



PWYLLGOR CYNLLUNIO

2.00 PM - DYDD MAWRTH, 15 IONAWR, 2019

**YSTAFELLOEDD PWYLLGOR 1/2 – CANOLFAN DDINESIG,
PORT TALBOT**

Rhan 1

1. Datganiadau o fudd
2. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 8*)
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: P2018/0860 (*Tudalennau 9 - 30*)
Cadw mangre fel caffi/bwyty/bar (Dosbarth Defnydd A3) gyda llety i dwristiaid ar y llawr cyntaf (Dosbarth Defnydd C1); cadw ac addasu adeilad storio/ystafell arlwyo ar wahân gyda tho ar oleddf yn lle ardal eistedd a grisiau mynediad, yn ogystal â chreu ardal barcio benodol ar gyfer 6 cherbyd ar dir i'r gogledd-ddwyrain o westy The Angel ac un gilfach barcio i bobl anabl ar safle'r hen Ganolfan Croeso, Heol Pontneddfechan, Glyn-nedd, Castell-nedd SA11 5NR

Adran B - Materion Er Gwybodaeth

5. Apeliadau a dderbyniwyd - 27.11.18 - 07.01.19
(*Tudalennau 31 - 32*)
6. Apeliadau y penderfynwyd arnynt - 27.11.18 - 07.01.19
(*Tudalennau 33 - 34*)
7. Penderfyniadau Dirprwyedig 27.11.18 - 07.01.19
(*Tudalennau 35 - 50*)

8. 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, 9 Ionawr 2019

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.Wingrave, 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:

4 December, 2018

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

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

Local Members: Councillors D.W.Davies and L.M.Purcell

Officers In Attendance: S.Ball, J.Griffiths, R.MacGregor, N.Waters and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the Minutes of the previous meeting held on 2 October, 2018 be noted by the Committee.

2. **SITE VISITS**

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

3. **APPLICATION NUMBER: P2018/0822**

Officers made a presentation to the Planning Committee on this Application (retention and completion of detached storage shed, plus increase height of existing boundary wall to 1.95m high, at 1 Commercial Road, Resolven, Neath, SA11 4HY) as detailed in the circulated report.

The Local Ward Member had requested that the Application be determined by the Planning Committee, and was present to give his representations at the meeting. In accordance with the Council's

approved Public Speaking Protocol, a representative for the Objector addressed the Planning Committee, followed by the Applicant, who exercised his right of reply.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2018/0822 be approved, subject to the conditions detailed in the circulated report.

4. **APPLICATION NUMBER: P2018/0395**

Officers made a presentation to the Planning Committee on this Application (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) at Land adjacent to 40 Maes Yr Ysgol, Phase 6 Parc Y Dderwen, Pontardawe, Swansea) as detailed in the circulated report.

The Local Ward Member had requested that the Application be determined by the Planning Committee, and was present to give her representations at the meeting.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2018/0395 be approved, subject to the conditions detailed in the circulated report.

5. **APPEALS RECEIVED - 25 SEPTEMBER TO 26 NOVEMBER, 2018**

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

Appeal Ref: A2018/0013

First floor extensions on north and south elevations at Swiss Cottage, Longford Road, Longford, Neath.

Appeal Ref: A2018/0014

Two storey side extension, alterations to roof and retaining walls at 5 Ty Segur, Neath.

Appeal Ref: A2018/0015

Two storey rear extension and creation of parking area to the front of dwelling at 133 Ynysmeudwy Road, Ynysmeudwy, Pontardawe.

6. **APPEAL DETERMINED - 25 SEPTEMBER TO 26 NOVEMBER, 2018**

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

Appeal Ref: A2018/0013

First floor extensions on north and south elevations at Swiss Cottage, Longford Road, Longford, Neath

Decision:

Appeal Dismissed

7. **DELEGATED DECISIONS - 25 SEPTEMBER TO 26 NOVEMBER, 2018**

Members received a list of Planning Applications which had been determined between 25 September to 26 November 2018, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2018/0860	<u>DATE:</u> 06/11/2018
<u>PROPOSAL:</u>	Retention of premises as café/restaurant/bar (Use Class A3) with tourism accommodation at first-floor (Use Class C1); retention and alteration of detached storage building/servery with new pitched roof in lieu of seating area and stepped access, plus formation of dedicated parking area for 6 vehicles on land to the north-east of the Angel Hotel and one disabled persons parking space on site
<u>LOCATION:</u>	Former Tourist Information Centre, Pontneathvaughan Road Glynneath , Neath SA11 5NR
<u>APPLICANT:</u>	Mr G Richards
<u>TYPE:</u>	Full Plans
<u>WARD:</u>	Glynneath

BACKGROUND INFORMATION

This application is reported to committee for decision on the basis that it is a property which is owned by the council and has been the subject of enforcement complaints. Those complaints were thoroughly investigated and a number of non-conformities with the approved plans and associated conditions were identified. The applicant has been working to address those concerns since they were identified and this application seeks consent to regularise matters in an open and transparent manner.

LINK TO RELEVANT PLANS/ REPORTS

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

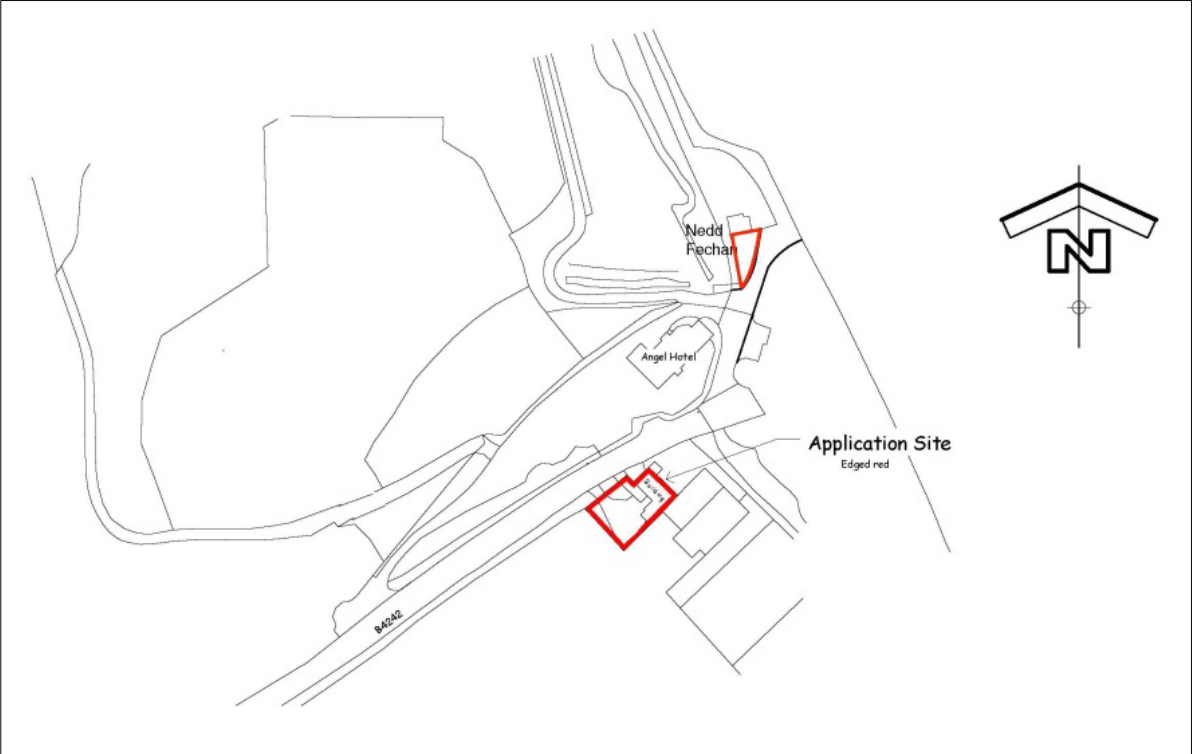
SITE AND CONTEXT

The application site relates to two parcels of land. The first is located at the former Tourist Information Centre, Pontneathvaughan Road, Glynneath (now known as Sgwd Gwladys). It measures approximately 0.036 hectares in area and comprises a two storey converted former farm building located along the north eastern side boundary of the site.

