approval with Conditions	
Ward	Alltwen	

85	App No. P2018/0774	Type Change of Use
Proposal	Change of use of land into garden curtilage, plus extension to existing garage	
Location	32 HEOL Y NANT, RHOS PONTARDAWE, SWANSEA SA8 3EQ	
Decision	Approval with Conditions	
Ward	Rhos	

86	App No. P2018/0775	Type Householder
Proposal	Two storey rear extension, single storey side extension, plus new window in first floor side elevation of original house	
Location	26 Abernant Road, Cwmgors, Ammanford SA18 1RB	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

87	App No. P2018/0777	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 2 (drainage - strategic water main) and 4 (finished floor, ridge and ground levels) of reserved matters application P2018/0246 granted on 24.05.2018	
Location	ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

88	App No. P2018/0778	Type Householder
Proposal	Two storey side extension, steps and section of side boundary wall and pillars	
Location	9 Pontneathvaughan Road, Glynneath, Neath SA11 5AR	
Decision	Approval with Conditions	
Ward	Glynneath	

89	App No. P2018/0779	Type PriorNotif.Agric.Bld
Proposal	Prior Notification for agricultural building for general agricultural storage and winter fodder.	
Location	Nant Y Fedw Farm, Eastern Avenue Lane To Nant Y Fedw, Cymmer, Port Talbot SA13 3NR	
Decision	Prior Approval Not Required	
Ward	Cymmer	

90	App No. P2018/0780	Type Householder
Proposal	Detached outbuilding	
Location	13 Fairway, Sandfields, Port Talbot SA12 7HG	
Decision	Approval with Conditions	
Ward	Sandfields West	

91	App No. P2018/0782	Type Householder
Proposal	Retention and completion of ground excavation and retaining works to terrace rear garden. Construction of a detached garden store including a raised balcony area above together with associated balustrade, retaining works, steps and retaining walls. Detached garage.	
Location	59 Albion Road, Baglan, Port Talbot SA12 8DD	
Decision	Approval with Conditions	
Ward	Baglan	

92	App No. P2018/0784	Type Householder
Proposal	Retention of raised decking and boundary fence	
Location	55 Tyn Y Twr, Baglan, Port Talbot SA12 8YB	
Decision	Approval with no Conditions	
Ward	Baglan	

93	App No. P2018/0785	Type LawfulDev.Cert-Prop.
Proposal	Certificate of lawful development (proposed) for use Class C3 (b) - up to six persons living together as a single household and receiving care.	
Location	7 VARTEG ROW, BRYN, PORT TALBOT SA13 2RF	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryn & Cwmavon	

94	App No. P2018/0787	Type Householder
Proposal	Extended raised patio, balustrade, retaining walls and steps within front curtilage	
Location	21 BROOMHILL, PORT TALBOT SA13 2US	
Decision	Approval with Conditions	
Ward	Port Talbot	

95	App No. P2018/0791	Type Householder
Proposal	Two storey side extension	
Location	TEWGOED FACH, HEOL Y GRAIG, CWMAVON, PORT TALBOT SA12 9YD	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

96	App No. P2018/0794	Type Householder
Proposal	Retaining walls to facilitate off road parking	
Location	297 GRAIG ROAD, GODRE'R GRAIG, SWANSEA SA9 2NZ	
Decision	Approval with Conditions	
Ward	Godre'rgraig	

97	App No. P2018/0796	Type Householder
Proposal	Single storey rear extension	
Location	9 GRAHAM TERRACE, SKEWEN, NEATH SA10 6RL	
Decision	Approval with Conditions	
Ward	Coedffranc North	

98	App No. P2018/0797	Type App under TPO
Proposal Works to tree protected by Tree Preservation Order T281/T7 Sessile Oak Tree consisting of removal of secondary branches growing down towards garden shed, reducing length of northerly growing branch by 3 metres and pruning to suitable growth points.		
Location 19 SMITHFIELD ROAD, PONTARDAWE, SWANSEA SA8 4LA		
Decision Approval with Conditions		
Ward Pontardawe		

