



PLANNING COMMITTEE

2.00 PM - TUESDAY, 5 FEBRUARY 2019

COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE

PART 1

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

Reports of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

4. Application Number: P2018/1024 (*Pages 9 - 46*)
Redevelopment of Neath town centre consisting of 8 No. A1 retail units and 1 No. first floor unit (A1,A3 or D2 use) together with associated service yard and hard and soft landscaping, at Land at Water Street, Neath, SA11 3EP.
5. Application Number: P2018/1036 (*Pages 47 - 66*)
Demolition of existing structures accommodating the secondary dust extraction system for the sinter plant and installation of a replacement secondary system, including a bag filter system comprising a 6 storey structure, pipework and ducting, chimney stack (55m tall), electrical equipment, hard and soft landscaping and associated development, at Land Adjacent To The Existing Sinter Plant, Port Talbot Steelworks, Margam, Port Talbot, SA13 2NG.

6. Application Number: P2019/0042 (*Pages 67 - 72*)
Replacement garage at 10 St Asaph Drive, Sandfields, Port Talbot
SA12 7LL.

Section B - Matter for Information

7. Delegated Decisions 08.01.19 - 28.01.19 (*Pages 73 - 78*)
8. Urgent Items
Any urgent items at the discretion of the Chairman pursuant to
Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Tuesday, 29 January 2019

Committee Membership:

Chairperson: Councillor S.Paddison

**Vice
Chairperson:** Councillor H.N.James

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

**Cabinet
UDP/LDP
Member:** Councillor A.Wingrave

Requesting to Speak at Planning Committee

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

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

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

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

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

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

Commenting on planning applications which are to be reported to Committee

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

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

PLANNING COMMITTEE

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

Members Present:

15 January, 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

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

Officers In Attendance: S.Ball, M.Shaw, R.Macgregor, D.Adlam,
R.Borthwick and J.Woodman-Ralph

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the Minutes of the previous meeting held on 4 December, 2018 be noted by the Committee.

2. **TO REQUEST SITE VISIT(S) FROM THE APPLICATIONS PRESENTED**

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

3. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2018/0860 was circulated prior to the meeting, on which the Chairperson had allowed sufficient time for Members to read, in respect of application items on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not wanting to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

4. **APPLICATION NUMBER: P2018/0860**

Officers gave a presentation to the Planning Committee on Application P2018/0860 (retention of premises as café/restaurant/bar (Use Class A3) with tourism accommodation on the 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 at Former Tourist Information Centre, Pontneathvaughan Road, Glynneath, Neath. SA11 5NR) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a representative objecting to the Application had given the required Notice to attend and speak against the application. The objector however, did not attend the meeting.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2018/0860 be approved, subject to the conditions detailed in the circulated report.

5. **APPEALS RECEIVED - 27 NOVEMBER 2018 - 7 JANUARY 2019**

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

Appeal Ref: A2018/0016

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.

6. **APPEALS DETERMINED - 27 NOVEMBER 2018 - 7 JANUARY 2019**

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

Appeal Ref. A2018/0014

Two storey side extension, alterations to roof and retaining walls.

Decision:

Appeal allowed

7. **DELEGATED DECISIONS 27 NOVEMBER 2018 - 7 JANUARY 2019**

Members received a list of Planning Applications which had been determined between 27 November 2018 and 7 January 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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|--|--|
| <u>APPLICATION NO:</u> P2018/1024 | <u>DATE:</u> 17/12/2018 |
| PROPOSAL: | Redevelopment of Neath town centre consisting of 8 No. A1 retail units and 1 No. first floor unit (A1,A3 or D2 use) together with associated service yard and hard and soft landscaping. |
| LOCATION: | Land at Water Street, Neath SA11 3EP |
| APPLICANT: | NPTCBC |
| TYPE: | Full Plans |
| WARD: | Neath North |

SITE AND CONTEXT

The site is located within Neath Town Centre, as designated under Policies R1 and R2 of the Neath Port Talbot Local Development Plan.