There is also a small single-storey part of the building located on the south western side of the building that is used as the entrance. The building adjoins an adjacent concrete block and metal sheet farm building along the south eastern boundary, but outside the application site. Externally, within the grounds of the property, there is an outdoor servery and bin-storage area, together with external seating and a totem sign.

A detached storage container which has been clad in timber and includes a stepped access to the roof has been constructed within the previously-approved car parking area without the benefit of planning permission. This structure is currently used as a store/servery while the roof and stepped area is used for events and as additional seating.

The second part of the application site relates to an irregular parcel of land measuring approximately 0.010 hectares in area. It is located on land to the north of the Angel Inn adjacent to the entrance to the waterfall walks. It is partly grassed and currently used as an informal parking area. It is bounded by an existing stone retaining wall to the west, open land/riverbank to the north, with High Street to the east and south.



DESCRIPTION OF DEVELOPMENT

This is a full planning application for the retention of the premises as café/restaurant/bar (Use Class A3) with tourism accommodation at first-floor (Use Class C1); retention and alteration of detached storage building/servery with new pitched roof in lieu of seating area and stepped access, plus formation of dedicated parking area for 6 vehicles on land to the north-east of the Angel Hotel, and one disabled persons parking space on site.

Members should note that following the closure of the Tourist Information centre in June 2016, planning permission was granted (ref: P2017/0310) for the change of use of the property into a mixed use café (Use Class A3) on ground-floor and tourist residential lodging accommodation at first-floor (Use Class C3). Variation of opening hours were subsequently approved in September 2017 under app. ref. P2017/0837 to allow extended operating hours from 18.00pm to 23.00pm.

Condition 9 on app. ref. P2017/0837 requires that the ground floor use shall be restricted to use only as a café and for no other use within Class A3.

Following the conversion of the property and its subsequent operation, complaints were received via the Planning Enforcement Section relating to the use of the property, car parking and deliveries, plus potential breaches of planning conditions. An investigation was undertaken, the conclusion of which was that the use of the property was now a café/restaurant/bar, while there were breaches relating to the absence of the required car parking and unauthorised operational development within the yard area. Following extensive discussions, the developer was served with an Enforcement Warning Notice requiring submission of a retrospective planning application seeking to regularise the breaches.

Following such negotiation, this application involves a number of different elements as follows:

- (i) The retention of the premises as a café/restaurant/bar (Use Class A3) with tourist accommodation at first-floor level (Class C3).

As referred to above, the authorised use of the ground floor is currently a café. There is no change to the permitted opening

hours of 8.00am to 11.00pm, but the application seeks consent for the premises to be used as a café/restaurant/bar. The kitchen and toilet facilities are located within the existing single-storey wing.

The tourist accommodation is located at first-floor level and is accessed from the front of the building via a new door. It comprises 4 x en-suite rooms. 3 of the rooms have double beds and the other room has 4 x single beds. It should be noted that there are currently small sleeping areas located on mezzanine floors above the en-suite bathrooms - accessed via small ladders. However, the developer has indicated that these have not been used due to the poor access and headroom and, moreover, their non-compliance with Building Regulations. If the application were to be approved, a condition could be imposed to ensure that they are only used as ancillary storage and not as sleeping areas.

- (ii) The retention of a detached storage building/servery with new pitched roof in lieu of seating area and stepped access.

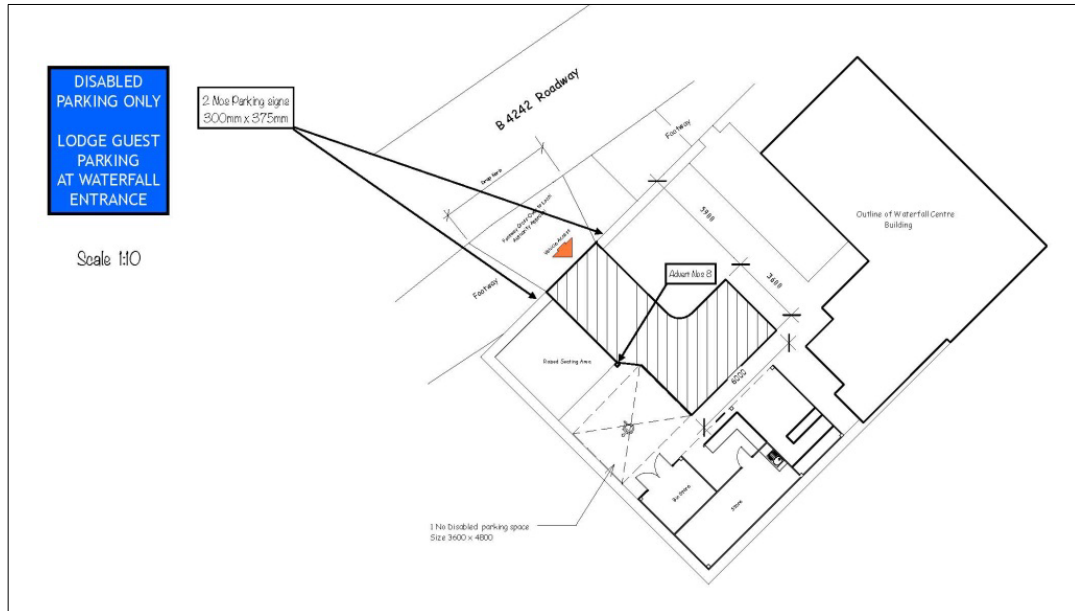
It should be noted that during the summer of 2018 a detached building for a store and servery, and with stepped access to the roof, was constructed within the car parking area without the benefit of planning permission. The developer was advised that the current building would not be acceptable in terms of visual amenity (along with the need to address issues relating to its siting within the approved car parking forecourt – see below), and as a consequence has submitted a revised scheme. The proposal now involves removing the seating area and stepped access, and replacing with a new steel-sheet pitched roof with a maximum height of 3.9m. The existing bin store located to the side of the building is proposed to be re-sited in place of the steps and an additional covered servery. The extended building is proposed to be clad with timber.

- (iii) Provision of a disabled parking space within the yard area, along with an external seating area.

The previous approval required the front forecourt/ yard to be utilised for parking of 6 vehicles (including one disabled space).

In addition to the works to the detached building, it is proposed to create 1 x disabled size parking space (3.6m by 4.8m) within the yard area, including a turning facility. To ensure that this space is

used by disabled customers only, signs will be positioned either side of the entrance advising customers accordingly. Part of the yard will also be formalised (as existing) as a raised external seating area.



- (iv) The formation of a dedicated parking area for 6 vehicles on land to the north-east of the Angel Inn.

The developer has an agreement to rent land to the north of The Angel Inn, adjacent to the entrance to the waterfall walks to provide a parking area for 6 vehicles (5 spaces measuring 2.6m by 4.8m and 1 space measuring 3.6m by 4.8m). The area is currently used as an informal parking area, and this proposal would be to formalise it. It is proposed that the area is surfaced with “turfmesh” and a plastic membrane provided along the kerb-line to intercept potential oil/fuel spills, and a spill kit will be made available for any such instances. In addition, lockable bollards will be located in the centre of each space to ensure that only authorised customers use them. Suitable signage will also be positioned on site.