99	App No. P2018/0798	Type LawfulDev.Cert-Exist
Proposal Certificate of Lawful Development (Existing) for the use of an access track for a continuous period of 10 years or more in breach of Condition 5 of Planning Permission P/96/1400 granted on 30/09/96		
Location LAND TO SIDE AND REAR OF 22 PARISH ROAD, BLAENGWACH, NEATH SA11 5SW		
Decision Not to Issue Lawful Dev.Cert.		
Ward Blaengwrach		

100	App No. P2018/0799	Type Full Plans
Proposal Residential Development comprising 7 No. semi-detached and terraced dwellings with parking and associated works		
Location LAND OFF, AFAN VALLEY ROAD, CWMAVON, PORT TALBOT SA12 9AA		
Decision Refusal		
Ward Bryn & Cwmavon		

101	App No. P2018/0802	Type App under TPO
Proposal Works to tree protected by Tree Preservation Order T144/T4 Sessile Oak consisting of Crown reduction by a maximum of 3.0 metres and removal of deadwood.		
Location Tree adjacent to, 159 MAIN ROAD, BRYNCOCH, NEATH SA10 7TR		
Decision Approval with Conditions		
Ward Bryncoch North		

102	App No. P2018/0803	Type Full Plans
Proposal	Demountable building, means of enclosure and associated works.	
Location	Ysgol Gynradd Gymraeg Rhosafan, Rhodfa Mor, Marine Drive , Sandfields, Port Talbot SA12 7NN	
Decision	Approval with Conditions	
Ward	Sandfields West	

103	App No. P2018/0804	Type Change of Use
Proposal	Retain use of premises as dog grooming parlour (sui generis)	
Location	HOT DOGZ (Grooming Parlour), 92 Talbot Road, Port Talbot SA13 1LB	
Decision	Approval with Conditions	
Ward	Port Talbot	

104	App No. P2018/0805	Type Full Plans
Proposal	Retain use of premises as dog grooming parlour (sui generis)	
Location	Hot Dogz (Grooming Parlour), 34 Church Road, Baglan, Port Talbot SA12 8ST	
Decision	Approval with Conditions	
Ward	Baglan	

105	App No. P2018/0806	Type Change of Use
Proposal	Change of use from fitness centre (Class D2) to restaurant (Class A3) with living accommodation on first floor (C3)	
Location	16 Alfred Street, Neath SA11 1EF	
Decision	Approval with Conditions	
Ward	Neath North	

106	App No. P2018/0807	Type Vary Condition
Proposal	Removal of condition 15 (which restricts 24hr operation for a period of 12 months, which will expire on the 12th December 2018) to allow the facility to permanently operate 24hrs per day, of planning permission P2017/0942 which was Approved on 14/12/2017	
Location	Derwen Plant Ltd Neath Abbey Wharf, Neath Abbey Wharf Access Road, Skewen, Neath SA10 6BL	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

107	App No. P2018/0808	Type Householder
Proposal	Garage Conversion	
Location	27 GOLWG Y MYNYDD, GODRE'R GRAIG, SWANSEA SA9 2DN	
Decision	Approval with Conditions	
Ward	Godre'rgraig	

108	App No. P2018/0809	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (Materials) of application P2018/0481 granted on 26/07/2018.	
Location	PLAS Y DARREN, RHIW ROAD, RHIWFAWR, SWANSEA SA9 2RA	
Decision	Approval with no Conditions	
Ward	Cwmllynfell	

109	App No. P2018/0815	Type Listed Building Cons
Proposal	Variation of condition 4 (Timescales of restoration and reconstruction) of Listed Building Consent P2016/0144 (Approved on the 19/05/2016 for the Careful and controlled dismantling of 2 No. Headframe structures and restoration and reinstatement. To allow the completion of the restoration and reconstruction of Headframe 2 (South) to be extended until the 29th May 2020 and headframe 1 (North) to be completed by the 28th May 2021	
Location	CEFN COED COLLIERY MUSEUM, NEATH ROAD, CRYNANT, NEATH SA10 8SL	
Decision	Approval with Conditions	
Ward	Crynant	