The site extends to both the area of the former multi-storey car park, Wilko, and Tesco Metro Stores, which have been demolished, extending from Wind Street through to Fairfield Way, and encompasses Fairfield Way itself to the side of the existing Wilko store, which was constructed under Phase 1 of this regeneration scheme.

The site is bounded to the east by Prince of Wales Drive which provides one of the main circulatory routes around the Town Centre, and provides access to the south of the site to the multi-storey car park. The site area incorporates proposed public realm improvements to Water Street to the West.

The plan below identifies the position of the development within the town centre.

Plan 1: Location of proposed development



DESCRIPTION OF DEVELOPMENT

The application proposes to build out 3016 sq.m (32,463 sq ft) ground floor retail floor space in nine units as follows: -

- Unit 1 935 sq.m.
- Unit 2 723 sq.m.
- Unit 3 339 sq. m.
- Unit 4 292 sq. m.
- Unit 5 219 sq. m.
- Unit 6 194 sq. m.
- Unit 7 169 sq. m.
- Unit 8 145 sq. m.

As noted above, the units range in size from 145 m² to 953m², and are constructed in a manner than can both combine units, for larger operators, and in the case of the 935m² (10,064sq ft) and 732m² (7,890sq ft) units, have the height internally to accommodate a mezzanine floor, potentially increasing retail floor space by a further 1286m² (13,842 sq ft)

An additional 629m² (6770 sq ft) of first floor commercial space (Unit 9) is also proposed, for potential operator in A1, A3, or D2 use classes, together with service yard, and public realm improvements.

In addition the proposed layout incorporates a 'future development site' on the corner of water Street and Prince of Wales Drive, which would allow for the continued development of in the region of an additional 4038 sq.m. (over three floors) of further floor space for retail and other potential town centre appropriate uses. In advance of any development of this area (which would require the separate grant of planning permission), this area will be enclosed by a 'green climbing wall', comprising planting on a hit-and-miss timber wall/ fencing (details TBA).

An illustration of how the proposed development would look is shown below.

Illustration 1: Artists impression showing the proposed development



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

PRE-APPLICATION CONSULTATION

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, statutory Pre-Application Consultation (PAC) was carried out by the developer.

The consultation exercise took place between 9th November and 7th December 2018 which also included the site notice and images being placed within the council offices in the town centre included a public exhibition immediately beforehand on 16th May 2017 at Gwyn Hall,

Orchard Road, Neath. The consultation involved notifying local residents within the surrounding area, together with Ward members, and specialist consultees.

In addition to statutory consultees, two public responses were received (1 supporting; and 1 neither in favour or against), which have been outlined in the Pre-Application Consultation Report.

PLANNING HISTORY

The application site has the following relevant planning history: -

- **P2013/0863** Full Planning Application for the demolition of the Magistrates Court and adjacent demountable buildings, and the development of a 4 deck, 604 space multi-storey car park, 1 No. Retail unit (Class A1), and Shop-mobility unit; together with associated permanent and temporary public realm improvements.
Outline Planning Application for the demolition of existing multi-storey car park (incorporating Wilkinson and Tesco) and the Greyhound PH, and the development of 9 No. Retail units (Class A1); 7 No. Retail/Food and Drink units (Classes A1/A3); 2 No. Retail/office units (Classes A1/A2); 1 No. Office/Community facility unit (Class B1/A2/D1), and up to 31 No. Residential Units, together with associated public realm improvements, reconfigured service yard and car parking.
Approved 13th Nov 2013.
- **P2014/0196** Details pursuant to discharge Condition 6 (Alignment of access and exit to car park) of planning permission P2013/0863 (Approved on the 12/11/2013)
Approved 7th March 2014.
- **P2014/0638** Details pursuant to Condition 5 (Site Waste Management Plan) of Planning Permission P2013/863 (Approved on the 13/11/13). 28th July 2014