NEGOTIATIONS

Negotiations were undertaken as part of the enforcement investigation, mainly in relation to the lodging rooms, car parking provision and appearance of the external storage building.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P1987/0697 – Tourist and Visitor Information and Interpretive Centre. Approved 11/12/87.
- P2017/0310 - Change of use of former Tourist Information Centre to a mixed use café (Use Class A3) on ground-floor and tourist residential lodging accommodation at first-floor (Use Class C3). Approved 16/05/17.
- P2017/0505 - Details to be agreed in association with conditions 3 (Bin storage), 4 (parking scheme), 6 (delivery management plan) and 7 (car parking management scheme) of planning permission P2017/0310 granted on 16/05/2017. Approved 12/06/17.
- P2017/0805 - Non-material amendment to P2017/0310 to allow change of window to door - facilitating access to bunk house. Approved 29/08/17.
- P2017/0837 - Variation of Condition 9 (Opening Hours) of Planning Application P2017/0310 granted on 16/05/17 to allow extended operating hours from 18.00pm to 23.00pm. Approved 22/09/17.
- P2018/0859 - Retention of 1 x externally illuminated fascia sign; 6 x non-illuminated signs and 1 x non-illuminated totem sign. Approved 04/12/18.

CONSULTATIONS

Glynneath Town Council: No reply, therefore no observations to make.

Natural Resources Wales: No objection.

Welsh Water: No objection.

Brecon Beacons National Park: No objection.

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

Biodiversity Unit: No objection, subject to conditions.

Contaminated Land Unit: No objection.

Footpaths Section: No objection.

REPRESENTATIONS

Site notices were displayed on 09/11/18 and 02/01/19 respectively. In response, 1 no. representation has been received, with the issues raised summarised as follows: -

- Dissatisfaction how this application has been assessed and refusal to take enforcement action. It is troubling that the Local Authority is reluctant to enforce planning policy.
- Several issues in the new application assert that consent has been established. This is incorrect and this application must be regarded as a new application.
- There is no indication that the issue with the sewer connection was addressed in the original application, and relies on an existing private tank. This application also seeks increased capacity in terms of customers for the bar and restaurant and increase in number of overnight bed spaces from 12 to 20.
- There are several reports of sewage smells from the premises (including reviews on Trip Advisor) and no records of sewage tank capacity. This was raised on the previous application.
- The car parking standards were not correctly assessed on the original application and have been wholly absent. No checks were undertaken of the car park prior to opening and the current permission is invalid. Without the parking the consent is invalid, and in breach of the condition. This is not acceptable or lawful.
- It is good that the applicants have additional land to create car parking, together with the existing spaces already consented, and there should be less difficulty in providing the correct number of spaces and delivery arrangements.

REPORT

National Planning Policy

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

Technical Advice Note 12: Design

Local Planning Policies

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

Strategic Policies

- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP13** Tourism
- **Policy SP14** The Countryside and the Undeveloped Coast
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP20** Transport Network

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TO1** Tourism Development in the Countryside
- **Policy EN5** Conversion and Extension of Existing Buildings in the Countryside
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- [Parking Standards.](#)
- [Design](#)
- [Biodiversity and Geodiversity](#)

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.

It is also noted that the proposed development is within a zone of influence for a Special Area of Conservation (Coedydd Nedd a Mellte SAC - Pontneddfechan waterfalls). Nevertheless, a Test of Likely Significant Effects (TLSE) has been undertaken which considers that an Appropriate Assessment, as set down within the Conservation of Habitats and Species Regulations 2010, is not required in this instance.

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

It is noted that the application site is located outside the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP). Nevertheless, the proposal was previously considered to comprise the re-use of an existing building as a café and ancillary tourism accommodation above, which complied with one of the permitted exceptions defined within Policy SC1. The proposal, whilst slightly amended in terms of its use, continues to comply with the aforementioned permitted forms of development outside settlement limits and as such continues to comply with Policy SC1.

Accordingly, the general principle is therefore acceptable, provided there are no overriding highway, amenity or environmental objections, notably in respect of the change from a café to restaurant/bar.

Having regard to such a change, it is noted that Policy TO1 (relating to tourism proposals) states as follows:

“Tourism proposals outside of settlement limits will only be permitted where all of the following criteria are satisfied:

- 1. It is demonstrated that the proposal is viable and contributes towards the quality and economic sustainability of the tourism industry;*
- 2. It is demonstrated that either the proposal requires a countryside location or it could not be accommodated within an existing settlement;*
- 3. The proposal would not have an adverse impact upon the landscape, ecology, and cultural heritage and would not adversely impact upon the social, economic, environmental or residential amenity of the area;*
- 4. The proposal does not create unacceptable levels of vehicular traffic, cause a detriment to highway safety and access can be provided by a range of transport modes”.*

It should be noted that the former use of the building was a tourism related use, and although now seeking retention of its use as a café/bar/restaurant (rather than a café), the proposed use of the site would still be tourism related through the provision of refreshments and overnight accommodation, and the hours of operation would remain the same as approved. In this respect, it is considered that in planning terms there is little material difference between the approved café use and existing café/bar/restaurant use, as they continue to provide a service to both the tourist market for visitors to the waterfalls, and also local trade. It is noted that there is potential for a café/bar/restaurant to have greater noise impacts (through use of alcohol for example and the provision of associated entertainment). However, the property is fairly isolated in its location, with neighbouring properties also in commercial use and, as such, are unlikely to be adversely affected with the continued use of the property for the mix of uses now sought. In any event additional controls are available through the Licensing regime; while action can also be taken under the Environmental Health legislation should a statutory noise nuisance occur.

While there is no reason to consider the intensity of use as a café/bar/restaurant would significantly exceed the approved café use, it is nevertheless considered that such use would have no demonstrably greater impact on amenity, biodiversity or highway safety (as detailed below). Furthermore, the continued use of the property for such uses would ensure the employment of 9 full-time members of staff. As such, it is considered that the principle of this mixed use development would accord with Policy TO1 of the Neath Port Talbot Local Development Plan.

It is noted that as part of the enforcement complaint reference has been made to the development as built/operated being different to that originally proposed under the tender documents for the building. However, it should be noted that this is not a material planning issue, and all that may be considered is whether or not the use and development, as proposed, is acceptable in planning terms.

Impact on Visual Amenity

In respect of the main building, the alterations that have been undertaken (i.e. changing a window to a door) have previously been approved as a non-material amendment, and remain acceptable in terms of visual amenity.

In respect of the yard area, the existing detached building is considered wholly unacceptable in visual impact terms. Nevertheless, the applicant has submitted a scheme to amend the external appearance of the building, and subject to the changes being made to its overall design and finish (within a maximum three month period covered by condition), it is considered that the retention and alteration of the detached storage building/serverry would be more akin to the appearance of the existing agricultural buildings immediately adjacent to the site and as such more acceptable in terms of visual amenity. Furthermore, the use of the remainder of the yard area for seating and provision of a disabled parking space would also be acceptable in terms of visual amenity.

In respect of the new parking area on land to the north of the Angel Inn, as it is currently used for informal parking, it is considered that there would be no substantial changes in terms of visual amenity, provided the scheme is implemented in accordance with the agreed plans.