110	App No. P2018/0816	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Application P2017/1099 regarding the change of a roller-shutter garage door to 3-leaf powder coated aluminium doors	
Location	27 BEECHWOOD ROAD, MARGAM, PORT TALBOT SA13 2AD	
Decision	Approval with no Conditions	
Ward	Margam	

111	App No. P2018/0820	Type Change of Use
Proposal	Change of use of residential dwelling (Class C3) to part residential (Class C3) and a cattery utilising former swimming pool area (Sui Generic) (Maximum of 12 cats in total)	
Location	PORTIA, 22 MORGAN STREET, TREBANOS PONTARDAWE, SWANSEA SA8 4DW	
Decision	Approval with Conditions	
Ward	Trebanos	

112	App No. P2018/0821	Type App under TPO
Proposal	Works to trees protected by Tree Preservation Order T229/T1 Copper Beech consisting of crown reduction to a maximum of 2.0 metres, crown lift in accordance with regulations and thinning of crown to a maximum of 10%.	
Location	17 BRYNAWEL, PONTARDAWE, SWANSEA SA8 4JP	
Decision	Approval with Conditions	
Ward	Pontardawe	

113	App No. P2018/0826	Type Householder
Proposal	Single storey side extension	
Location	17 ORCHID CLOSE, SANDFIELDS, PORT TALBOT SA12 7EN	
Decision	Approval with Conditions	
Ward	Sandfields West	

114	App No. P2018/0828	Type Householder
Proposal	Dormer Extension to side elevation	
Location	13 CURLEW CLOSE, BRYNCOCH, NEATH SA10 7EJ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

115	App No. P2018/0831	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (Lawful Development Certificate Proposed)	
Location	21 CWRT SART, BRITON FERRY, NEATH SA11 2ST	
Decision	Issue Lawful Dev.Cert.	
Ward	Briton Ferry East	

116	App No. P2018/0832	Type Householder
Proposal	Detached garage/store	
Location	37 CASTLE DRIVE, CIMLA, NEATH SA11 3UY	
Decision	Approval with Conditions	
Ward	Cimla	

117	App No. P2018/0837	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) Single storey rear extension	
Location	6 CIMLA ROAD, NEATH SA11 3PW	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath North	

118	App No. P2018/0839	Type App under TPO
Proposal	Works to trees protected by Tree Preservation Order T205/G1 consisting of 1 No. Beech Tree - Remove three small branches (to stem) to lift canopy over driveway, 1 No. Oak Tree - reduce canopy by approx. 2.5 metres, 1 No. Oak Tree reduce lateral branches by 1.5 metres growing towards house, 1 No. Oak Tree Die Back present in upper canopy reduce to sound wood, remove deadwood from surrounding trees.	
Location	BRYNGOLEU, VICARAGE DRIVE, PONTARDAWE, SWANSEA SA8 4PB	
Decision	Approval with Conditions	
Ward	Pontardawe	

119	App No. P2018/0840	Type App under TPO
Proposal	Works to trees protected by Tree Preservation Order T200/A9 consisting of 1 No. Oak tree T1 remove 2 lower branches, 1 No. Oak tree T2 remove 1 lower branch and ring Ivy and reduce height of hedgerow plants (Hazel, Holly) to 1.5 metres.	
Location	24 MAES Y CORNEL, RHOS PONTARDAWE, SWANSEA SA8 3DR	
Decision	Approval with Conditions	
Ward	Rhos	

120	App No. P2018/0841	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to application P2018/0039 to amend the approved plans to allow an alteration to the proposed ground level of the front garden area and an associated change to the approved Reptile Mitigation Strategy.	
Location	The Rise, Glyncastle, Resolven, Neath SA11 4NW	
Decision	Approval with no Conditions	
Ward	Resolven	