- **P2014/0639** Details pursuant to Condition 14 (Surface Water Drainage Strategy for Phase 1) of Planning Permission P2013/863 (Approved on the 13/11/13). Approved 24th October 2014
- **P2014/0651** Details pursuant to Condition 4 (Construction method statement) of Planning Permission P2013/0863 (Approved on the 12/11/13) Approved 16th October 2014.
- **P2014/0824** Details pursuant to Condition 17 (Bat and Bird Boxes) of Planning Permission P2013/0863 (Approved on the 13/11/13) Approved 16th September 2014
- **P2014/927** Details pursuant to the discharge of Condition 2 (External Materials) of Planning Permission P2013/0863 (Approved on the 13/11/13) Approved 3rd October 2014
- **P2015/0083** Non-material amendment to Planning Permission P2013/0863 (Approved on the 24/09/2013) for the reduction of car parking spaces from 604 to 594, widening of exit door to stair tower, alteration to vehicular car park entrance, removal of feature structure at pedestrian access to car park plus removal of Conditions 18, 19 and 20 in respect of BREEAM. Approved 29th May 2015.
- **P2015/0354** Variation of Condition 3 (Timing of installation of advance car parking capacity signage) of Planning Permission P2013/0863 (Approved on the 13/11/13) Approved 9th July 2015
- **P2015/0545** Details pursuant to Conditions 2, 8, 10,15 (Service bay layout, landscaping, street lighting and external materials: Mesh screen) of Planning Permission P2013/0863 (Approved on the 13/11/13) Approved 7th July 2015
- **P2016/0654** 3 Storey mixed use block comprising 6 commercial units (Class A1/A2/A3 with 12 No. residential units and associated works, including changes to existing service yard and public realm improvements. Approved 9th January 2017

CONSULTATIONS

Neath Town Council: No objection

Head of Engineering and Transport (Highways): No objection subject to conditions

Head of Engineering and Transport (Drainage): no objection subject to conditions

Contaminated land: No objection subject to condition

Gwent Glamorgan Archaeological Trust: No objection subject to condition

Welsh Water: Advised that surface water should not communicate with the public sewerage system and that the applicant should incorporate a Suds system. They have also advised of their apparatus and associated easement zones.

Crime Prevention Advisor: No objections, however recommends details of design to be included within the development with a view to the development achieving the Secured by Design Award:

Environmental Health (Noise): No objection subject to conditions

Arboriculturist: No objection

Biodiversity: No objection subject to conditions

REPRESENTATIONS

The neighbouring properties were consulted on 17th December 2018.

A site notice was also displayed on 19th December 2018, with the application also advertised in the South Wales Evening Post on 18th December

In response, to date 1 no. representation has been received, which in summary has raised concerns over access to wind street after 5pm during the works and ongoing as their business relies on being able to drive into town after the pedestrian zone lapses.

REPORT

National Planning Policy:

The main thrust of Planning Policy Wales (Edition 10, December 2018) is that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

Para 4.3.18 States *“The Welsh Government operates a ‘town centres first’ policy in relation to the location of new retail and commercial centre development.”*

The Welsh Government identifies a number of overarching objectives for retail and commercial centres, which planning authorities should aim to deliver through their development plan and development management decisions ensuring their maximum contribution to the well-being goals. The planning system must:

- promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
- sustain and enhance retail and commercial centres’ vibrancy, viability and attractiveness; and
- Improve access to, and within, retail and commercial centres by all modes of transport, prioritising walking, cycling and public transport

The following Technical Advice Notes are also of relevance:-

- TAN 2 Planning and Affordable Housing (2006)
- TAN 4 Retailing and Commercial Development (2016)
- TAN 12 Design (2016)
- TAN 21 Waste (2014)
- TAN 23 Economic Development (2014)
- TAN 24 The Historic Environment (2017)