It is therefore considered that the overall development would not be out of keeping with the character and appearance of the area. Nevertheless, to ensure that there is no detrimental impact upon the character of the wider area and to comply with the relevant planning policies, a suitably worded condition will be imposed to ensure the alterations to the storage building which is sought to be retained and altered within the car park are undertaken within the above defined period of time

Impact on Residential Amenity

It is noted that the main part of the application site is located approximately 25m away from the closest part of The Angel Inn, which is a Public House located on the northern site of Pontneathvaughan Road, and approximately 90m away from the closest residential property. The existing building also adjoins farm buildings. As such, it is considered that the retention of the use and alterations to the yard area would not result in any unacceptable overlooking, overshadowing or overbearing issues, and the level of noise and disturbance associated with the use(s) would be comparable to that of the previously approved use and the Public House opposite. As such, it is considered that the proposed development would have no detrimental impact upon the amenity of the occupiers of the adjacent properties. Nevertheless, suitably worded conditions in terms of opening hours and restricting the A3 use to a café/restaurant/bar only (i.e. not a take-away) will be imposed to further safeguard those amenities.

In respect of the new parking area specifically, due to its location and nature, it is also considered that it would not create any unacceptable issues in terms of noise and disturbance – especially given the current informal use of the site as a parking area.

Parking and Access Requirements and Impact on Highway Safety

It is noted that the previously approved scheme included the provision of 6 parking spaces (including 1 disabled space) and a turning area within the yard area, and was also conditioned to include a Delivery Management Plan. These spaces were proposed to be accessed off Pontneathvaughan Road (B4242) via an existing gated entrance into the yard. Notwithstanding this, once operational, the developer erected the detached store/servery building (included within this application) within the yard area, and also provided outdoor-seating in the yard, thus precluding any use of the yard for on-site parking.

The provision of off-street parking to serve the use is essential, having regard to the nature of the use and the large number of vehicles which visit this tourist area. Despite the heavy tourist use of the area, the recent provision of additional 'layby' parking has improved the local situation and maintains the safe and free flow of traffic through the area. Nevertheless, in order to regularise this situation, the proposal is now to provide a new disabled parking space within the yard area, and also to

provide a new parking area (6 cars including one 'larger' space) for lodge customers on land to the north of The Angel Inn.

The Head of Engineering and Transport (Highways Section) has assessed the submitted scheme and notes that the previous lawful use as a Tourist Information Centre (Use Class A2/B1) would have required 8 parking spaces (including one disabled space). However, due to the raised flower beds in the parking area and lack of line markings, there was an under provision of approximately 5 spaces.

In respect of the approved A3 café use (with tourist accommodation above), the Council's approved SPG would normally require 3 customer parking spaces, plus 1 staff parking space and 1 commercial space, whilst the proposed lodges would require 4 spaces. This would total 9 spaces.

The use as a café/restaurant/bar would require 6 customer spaces (based on a primary restaurant use with bar), 3 staff spaces (based on 9 staff) and 1 commercial space. The tourist accommodation would require 4 spaces, which would total 14 spaces (i.e. 5 more than the approved use). It is noted that the current scheme would provide 6 spaces off-site and 1 disabled-size space (to be re-classified by condition as a parent and child space) on site (7 in total), which is one more than the previously-approved scheme. Although this is an under-provision by 7 spaces (compared to under provision of 3 on the approved scheme), it is considered acceptable in these circumstances for the following reasons.

Firstly, the previous TIC use had an under-provision of 5 spaces. Therefore, while the new use has a greater under-provision, this is not significantly greater than the original use of the building. Secondly, the A3 use is not materially different to that which was approved and whilst the parking standards require a greater provision of spaces, the practical use of the site remains largely unchanged. Thirdly, the lodge customers (who are likely to be parking overnight and not short-term) and potentially staff will have designated spaces in the new parking area. Finally, it is noted that since the original application was approved (ref: P2017/0310) new laybys have been created along Pontneathvaughan Road which provide a significant improvement in parking provision for tourists and visitors to the area, and who are likely to make up the majority of customers visiting this property.

In support of the application the developer has also submitted a Parking Management Statement which specifies that deliveries for the A3 use occur once a day between 6.00am and 8.00am (during peak season) and every other day (during low season) and are via a large transit-sized van or small lorry, with drinks deliveries every Friday by a small van. As these deliveries will be made outside of peak customer periods, it is considered that the deliveries can be made within the proposed parking/turning area on site (with vehicles reversing in) without any highway safety implications. To ensure that this is maintained, a condition can be imposed to secure continued compliance with these delivery arrangements.

In light of the above, it is considered that the overall development, notwithstanding an under-provision in parking against the approved parking standards SPG, would have no demonstrably greater impact over the previous lawful use (Tourist Information Office) or approved café/lodge in terms of parking, and would not have an adverse impact upon the safe and free flow of traffic, nor highway and pedestrian safety.

Biodiversity / Ecology

As previously stated, the proposed parking area is located adjacent to the Coedydd Nedd a Mellte SAC. However, a TLSE has been undertaken in consultation with the Biodiversity Section and Natural Resources Wales. This has concluded that the development is unlikely to have significant effects on the SAC. The Biodiversity Officer has also recommended a number of conditions in respect of a Construction Method Statement, spill procedure, lighting and installation of plastic membrane – to ensure adequate protection of the SAC. It is therefore considered that the overall development would be acceptable in terms of ecology.

Drainage

It is noted that the current foul drainage arrangements from the property is into a cesspit. Nevertheless, the principle of the development (including connection to non-sewer foul drainage) has already been established under the previous application. Whilst this type of arrangement is not normally the preferred option for Natural Resources Wales, in this instance they offer no objection to the development. It is therefore considered that the development would be acceptable in terms of drainage. Nevertheless, an advisory note requesting the

developer to consider alternative arrangements (i.e. sewer connection), as advised by NRW, will be imposed on the application accordingly.

A condition will also be imposed to limit the accommodation to a maximum of ten people (including removal of existing mezzanine accommodation) in order to limit the intensification of the use hereby approved in respect of foul drainage capacity (and car parking provision).

Contaminated Land

It should be noted that the application site(s) have been identified as potentially contaminated land. However, the Contaminated Land Unit offers no objection to the proposal, and as such it is considered that existing and future users of the site would not be adversely affected by ground contamination in terms of exposure to pollution.

Other Matters

In response to the main issues raised on the local representation, which have not been addressed elsewhere in this report, the following comments are made:

- Concerns raised relating to the handling of the application and related enforcement investigation are noted. Nevertheless, Officers are satisfied that the investigation into the ongoing breaches of planning at the property have been handled expeditiously, including appropriate negotiations with the developer to regularise the breaches of planning by submitting this new application. The assessment of the application is dealt with thoroughly in this report, and has included consideration of all matters raised in the enforcement investigation.

It is also emphasised that there has been no 'reluctance' to take formal action, with an Enforcement Warning Notice having been served. Nevertheless the investigation has been undertaken in accordance with the Authority's adopted Planning Enforcement Charter (January 2018), which states that *"in the majority of cases, even where breaches are identified, we will seek to resolve these informally"*.