121	App No. P2018/0847	Type Discharge of Cond.
Proposal	Details pursuant to condition 3 (Retaining Structures) of Planning Application P2018/0736 granted on October 2nd, 2018	
Location	61 Jersey Road, Blaengwynfi, Port Talbot SA13 3TB	
Decision		
Ward	Gwynfi	

122	App No. P2018/0848	Type Change of Use
Proposal	Change of Use from Place of Worship (Use Class D1) to Light Industrial Workshop with ancillary storage (Use Class B1) for furniture restoration	
Location	Chapel Tabor, High Street, Abergwynfi, Port Talbot SA13 3YN	
Decision	Approval with Conditions	
Ward	Gwynfi	

123	App No. P2018/0849	Type Screening Opinion
Proposal	Request for a screening opinion under Regulation 6(1) of the (Environmental Impact Assessment) (Wales) Regulations 2017 for a hybrid development of an extension to the existing Resolven Business Park of approximately 14,356sq.m of industrial floorspace for use classes B1, B2 and B8 on a site of 11.95 hectares with access roads and associated infrastructure and engineering operations. The initial full planning application aspects of the development would be two industrial units each with a floorspace area of 2,322sq.m with the remainder of the development being in outline only.	
Location	Land To The South West Of Resolven Business Park, Resloven, Neath	
Decision	EIA Not Required	
Ward	Resolven	

124	App No. P2018/0854	Type Householder
Proposal	Boundary fence	
Location	110 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford SA18 1PD	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

125	App No. P2018/0855	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension Certificate of Lawful Development Proposed	
Location	8 Bryn Teg, Briton Ferry, Neath SA11 2YG	
Decision	Issue Lawful Dev.Cert.	
Ward	Briton Ferry West	

126	App No. P2018/0856	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension - Lawful Development Certificate Proposed	
Location	39 Severn Crescent, Sandfields, Port Talbot SA12 6TA	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields East	

127	App No. P2018/0857	Type Advertisement
Proposal	14 Replacement drop banner signs on existing lampposts and 1 replacement sign at entrance of the site	
Location	Northern Access Road, Coed Darcy, Llandarcy, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

128	App No. P2018/0863	Type Householder
Proposal	Two storey rear extension, plus first floor window to northern side elevation.	
Location	Tremywawr, Pen Yr Alltwen, Alltwen Pontardawe, Swansea SA8 3EA	
Decision	Approval with Conditions	
Ward	Rhos	

129	App No. P2018/0866	Type Householder
Proposal	Single storey side/rear extension	
Location	284 Margam Road, Margam, Port Talbot SA13 2DE	
Decision	Approval with Conditions	
Ward	Margam	

130	App No. P2018/0869	Type Change of Use
Proposal	Change of Use from Place of Worship (Use Class D1) to single dwelling (Use Class C3)	
Location	Former St Pauls Church, Pendarvis Terrace, Aberavon, Port Talbot SA12 6DX	
Decision	Approval with Conditions	
Ward	Aberavon	

131	App No. P2018/0871	Type Householder
Proposal	First Floor Extension	
Location	Yr Yscribwr, Amman Road, BRYNAMMAN, AMMANFORD SA18 1SL	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

132	App No. P2018/0872	Type Householder
Proposal	Raise the eaves and ridge heights of the main dwelling by 400mm	
Location	Giants Grave House, Giants Grave Road, Briton Ferry, Neath SA11 2LW	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

133	App No. P2018/0875	Type Householder
Proposal	Retention of existing boundary fence, and re-positioning of garden shed	
Location	28 Ffordd Danygraig, Godre'r Graig, Swansea SA9 2BH	
Decision	Approval with no Conditions	
Ward	Godre'rgrraig	

134	App No. P2018/0877	Type Advertisement
Proposal	Retention of advertisement sign	
Location	8 James Street, Pontardawe, Swansea SA8 4LR	
Decision	Approval with Conditions	
Ward	Pontardawe	