Local Planning Policy:

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 SP5** Development in the Coastal Corridor Strategy Area
- **Policy SP10** Open Space
- **Policy SP12** Retail
- **Policy SP16** Environmental Protection
- **Policy SP19** Waste Management
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies

- **Policy SC1** Settlement limits
- **Policy I1** Infrastructure Requirements
- **Policy CCRS1** Coastal Corridor Regeneration Schemes
- **Policy OS1** Open Space Provision
- **Policy R1** Retail Allocations
- **Policy R2** Proposals Within Retail Centres
- **Policy EN8** Pollution and Land Stability
- **Policy W3** Waste Management in New Development
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following [SPG](#) were approved are of relevance to this application: -

- Planning Obligations (October 2016)
- Parking Standards (October 2016)
- Pollution (October 2016)
- Open Space & Greenspace (July 2017)

- Renewable and Low Carbon Energy (July 2017)
- Design (July 2017)
- Biodiversity and Geodiversity (May 2018)

EIA Screening

The application site exceeds the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has been screened

The findings of the screening report were that the scale and nature of the potential impacts associated with the development both alone and in combination with other developments within the area would not be of a type that would require the carrying out of an Environmental Impact Assessment or the subsequent submission of an Environmental Statement in support of the application

The proposed development is also 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

Having regard to the above, the main issues to consider in this application relate to the principle of development, impact on visual amenity and the character of the area, the amenities of neighbouring properties, highway and pedestrian safety and the free flow of traffic, biodiversity, and pollution control including noise and nuisance.

Principle of Development

The principle of development has already been established with the granting of outline planning permission for the redevelopment of Neath town centre under planning application P2013/0863 in November 2013. This area was identified on the master plan as Block A which allowed for 8,662 sq.m. for retail use, a figure which included development in the area proposed under this application for 'future development'.

The retail impact statement identifies that the previous hybrid application set out to assess the quantity of development proposed and a qualitative on the existing provision, and demand identified to enhance the existing centre.

The main conclusions of that report are;

- The new Neath Town Centre development will provide a wide range of benefits for Neath Town Centre;
- It will provide much needed additional quality retail floor space, of appropriate size for current retailer needs, thereby helping Neath to extend its offer and choice.
- It will deliver new and improved anchor stores.□
- It will deliver new improved customer facilities, including modern parking, modern shop mobility and a modern shopping environment.
- It will extend the town centre offer and create a much needed circular route linking to other retail and non-retail anchors for the town centre.
- It will provide a highly visible and impactful retail statement for the town centre.
- It will complement and enhance the performance of existing retail offers including the Market Hall, Morrisons, M&S and established streets.
- The development will secure new retailers for the town and extend the choice and offer for its customer base. The development is of sufficient size to build on the attraction of Neath Town Centre, to generate additional trips, recapture lost expenditure and new users.
- However it is also contained in size and is fully sustainable within the 2017 comparison goods available expenditure.
- It is also fully compliant with both local and national planning policy and aspirations.

The development as approved in 2013 remains extant and the quantum of development in respect of retail and other commercial floor space can be developed out, subject to the submission of a reserved matters application.

This application seeks full planning permission, taking into account the demand from retailers currently interested in a presence within the centre, and advice from retail consultants on the scale of unit size appropriate. Whilst still allowing additional expansion to occur under subsequent phases, this ensures that the capacity and need both

quantitative and qualitative can be accommodated within this designated centre, when potential demand dictates.

It is considered that the uses requested as part of this application, providing A1 Retail uses only at ground floor, together with a potential complementary first floor use would provide a significant enhancement to the existing town centre, and one that lies in close proximity to parking and public transport.

It is therefore considered that the provision of further retail development within the designated town centre, of a scale that would attract modern retailers to this established centre, would complement the scale and offer of the commercial development within Neath and:

- Encourage existing visitors to visit more often.
- Encourage non-Neath users to visit and encourage repeat visits. Recapture leaked expenditure
- Complement existing trade without impacting on existing trade or other centres.
- Result in an overall positive enhancement of public realm and visitor expectance.