- In respect of the previous application, it should be noted that this was approved on 16/05/17 subject to conditions. While it has been acknowledged that some of the conditions (such as parking) were not complied with - and therefore there are breaches of planning - this does not invalidate the permission or make it 'unlawful', but does require the existing use/development to be regularised, which is the purpose of this application. The assessment of the application must have due regard to the previous planning permission.
- Turning to the comments relating to the sewer connection and increased capacity on site, it should be noted that the developer has confirmed that the existing tank has a capacity of 2500 litres. During the summer it needed emptying approximately every other day, but this will be less during the winter. The comments relating to odours are noted, but this in itself would not be a reason to refuse the application, as it would be a management issue for the developer on site. Given that the principle of the A3 use with accommodation has already been established no further assessment is therefore required. However, an advisory note will be added to the permission suggesting that the developer seeks alternative means for sewage disposal over the longer term.
- In respect of the concerns relating to the assessment of car parking on the previous application and checks of the car parking prior to occupation, it should be noted that a detailed assessment was made on the previous application balanced against the Parking Standards SPG and also the previous lawful use of the site as a TIC. Again, as part of this application, a full and detailed assessment has been made of parking. While no checks were made of the car park prior to the first operation of Sgwd Gwladys, this is not unusual, however following receipt of complaints the Enforcement Section has investigated accordingly, as previously stated.
- Turning to the comments relating to the new parking and area and existing spaces already consented, it should be noted (for clarity) that only one new disabled space is to be provided within the Sgwd Gwladys yard area, with all the other parking proposed in the new dedicated parking area. The new dedicated parking area is to replace those lost from the yard area, not in addition to it.

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 use of the site for a mix of uses including café/restaurant/bar with tourist accommodation above is acceptable in principle, complying with the requirements of Policies SC1 and T01. Furthermore the development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and subject to conditions requiring provision and retention of the parking spaces proposed under this application, there would be no adverse impact upon highway and pedestrian safety. Hence, the development would be in accordance with Policies SC1, T01, EN5, EN6, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Approved Plans

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

PNF1 Sheet 1 of 6.

PNF1 Sheet 3 of 7.

PNF1 Sheet 4 of 7.

PNF SHEET 2 of 6.

PNF1 Sheet 5 of 7.

PNF1 Sheet 6 of 7.

PNF1 Sheet 9 Option 2 Revision A.

Amended Parking and Delivery Plan (Jan 19).

Assessment of Significant Effects.

Reason

In the interests of clarity.

Action Conditions

(2) Notwithstanding the submitted details, within three months of the date of this permission the following works shall be fully implemented in accordance with the approved plans: -

a) 6 new parking spaces shall be provided (and demarcated) on the land adjacent to the waterfalls entrance, as detailed on Dwg. PNF1 Sheet 6 of 7 (with the exception of the indicated disabled space which shall be re-classified as a parent and child space), including the provision of lockable posts to prevent their use other than by authorised visitors or staff associated with the premises hereby approved (Sgwd Gwladys);

b) The forecourt area shall be amended to provide a new disabled parking space (marked and demarcated), together with the display of parking signage, in accordance with Dwg. PNF1 Sheet 9 Option 2, Revision A.

The above parking spaces as detailed on Dwg. PNF1 Sheet 9 Option 2 Revision A and Dwg. PNF1 Sheet 6 of 7, shall thereafter be retained and made available for parking use associated solely with the use of the property known as Sgwd Gwladys.

Reason

To ensure that sufficient off street parking provision is made available for the premises within a reasonable period of time, in the interest of highway and pedestrian safety.

(3) The area shown hatched on Dwg. No. PNF1 Sheet 9 Option 2 Revision A shall at all times be kept clear from any obstructions (including any storage, paraphernalia or external seating) and retained to facilitate the manoeuvring of a vehicle into/from the approved disabled parking space.

Reason

To ensure that access/ egress for the approved disabled space is maintained at all times in the interest of highway and pedestrian safety.

(4) Within three months of the date of this permission the alterations to the external store and servery, as detailed on Dwg. PNF1 Sheet 5 of 7, shall be fully implemented on site and, notwithstanding the submitted details, the building roof and external cladding shall be finished in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and thereafter retained in accordance with such approved details.

Reason: In the interest of visual amenity of the area.

(5) No development shall take place on the dedicated parking area until a Construction Method Statement containing details of measures to protect the adjacent Coedydd Nedd a Mellte Special Area of Conservation (SAC) has been submitted to and approved in writing by the Local Planning Authority. This statement shall include pollution prevention measures and measures of temporary enclosure. The approved CMS shall be fully implemented on site throughout the construction of the dedicated parking area.

Reason

To ensure the adjacent SAC is protected during construction and to comply with the Conservation of Habitats and Species Regulations 2017.

(6) No development shall take place on the dedicated parking area until details of a fuel/oil spill procedure, including provision of an 'oil spill kit' which shall be available at all times on site to deal with any potential pollution incidents, has been submitted to and approved in writing by the Local Planning Authority. The approved procedure shall be implemented through the use of the dedicated parking area.

Reason

To ensure the adjacent SAC is protected during construction and subsequent operation and to comply with the Conservation of Habitats and Species Regulations 2017.

Regulatory Conditions

(7) Notwithstanding the submitted details, the tourist accommodation hereby approved (Use Class C1) shall be limited to a maximum of 10 people, and the additional mezzanine beds above the en-suite bathrooms shall be removed within 1 month of the date of this permission, and this area shall be used as ancillary storage only, and retained as such thereafter.

Reason

In order to limit the intensification of the use hereby approved in respect of car parking provision and foul drainage capacity.

(8) All deliveries on site shall be undertaken strictly in accordance with the Amended Parking and Delivery Plan (Jan 19) hereby approved.

Reason

In the interest of highway and pedestrian safety.

(9) The tourist accommodation hereby approved (Use Class C1) shall be occupied as holiday accommodation only, and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason

To ensure that the accommodation is used for tourism purposes only, in compliance with Policy TO1 of the Neath Port Talbot Local Development Plan.

(10) The café/restaurant/bar hereby approved shall only be open to customers during the following hours:

8.00am to 23.00pm.

Reason

In the interest of the amenities of residents living in the vicinity of the application site.

(11) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), and the Town and Country Planning Use Classes Order, 1987 (or any order revoking or re-enacting that order), the ground-floor use hereby permitted shall be restricted to use only as a café/restaurant/bar and for no other use within Class A3, and the use as a hot food takeaway is expressly excluded.

Reason

To allow the Local Planning Authority to control the nature of development, since an unrestricted Class A3 may not be acceptable in this location.

(12) Any gates erected along the front boundary of the property known as Sgwd Gwladys shall open inwards only and not open out over the public maintained highway, and maintained as such thereafter.

Reason

In the interest of highway and pedestrian safety.

(13) No permanent or temporary lighting shall be erected on the dedicated parking area hereby approved.

Reason

To ensure the adjacent SAC is protected and to comply with the Conservation of Habitats and Species Regulations 2017.

(14) The parking spaces on the dedicated parking area hereby approved shall be constructed utilising the kerb and plastic membrane details, as set out in the Assessment of Significant Effects (Figure 3), and retained in accordance with such details thereafter.

Reason

To ensure the adjacent SAC is protected and to comply with the Conservation of Habitats and Species Regulations 2017.

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 use of the site for a mix of uses including café/restaurant/bar with tourist accommodation above is acceptable in principle, complying with the requirements of Policies SC1 and T01. Furthermore the development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and subject to conditions requiring provision and retention of the parking spaces proposed under this application, there would be no adverse impact upon highway and pedestrian safety. Hence, the development would be in accordance with Policies SC1, T01, EN5, EN6, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2018/0016 **Planning Ref:** P2018/0745

PINS Ref: APP/Y6930/A/18/3216630

Applicant: Ms Alison Howells

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

Site Address: Land adjacent to The Barracks, Pontrhydyfen

Start Date: 4th December 2018

Appeal Method: Written Representations

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

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

Appeal Method: Written Representations

Decision Date: 10th August 2018

Decision Code: Appeal allowed

The Inspector considered that the main issues were whether the proposed extension would undermine the architectural quality, distinctive character and proportions of the dwelling and in turn adversely affect the character of the area.

The application was refused consent on the grounds that the proposal would extend the dwelling to create a frontage which would appear too long with no break or set back to differentiate the extension from the dwelling.