135	App No. P2018/0878	Type Prior Notif.Eccl.
Proposal	Consultation under Ecclesiastical Exemption: Demolition of a lean-to greenhouse with timber frame and brick plinth which adjoins the exterior wall of the church.	
Location	St Josephs Roman Catholic Church, Church Street, Aberavon, Port Talbot	
Decision	No Objections	
Ward	Aberavon	

136	App No. P2018/0881	Type Householder
Proposal	First floor rear extension	
Location	10 Beatrice Street, Blaengwynfi, Port Talbot SA13 3TS	
Decision	Approval with Conditions	
Ward	Gwynfi	

137	App No. P2018/0884	Type Householder
Proposal	Two storey side extension, single storey rear extension plus raised patio	
Location	214 Swansea Road, Trebanos Pontardawe, Swansea SA8 4BX	
Decision	Approval with Conditions	
Ward	Trebanos	

138	App No. P2018/0885	Type Householder
Proposal	Two storey side and rear extension	
Location	69 High Street, Pontardawe, Swansea SA8 4JN	
Decision	Approval with Conditions	
Ward	Pontardawe	

139	App No. P2018/0887	Type Householder
Proposal	Single storey front and rear extensions	
Location	12 HORNBEAM CLOSE, CIMLA, NEATH SA11 3XA	
Decision	Approval with Conditions	
Ward	Cimla	

140	App No. P2018/0893	Type Lawful Dev. Cert-Prop.
Proposal	Certificate of lawful development (proposed) for use of part of attached domestic garage as a microbrewery.	
Location	24 CAE CANOL, BAGLAN, PORT TALBOT SA12 8LX	
Decision	Issue Lawful Dev. Cert.	
Ward	Baglan	

141	App No. P2018/0897	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 11 (Samples of the materials to be used in the construction of the external surfaces of the development, including in respect of the block paving to shared drives) and 12 (design, colour and finish of the 0.9m high railings proposed to plot 1 and the area of public open space together with a scheme indicating the siting of gates at the access / entrance points of the public open space) of reserved matters application P2018/0246 granted on 24.05.2018	
Location	ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

142	App No. P2018/0898	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of conditions 8 (Samples of the materials to be used in the construction of the external surfaces of the development, including in respect of the block paving to shared drives) and 9 (details of the design, colour and finish of the 0.9m high railings proposed to plot 1 and the area of public open space together with a scheme indicating the siting of gates at the access / entrance points of the public open space) of reserved matters application P2017/0835 granted on 19.12.17	
Location	ALLTWEN INDUSTRIAL ESTATE, LON HIR, ALLTWEN PONTARDAWE, SWANSEA SA8 3DE	
Decision	Approval with no Conditions	
Ward	Alltwen	

143	App No. P2018/0907	Type Householder
Proposal	Retention of parking area, boundary/retaining walls and completion of garage and shed	
Location	23 LON Y WERN, ALLTWEN PONTARDAWE, SWANSEA SA8 3BJ	
Decision	Approval with Conditions	
Ward	Alltwen	

144	App No. P2018/0917	Type LawfulDev.Cert-Prop.
Proposal	Single storey side/rear extension - Certificate of Lawful Development Proposed	
Location	17 KERN CLOSE, SANDFIELDS, PORT TALBOT SA12 7SS	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields West	

145	App No. P2018/0925	Type LawfulDev.Cert-Prop.
Proposal	Single storey side extension - Certificate of Lawful Development Proposed	
Location	3 MAES PWLL, CLYNE, NEATH SA11 4BT	
Decision	Issue Lawful Dev.Cert.	
Ward	Resolven	

146	App No. P2018/0931	Type LawfulDev.Cert-Prop.
Proposal	New driveway within front curtilage of dwelling - Certificate of Lawful Development Proposed	
Location	46 OLD ROAD, BAGLAN, PORT TALBOT SA12 8TT	
Decision	Issue Lawful Dev.Cert.	
Ward	Baglan	

147	App No. P2018/0947	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a Single storey rear extension	
Location	11 MOORLANDS, DYFFRYN CELLWEN, NEATH SA10 9HY	
Decision	Issue Lawful Dev.Cert.	
Ward	Onllwyn	