As such it would accord with TAN 4 Retail and Town Centres, and Policies R1 and R2 of the Neath Port Talbot Local Development Plan.

Nevertheless the development is located within settlement limits as defined by **Policy SC1 – Settlement Limits** where development 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 site is part of an area designated as a mixed use regeneration scheme (CCRS 1/1) and allocated as a housing site under **Policy H1 Housing**. This proposal is for primarily retail development only, but part of the wider site is to remain which could be developed in the future for residential use, and there are other areas of the wider allocation remaining to deliver the residential element of the allocation. The proposal is therefore considered to be in accordance with Policy H1.

The site is also located with Neath Town Centre which is covered by **Policy R2 Proposals within Retail Centres**. In this case the site partly fronts on to a designated primary shopping street (Water Street). A1 retail units are proposed to front this street, which is in accordance with

Policy R2. Details of the design of these units is detailed later within this report

Taking into account the above it is considered that the principle of 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 and Character.

The key objective behind the masterplan proposals was to regenerate this particular area of the town centre and in doing so stimulate economic activity and commercial enterprise in the town while delivering significant improvements in place making and public realm provision. This was achieved through the masterplan proposals, featuring the reorganisation of this block of the town centre, reorganising and enhancing traffic and pedestrian flows in the process.

This application seeks to deliver a new sense of place making, while creating high quality public realm, exhibiting appropriate proportions and scale which integrate the new development into the phase 1 development and provide a high quality development to further enhance the town centre, characterised by and consistent with Neath's character, which consists of a series of linked, sometimes different buildings in a terrace to create an interesting and stimulating street scene.

From a commercial perspective this would create a destination lined with shops and active frontages to bring a new dynamic to the town centre, and provide a logical flow of pedestrians around the town centres, linking to existing transport and parking hubs.

As members will be aware, the Phase 1 scheme was opened to the public in 2014, and comprised a new store for the relocation of Wilko's and a multi storey car park as well as defining a new public realm route in the form of a wide plaza space – beginning the connection from the Civic Centre to Wind Street and the remainder of the town centre; with the new Wilko's retail unit starting to define the new frontage line to accommodate and inform future phases of development down to the junction with Wind Street.

The development exhibited appropriate levels of scale and massing relative to each frontage and juxtaposition with neighbouring properties

within the established streetscene, whilst creating a new contemporary addition to this, reflecting the evolving nature of retail within the UK, whilst being sympathetic to the local character and traditions in the area.

The alignment of the public realm and shopping environment was as important a design feature as the buildings themselves this, and this has necessarily also informed the frontage alignment of the Phase 2 proposals, and the proposals put forward for the extended and enhanced areas of public realm under this application.

The character and appearance of Phase 1 featured a palette of brickwork panels and defined feature cladding panels of small unit stone facings, with a clean parapet flat roof line to maintain a sense of human scale for what constitutes a large floor space occupier within the town centre. The scheme starts to offer a sense of scale and rhythm which has informed the Phase 2 proposals.

This next phase of development thus seeks to continue and, more significantly, evolve and refine the design principles, character and design parameters inherent within the Phase 1 built scheme. The proposals continue the public realm plaza from the Civic Centre and Phase 1 through to the intersection of the plaza and Wind Street. The frontage of the new units along the plaza continues the Phase 1 alignment between Units 3 and 9, ensuring consistency of public route, street definition and enclosure, with the frontage to Units 1 and 2 sitting in a different plane to that for Units 3 to 9. This differing alignment, along with the other buildings fronting and forming the intersection with Wind Street, creates a new node within the Town Centre, which is considered to both be of appropriate scale and proportion as a space taking into account the heights and character of the enclosing building frontages, while providing a gentle funnelling effect from the Civic Centre route into the Wind Street intersection.