The Inspector considered that the dwelling is a detached house in extensive grounds and is therefore unrelated to any others in the area and that its setting and location allowed for a less restrictive approach in terms of design parameters.

The Inspector acknowledged the personal circumstances of the appellant and the advice contained within TAN 12 regarding designing schemes to meet such needs by putting people at the heart of the design process.

The Inspector also gave consideration to whether the council would have approached this differently if it was a new dwelling rather than an extension to an existing dwelling. He concluded that had it been a new dwelling the design concerns would fall away especially given that the scale and massing was necessary to meet the special needs of the appellant. It was acknowledged that the omission of the chimneys which over simplified the roofscape was an error on the appellant's part which could be corrected by condition. Subject to the imposition of this condition and others the Inspector resolved to allow the appeal.

Members should note that when dealing with the planning application for this property, the personal needs of the applicant at that time were indeed taken into account and suggestions were put forward to provide the accommodation required for the occupiers without diluting the character of the property. These suggestions were not acceptable to the applicant hence the submission of this appeal.

SECTION B – MATTERS FOR INFORMATIONDELEGATED APPLICATIONSDETERMINED BETWEEN 27TH NOVEMBER 2018 AND
7TH JANUARY 2019

1	App No. P2017/0800	Type Vary Condition
Proposal Variation of condition 3 and 4 of planning permission P2012/0581 approved on 27th November 2014 to allow for an extension of time for the submission of the reserved matters until 27th May 2019		
Location Land North of, Elba Crescent, Crymlyn Burrows, Neath SA1 8QQ		
Decision Approved subject to s.106		
Ward Coedffranc West		

2	App No. P2018/0547	Type Householder
Proposal Part two storey, part single storey side extension and replacement parking.		
Location 29 Cae Rhedyn, Rhos Pontardawe, Swansea SA8 3HX		
Decision Approval with Conditions		
Ward Rhos		

3	App No. P2018/0596	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Conditions 3 ,4,5 (External materials, drainage strategy, construction method statement) of Planning Permission P2015/0851 (Residential development) approved on the 21/03/16.		
Location The Gilbertson Suite, 33 Church Street, Pontardawe, Swansea SA8 4JB		
Decision Approval with no Conditions		
Ward Pontardawe		

4	App No. P2018/0615	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 18 (Transport Management Plan) of application P2017/0563 granted on 18/07/17.		
Location Former Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH		
Decision Approval with no Conditions		
Ward Sandfields West		

5	App No. P2018/0705	Type Householder
Proposal Retention and completion of single-storey rear extension plus single-storey side extension		
Location 7 Elfed Avenue, Sandfields, Port Talbot SA12 6AS		
Decision Approval with Conditions		
Ward Sandfields East		

6	App No. P2018/0717	Type PriorNotif.Agric.Bld
Proposal Prior approval for an agricultural building for housing a hydro-turbine (as required by Prior Notification application P2018/0631)		
Location Farmland Between Brynrhyg Farm And Gould Farm, Lane From Brynawel To Gould Farm, Crynant, Neath SA10 8PE		
Decision Approval of Details Not Required		
Ward Crynant		

7	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		

8	App No. P2018/0793	Type Non Material Amendment (S96A)
Proposal Non material amendment to Planning Application P2014/0393 to allow the variation of wording of Condition 2, to account for minor alterations to the road surface		
Location Land North Of, Neath Road, Rhos SA8 3EB		
Decision Approval with Conditions		
Ward Rhos		

9	App No. P2018/0814	Type Householder
Proposal Single storey side and rear extension and single storey log store to side of property		
Location Manor House, A48 From Margam To Pyle, Margam, Port Talbot SA13 2NP		
Decision Approval with Conditions		
Ward Margam		

10	App No. P2018/0817	Type Full Plans
Proposal	Detached dwelling and detached garage	
Location	Land West Of Sunny Bank, Ty Newydd, Seven Sisters, Neath SA10 9BP	
Decision	Approval with Conditions	
Ward	Onllwyn	

11	App No. P2018/0818	Type NSIP Discharge Req
Proposal	Details to be agreed in association with Requirement 18(4) (Contaminated Land and Ground Water Verification Report) in relation to Stage 1 - Phase 1A Remediation Strips 1 to 7 and Gas Protection Measures for the Switchgear Building (but excluding any details of the Clear Cover System and Groundwater Monitoring) of the Port Talbot Steelworks Generating Station Development Consent Order.	
Location	TATA Steelworks, Grange Road, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

12	App No. P2018/0825	Type Householder
Proposal	Two storey rear extension and single storey rear and side extension.	
Location	63 Pen Yr Alltwn, Alltwn Pontardawe, Swansea SA8 3EA	
Decision	Approval with Conditions	
Ward	Alltwn	

13	App No. P2018/0829	Type Discharge of Con
Proposal	Details pursuant to condition 16 (Surface Water Drainage) of Planning Application P2017/0112 granted on June 8th 2017	
Location	Land Between, A465 And High Street, Blaengwrach SA11 5NZ	
Decision	Approval with no Conditions	
Ward	Blaengwrach	

14	App No. P2018/0833	Type Discharge of Cond
Proposal Details to be agreed in association with Condition 3 (Landscaping) 4 (Remediation Scheme), 5 (Scheme detailing amendments to Traffic Regulation Orders) Condition 6 (Demolition and Construction Method Statement) Condition 7 (Drainage Scheme) Condition 8 (Programme of Historic Building recording) Condition 9 (Dust Management Plan) Condition 10 (Scheme for all internal roads and works to TY Draw) Condition 18 (Sample of Materials) and Condition 24 (Finished floor levels) of Planning Permission P2017/0415 granted on 26/6/17		
Location Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ		
Decision Approval with no Conditions		
Ward Port Talbot		

15	App No. P2018/0843	Type Full Plans
Proposal Single storey front and side extension.		
Location Units 14, Brunel Industrial Estate, Cwmavon, Port Talbot SA12 9DE		
Decision Approval with Conditions		
Ward Bryn & Cwmavon		

16	App No. P2018/0846	Type Householder
Proposal Retention and completion of an outbuilding		
Location 2 Brombil Barns The Willows Off Brombil Access Road, Margam, Port Talbot SA13 2SR		
Decision Approval with Conditions		
Ward Margam		

17	App No. P2018/0858	Type App under TPO
Proposal Works to tree protected by Tree Preservation Order T44/A1 - Felling of 1 No. Corsican Pine T3		
Location 4 Blaenwern, Bryncoch, Neath SA10 7AA		
Decision Approval with Conditions		
Ward Bryncoch South		

18	App No. P2018/0859	Type Advertisement
Proposal Retention of 1 x externally illuminated fascia sign; 6 x non-illuminated signs and 1 x non-illuminated totem sign		
Location Former Tourist Information Centre, Pontneathvaughan Road, Glynneath, Neath SA11 5NR		
Decision Approval with Conditions		
Ward Glynneath		

19	App No. P2018/0865	Type Full Plans
Proposal	Construction of a single-storey detached building for use as 8 bay cattery (Sui Generis Use Class); use of existing building for associated storage area; creation of enclosed yard area plus improvements to access lane including passing bays	
Location	Tynewydd, Cwm Ifan Bach, Pontrhydyfen, Port Talbot SA12 9RY	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

20	App No. P2018/0867	Type Full Plans
Proposal	Change of use of single dwelling (Use class C3) to two separate 2-bedroom flats (Use Class C3).	
Location	36 Rockingham Terrace, Briton Ferry, Neath SA11 2PF	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

21	App No. P2018/0874	Type Householder
Proposal	Single storey rear extension	
Location	3 Monks Close, Court Herbert, Neath SA10 7BW	
Decision	Approval with Conditions	
Ward	Dyffryn	