The form and spatial definition within the layout provided in the street scene and public realm represents an evolution of the original town centre masterplan proposals, and has both responded to, and developed, the principles set out therein. This enhances the public realm provision in providing safe, secure and attractive routes and node points as further improvements to the network and street pattern within the town centre. In doing so, the layout, and in particular the key frontages along the plaza and return on Wind Street, provide both appropriately scaled enclosure to the public realm but also attractive

active frontage opportunities for retailers and occupiers, which are vital features in today's competitive retail markets.

Along Water Street, the proposal for Unit 1 ends on the approach to Prince of Wales Drive. The proposals identify a zone for future development at the intersection of Water Street and Prince of Wales Drive. This is envisaged to be of a suitable scale up to three storeys in height and will, in time, continue the street enclosure and route definition along Water Street, to its intersection with Prince of Wales Drive, and the return towards the Phase 1 car park entrance. Providing what can be a bookend to this block, and screening to the service yard.

A 2m wide 'shadow gap' between the end of Unit 1 on Wind Street and the future development zone will permit safe and secure access for staff, access to a dedicated staff cycle park shelter and also provides a critical underground services route linking the existing Water Street infrastructure to the proposal. This route will be secured with an appropriate gate set back slightly from the Unit 1 frontage.

The overall design of the built form represents a progressive evolution of Phase 1. Key considerations of height, scale and massing have been integrated with appearance, texture and finishes to create a set of development proposals which cohesively and comfortably sit within the town centre context.

The town centre is generally characterised by a series of relatively small building units and accompanying frontages, thereby providing a human scale to the built environment. The proposals seek to continue and evolve this characteristic, with the overall mass and scale of the new frontage being broken down to create a series of related, linked, yet distinctly separate and rhythmical elevational forms..

The external elevational treatment has a series of horizontal parapets across Units 2 to 8, reflecting Phase 1, with the entrance to Unit 9 on the first floor via a separate, slightly recessed lobby enclosure; this is reflected by a lower parapet height. This also serves to differentiate between Phase 1 and the evolved Phase 2 development. The main 1st floor Unit 9 floor space is defined externally by a large horizontal picture window positioned in a strong enclosing frame feature clad with a diagonal pattern shingle system. This creates a distinctive feature in the façade composition and will ensure that visual connections between the 1st floor occupier operation and the public plaza below will ensue,

assisting with overlooking while providing an active frontage opportunity at the upper floor levels.

The elevational form and massing composition of Unit 1 has been purposely treated differently to the remainder of the plaza-facing façade. Unit 1 is the largest unit within the scheme by floor space area and provides a strong node and mass on the important corner between the plaza and Wind Street. The frontage rhythm and scale remains consistent on both the plaza frontage and its return corner along Wind Street, although the façade composition on Wind Street features differing elements components and materials. The pitched roof forms a distinctive top to Unit 1 and both the façade and roof forms provide a contemporary yet respectful response to the market hall building whose mass and roof form it seeks to reflect.

The elevational frontage along Wind Street has been ‘pulled in’ by 1m from the previous façade. This serves various purposes and ensures that the Wind Street public realm can be extended to provide a safer, wider pedestrian route, while still permitting taxis to drop off and pick up in the same area.

The proposed range of materials and finishes again represents an evolution from the Phase 1 development, featuring panels of masonry, feature stonework, high quality cladding façade panels; all of which will be non-combustible, together with glazed shopfronts and entrance doors. Of particular significance will be the nature and high quality detailing at the junctions of the various components, providing a visually pleasing series of related detailing while delivering the levels of technical performance required of external materials and finishes including longevity and durability.

All entrances to the respective units will be flush with the external plaza paving surfaces to ensure full compliance with DDA and accessibility requirements. Given the significant level differences along the plaza and Wind Street frontages, coupled with the objective of creating a smooth, continuous plaza surface uninterrupted by flat plateaus and noticeable slopes, the units will exhibit a series of stepped floor slab levels to ensure a flush entrance approach in each unit.

All servicing to the units will occur from the rear, with a large dedicated service yard accessed off Prince of Wales Drive via a controlled and managed set of gates. The gates will be set back from the main

carriageway edge by 18m; permitting an articulated lorry to safely pull into the area while waiting for the gates to be opened.

All tenant plant will be located within dedicated areas, either to the rear within the service yard at yard level or within concealed, screened roof level enclosures. The flat roof areas provide flexibility to permit the future installation of photovoltaic panels by either or a combination of Council (as Landlord and owner) or by the tenants with appropriate agreements.

Accordingly, it is concluded that the proposals will reflect the overall design principles set in Phase 1 and further enhance the overall shopping experience and public realm within the Town centre, which accords with Policy BE1 of the Neath Port Talbot Local Development Plan, and reflects the aspirations for design quality within Planning Policy Wales and Technical Advice Note 12: Design (2016)

Impact on Residential Amenity

There are residential properties within proximity to the development, both sporadic residential flats and houses within the town centre itself, and larger areas of residential development to the opposite side of Prince of Wales Drive.

The proposed development will be significantly lower than the previous multi-storey development that previously existing on the majority of the site, and the building line at the rear is set a greater distance from Prince of Wales Drive than the former building. As such the overall physical impact of the development in terms of overlooking or overshadowing is minimal, and it is not considered that there will be any unacceptable impacts.

Noise

In support of the application the applicant has submitted a noise assessment and a construction method statement. This has been assessed by the Local Authority's Environmental Health (noise) officer who has advised they have no objection to the proposal

It relation to potential noise and nuisance from the construction, a construction and traffic management plan will ensure that deliveries and noise and disturbance from this are minimised.

Whilst all construction will lead to disturbance these impacts are transient in nature and short lived. Nevertheless, there will be controls within the construction method statement which will ensure these impacts are minimised, to appropriate levels. Furthermore any harm can be minimised further by restricting working hours, this can be also be done via imposing a suitably worded condition.

In relation to post occupation impacts, a suitably worded condition requiring all external plant for air conditioning for example does not exceed background noise levels is imposed. In addition a management plan for the service yard use, including consideration of quiet delivery strategies, will be imposed, ensuring that servicing for these units will minimise any potential disruption.

Subject to these conditions, it is considered that the proposal would be acceptable in terms of residential amenity and comply with Policy BE1 of the LDP.

Parking and Access Requirements and Impact on Highway Safety

Policy TR2 identifies that proposals will only be permitted where there are appropriate levels of parking and cycling facilities are provided and that the development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes.

Insofar as this site is located within the town centre where there are several public car parks, the main bus station, train station, and pedestrianised area of the town centre, the proposal is considered to be easily accessible by a wide range of transport and therefore considered to comply with the above.

In terms of the impacts from the proposed development; this can be split into construction and post occupation phases.

Post construction

During the construction phase a suitable construction and traffic management plan (CTMP) will be implemented to ensure that disruption to existing businesses and residential properties from construction traffic including deliveries will be minimised. For example, deliveries and traffic avoiding peak times, especially school pick up and drop off periods. This will ensure that disruption is minimised and that the free flow of traffic around this confined construction site are minimised.

A construction method statement has been submitted as part of the application; however the Head of Engineering and Transport (Highways) has advised that further information is required to be submitted with this statement to satisfy their requirements. As such, they have recommended that this is resubmitted with the addition information prior to any works taking place. This can be imposed via a suitably worded condition.