22	App No. P2018/0888	Type Householder
Proposal	Single storey rear extension	
Location	66 Regent Street West, Briton Ferry, Neath SA11 2RF	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

23	App No. P2018/0892	Type Householder
Proposal	Retention of outbuilding, plus 1.8m fence to rear and part side boundary	
Location	19 Gwilym Road, Cwmllynfell, Swansea SA9 2GH	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

24	App No. P2018/0899	Type Vary Condition
Proposal	Variation of conditions 2 and 3 (Use of premises and opening hours) of Planning Application No P2008/0890 approved on 28/08/08 for opening hours to be altered to 08:00 to 23:00 Monday to Sunday inclusive and change of use from a café to a café/bar	
Location	79 Windsor Road, Neath SA11 1NS	
Decision	Approval with Conditions	
Ward	Neath North	

25	App No. P2018/0900	Type Change of Use
Proposal	Temporary change of use of land to HGV and bus parking plus temporary gatehouse until the 1st Feb 2019.	
Location	Amazon, Ffordd Amazon, Crymlyn Burrows, Swansea SA1 8QX	
Decision	Approval with Conditions	
Ward	Coedffranc West	

26	App No. P2018/0901	Type Change of Use
Proposal	Change of use of the land into garden curtilage and retention and completion of front boundary walls and retaining works to facilitate driveway and steps	
Location	22 Heol Penderyn, Longford, Neath SA10 7LH	
Decision	Approval with Conditions	
Ward	Dyffryn	

27	App No. P2018/0902	Type Householder
Proposal	Single storey rear extension	
Location	2 Lewis Avenue, Cwmllynfell, Swansea SA9 2GR	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

28	App No. P2018/0905	Type Householder
Proposal	Two storey rear extension including Juliet balcony, insertion of a first floor window in the western side elevation of the original house plus front porch	
Location	21 Gron Road, Gwaun Cae Gurwen, Ammanford SA18 1HD	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

29	App No. P2018/0906	Type Full Plans
Proposal	1 number 4.5m external CCTV camera tower, external CCTV cameras, replacement 2.4m high fencing, roller shutters to existing openings and creation of new roller shutter door plus ancillary trade counter	
Location	BAW Precision Engineering, Alloy Industrial Estate, Pontardawe, Swansea SA8 4EZ	
Decision	Approval with Conditions	
Ward	Pontardawe	

30	App No. P2018/0908	Type Householder
Proposal	Single storey rear extension and detached garden room	
Location	5 Gnoll Drive, Neath SA11 3TH	
Decision	Approval with Conditions	
Ward	Neath North	

31	App No. P2018/0909	Type Full Plans
Proposal	Detached dwelling, garage and associated retaining works. (amended plans resiting garage)	
Location	Plot 19 Owen Jones Way, Varteg Fawr , Bryn SA13 2RF	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

32	App No. P2018/0911	Type Outline
Proposal	Dwelling (outline all matters reserved)	
Location	Land adjacent to, 47 Danygraig Road, Trebanos Pontardawe, Swansea SA8 4DS	
Decision	Refusal	
Ward	Trebanos	

33	App No. P2018/0913	Type Householder
Proposal	Part two storey, part single storey rear extension and first floor side extension	
Location	128 Neath Road, Rhos Pontardawe, Swansea SA8 3HB	
Decision	Approval with Conditions	
Ward	Rhos	

34	App No. P2018/0918	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 and replace existing garage door with french door.		
Location Birch Lodge, Pant Howell Ddu Road, Briton Ferry, Neath SA11 2TU		
Decision Issue Lawful Dev.Cert.		
Ward Briton Ferry East		

35	App No. P2018/0919	Type Vary Condition
Proposal Variation of conditions 3 and 4 of Planning Permission P2015/0521 approved on 16th November 2015 regarding extending the time for the submission of reserved matters		
Location Land adjacent to, 3 Garbett Place, Crynant, Neath SA10 8PQ		
Decision Approval with Conditions		
Ward Crynant		

36	App No. P2018/0920	Type Householder
Proposal Single storey rear extensions		
Location 43 Daphne Road, Bryncoch, Neath SA10 8DU		
Decision Approval with Conditions		
Ward Bryncoch South		

37	App No. P2018/0923	Type Householder
Proposal Single storey rear extension		
Location 2 Varna Terrace, Dyffryn Road, Taibach, Port Talbot SA13 1TF		
Decision Approval with Conditions		
Ward Taibach		

38	App No. P2018/0926	Type LawfulDev.Cert-Exist
Proposal Certificate of Lawful Development (Existing) for the use of the land to the rear of the 129 Cilmaengwyn road as garden area for a continuing period of 10 years or more.		
Location Nant Y Deri, 129 Cilmaengwyn Road, Cilmaengwyn Pontardawe, Swansea SA8 4QN		
Decision Issue Lawful Dev.Cert.		
Ward Godre'rgraig		

39	App No. P2018/0929	Type Full Plans
Proposal	Detached stable to house 4 horses	
Location	Bryndulais Farm, Lane From Bryndulais Row To Bryndulais Farm, Seven Sisters, Neath SA10 9EE	
Decision	Approval with Conditions	
Ward	Seven Sisters	

40	App No. P2018/0933	Type Householder
Proposal	Alterations to existing outbuilding including new roof design to facilitate overspill accommodation	
Location	Hilltop Bungalow, Wembley, Neath SA11 2AU	
Decision	Approval with Conditions	
Ward	Neath East	

41	App No. P2018/0934	Type Change of Use
Proposal	Change of use of vacant units 2 and 3 to a Counselling and Advice Centre (Use Class Sui Generis) for occupation by Port Talbot and Afan Women's Aid.	
Location	Units 2-3, Customs House, 16 Talbot Road , Port Talbot SA13 1DN	
Decision	Approval with Conditions	
Ward	Port Talbot	

42	App No. P2018/0938	Type Change of Use
Proposal	Change of Use from Tattoo Parlour (Use Class Sui Generis) to Retail (Use Class A1)	
Location	40 Queen Street, Neath SA11 1DL	
Decision	Approval with Conditions	
Ward	Neath North	

43	App No. P2018/0940	Type LawfulDev.Cert-Prop.
Proposal	Single storey side extension - Lawful Development Certificate Proposed	
Location	13 Mariners Point, Sandfields, Port Talbot SA12 6DL	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields East	

44	App No. P2018/0941	Type Householder
Proposal	Single storey rear extension	
Location	14 Theodore Road, Port Talbot SA13 1SW	
Decision	Approval with Conditions	
Ward	Port Talbot	

45	App No. P2018/0945	Type Householder
Proposal	Two storey rear extension, plus pitched roof to existing 2 storey extension and insertion of first floor windows in both side elevations of the original dwelling.	
Location	17 Banwen Place, Lower Brynamman, Ammanford SA18 1SP	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

46	App No. P2018/0946	Type Householder
Proposal	Single storey rear extension	
Location	59 Mill Race, Neath Abbey, Neath SA10 7FL	
Decision	Approval with Conditions	
Ward	Bryncoch South	

47	App No. P2018/0950	Type Householder
Proposal	Single storey side/rear granny annexe extension	
Location	21 Trefelin Crescent, Velindre, Port Talbot SA13 1DZ	
Decision	Approval with Conditions	
Ward	Port Talbot	

48	App No. P2018/0951	Type Householder
Proposal	Two storey rear extension plus Juliet balconies	
Location	23 Pale Road, Skewen, Neath SA10 6BP	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

49	App No. P2018/0956	Type Householder
Proposal	Single storey rear extension	
Location	37 Rosser Street, Neath SA11 3DA	
Decision	Approval with Conditions	
Ward	Neath North	

50	App No. P2018/0957	Type Householder
Proposal	Single storey side extension	
Location	Ynys Derw Farm, Lane From A4109 To Ynys Derw Farm, Crynant, Neath SA10 8SH	
Decision	Approval with Conditions	
Ward	Crynant	

51	App No. P2018/0962	Type Householder
Proposal	Single storey rear extension and alterations to change patio doors to window in the ground floor rear elevation of the main dwelling	
Location	40 Cae Canol, Baglan, Port Talbot SA12 8LX	
Decision	Approval with Conditions	
Ward	Baglan	

52	App No. P2018/0964	Type Householder
Proposal	First floor rear extension plus insertion of first floor window in southern side elevation of original dwelling	
Location	14 Glyn Meirch Road, Trebanos Pontardawe, Swansea SA8 4AP	
Decision	Approval with Conditions	
Ward	Trebanos	

53	App No. P2018/0965	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to vary the wording of Condition 16 on Planning Permission P2017/1127 to replace construction specification with maintenance specification	
Location	Land Adjacent To, 27 Heol Tabor, Cwmavon, Port Talbot	
Decision	Approval with no Conditions	
Ward	Bryn & Cwmavon	

54	App No. P2018/0969	Type Householder
Proposal	Single storey front extension	
Location	216 Graig Newydd, Godre'r Graig, Swansea SA9 2DF	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

55	App No. P2018/0971	Type Householder
Proposal	Single storey rear extension	
Location	14 Bwlch Crescent, Cimla, Neath SA11 3RY	
Decision	Approval with Conditions	
Ward	Neath South	

56	App No. P2018/0973	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) Outbuilding	
Location	Ty'n Wern, Lane From A4109 To Ty'n Wern, Crynant, Neath SA10 8PU	
Decision	Issue Lawful Dev.Cert.	
Ward	Crynant	

57	App No. P2018/0975	Type Householder
Proposal	Single storey rear extension	
Location	16 Empire Avenue, Blaengwrach, Neath SA11 5ST	
Decision	Approval with Conditions	
Ward	Blaengwrach	

58	App No. P2018/0976	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 12 (External Materials) of Planning Permission P2015/0641 granted on 03/03/17	
Location	Former Police Station, Station Road, Port Talbot SA13 1JB	
Decision	Approval with no Conditions	
Ward	Port Talbot	

59	App No. P2018/0978	Type Householder
Proposal	Two storey rear extension	
Location	77 Giants Grave Road, Briton Ferry, Neath SA11 2LN	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

60	App No. P2018/0984	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 14 (School Travel Plan) of application P2017/0563 which was granted on 18 July 2017.	
Location	Former Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

61	App No. P2018/0985	Type Non Material Amendment (S96A)
Proposal Non material amendment to planning application P2013/0947 to add ventilation louvres to all elevations.		
Location Land At The Western End Of Glynneath Business Park, Off Glynneath Road , Neath		
Decision Approval with no Conditions		
Ward Glynneath		

62	App No. P2018/0986	Type Lawful Dev. Cert- Prop.
Proposal Single storey side extension - Lawful Development Certificate Proposed		
Location 60 Glanymor Street, Briton Ferry, Neath SA11 2LG		
Decision Issue Lawful Dev. Cert.		
Ward Briton Ferry West		

63	App No. P2018/0990	Type Householder
Proposal Replacement garage door with a window to facilitate a garage conversion		
Location 23 Ffordd Danygraig, Godre'r Graig, Neath SA9 2BH		
Decision Approval with Conditions		
Ward Godre'rgrraig		

64	App No. P2018/0991	Type Householder
Proposal Two storey side and rear extension, plus replacement parking fronting the extension and additional parking along the rear boundary.		
Location 2 Cook Rees Avenue, Neath SA11 1UN		
Decision Approval with Conditions		
Ward Neath South		

65	App No. P2018/0992	Type Non Material Amendment (S96A)
Proposal Application for a Non Material Amendment to vary condition 10 of Planning Application P2015/0641 to facilitate residential occupation prior to completion of loading bay works.		
Location Port Talbot Police Station, Station Road, Port Talbot SA13 1JB		
Decision Approval with no Conditions		
Ward Port Talbot		

66	App No. P2018/0994	Type Discharge of Cond.
Proposal Details pursuant to condition 18 (Flood Emergency Plan) of Planning Application P2015/0641 granted on March 3rd 2017.		
Location Port Talbot Police Station, Station Road, Port Talbot SA13 1JB		
Decision Approval with no Conditions		
Ward Port Talbot		

67	App No. P2018/0996	Type Discharge of Cond.
Proposal Details pursuant to condition 17 (Affordable Housing) of Planning Application P2015/0641 granted on March 3rd 2017		
Location Port Talbot Police Station, Station Road, Port Talbot SA13 1JB		
Decision Approval with no Conditions		
Ward Port Talbot		

68	App No. P2018/1007	Type Householder
Proposal Front porch and canopy		
Location 21 Sunnybank Road, Sandfields, Port Talbot SA12 6JE		
Decision Approval with Conditions		
Ward Sandfields East		

69	App No. P2018/1012	Type Lawful Dev. Cert-Prop.
Proposal Lawful Development Certificate (Proposed) for the change of use of existing mezzanine floor from storage area to ancillary office		
Location Mid & West Wales Fire And Rescue Service, Earlswood Campus, Jersey Marine, Swansea SA10 6NG		
Decision Issue Lawful Dev. Cert.		
Ward Coedffranc West		

70	App No. P2018/1013	Type Full Plans
Proposal Bricklaying workshop building.		
Location Land To The West Of The Existing Brick Workshop, Neath Port Talbot College, Dwr Y Felin Road , Caewern, Neath SA10 7RF		
Decision Approval with Conditions		
Ward Bryncoch South		

71	App No. P2018/1014	Type Non Material Amendment (S96A)
Proposal Non material amendment to Planning Application P2016/0868 to allow the variation of wording of Condition 3, to account for minor alterations in relation to the height of the parking area and gabion basket retaining structure.		
Location Llandarcy Park Ltd, Llandarcy Academy Of Sport, Llandarcy, Neath SA10 6JD		
Decision Approval with Conditions		
Ward Coedffranc West		

72	App No. P2018/1016	Type LawfulDev.Cert-Prop.
Proposal Certificate of lawful development (proposed) for a single storey side extension		
Location 11 Pen Y Bryn, Tonna, Neath SA11 3JR		
Decision Issue Lawful Dev.Cert.		
Ward Tonna		

73	App No. P2018/1017	Type LawfulDev.Cert-Prop.
Proposal Certificate of lawful development (proposed) for a single storey rear extension		
Location 33 Elba Crescent, Crymlyn Burrows, Swansea SA1 8QQ		
Decision Issue Lawful Dev.Cert.		
Ward Coedffranc West		

74	App No. P2018/1030	Type Non Material Amendment (S96A)
Proposal Non Material Amendment to approved Planning Application P2017/0235 granted on June 16th 2017 to facilitate omission of single storey element		
Location Plot 33, Forest Lodge Lane, Cwmavon, Port Talbot		
Decision Approval with no Conditions		
Ward Bryn & Cwmavon		

75	App No. P2018/1038	Type PriorNotif.Agric.Bld
Proposal Prior notification for an agricultural storage building for timber and machinery.		
Location Coed Du Farm, Coed Du Road, Crynant, Neath SA10 8SU		
Decision Approval of Details Required		
Ward Crynant		

Mae'r dudalen hon yn fwriadol wag