The Head of Engineering and Transport (highways) has also requested a Service Yard management plan, a condition survey of the existing highway, a traffic management scheme and a scheme detailing the following:

1. Stopping up order for Fairfield Way.
2. Traffic signalled control junction with pedestrian crossing facilities at the
3. All associated signing and lining on the B4434/St David's Street/Water Street in relation with any proposed improvements.
4. A HGV turning area for articulated type vehicles up to 16.5m in length if the service yard off Water Street is shut and residential car parking spaces on Water Street.
5. Traffic Regulation Orders on the B4434/St David's Street/Water Street in relation with any proposed improvements.

It is considered that the submission of these would be required to ensure the development accords with Policy SP20 and TR2 of the Neath Port Talbot local development Plan.

Post Occupation

Upon occupation of each unit, the applicant has advised that welcome packs to each operator addressing the following matters will be provided;

- Promotion of active travel
- Supporting public transport.
- Managing parking and traffic.

These packs will promote sustainable transport, and public transport, providing incentive, examples and key sources of information.

It is also proposed to provide post monitoring of the development, especially the use of the adjoining mufti-storey car park. This will take the form of data collection on the use and capacity of the car park, with suitable triggers for mitigation measures to be implemented to address any issues of congestion arising from any capacity issues going forward.

The Head of Engineering and Transport has no objection to the above but has also recommended a condition requiring a road safety audit, and guidance in relation to gates and windows. This recommendation can be imposed via suitably worded conditions.

It is considered that subject to the mitigation and controls highlighted within this report, that can be dealt with through the imposition of suitable conditions such that the proposals would accord with Policies SP20 and TR2 of the Neath Port Talbot Local Development Plan.

Drainage

Surface Water

The applicant shows that surface water will be attenuated at 16.3l/s into the mains sewerage system.

Welsh Water has advised that they have recently completed a Schedule 1C Article 2D application for the above development proposals, and have confirmed that they can accept foul water only flows from the development site. They note the applicant is proposing to discharge surface water to the public sewerage system. They have advised that prior to them considering a surface water sewer connection we would require evidence that the use of sustainable drainage systems (SuDs) had been explored and exhausted.

They have therefore recommended a condition is imposed requiring a scheme for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system. This can be imposed via a suitably worded condition.

The Local Authority's Drainage section has also advised that a full drainage strategy is required. In addition to this they also made recommendations relating to management and maintenance of surface water during construction.

Foul sewerage

Welsh water has advised that they envisage no problems with the waste water discharges for the proposal.

Welsh Water apparatus

Welsh Water has advised that, they have made the applicant aware that the site is crossed by a number of water and sewerage assets that need to be located prior to commencing any operational development.

The proposed development site is crossed by a number of public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm combined sewer. No part of any building will be permitted within 3 metres either side of the centreline of the 180mm public rising sewer main. No part of any building will be permitted within 3.5 metres either side of the centreline of the 620mm public combined sewer main. No part of any building will be permitted within 5 metres either side of the centreline of the 930mm public combined sewer main. No part of any building will be permitted within 5.5 metres either side of the centreline of the 1050mm public combined sewer. The site is also shown to be crossed by "Private" owned assets

They advise that prior to commencing any operational works the owners of these assets are contacted. Whilst the applicant has already been informed a note will be attached the application advising the applicant of this.

Land Contamination

The Local Authority's Land Contamination Officer does not object to the proposal, however has advised that the historic maps show the site being used as a woollen mill. They have recommended that a standard condition in relation to unexpected land contamination is included to

ensure that any unidentified contamination encountered is dealt with appropriately. This can be imposed via a suitably worded condition.

Biodiversity and Ecology.

The proposed development has been supported by an ecological assessment which shows the development will incorporate additional and replacement landscaping and tree planting within the public realm, and this planting will be of a type that is of local provenance and wildlife friendly, to ensure that this does not only enhance the visual appearance of the street scene, but also provides enhanced for ecological reasons.

Further enhancements are proposed through the introduction of elements of green wall to the service yard, and the provision of bird and bat boxes to the building.

The Local Authority's biodiversity Officer has assessed the proposal and has no objection subject to conditions relating to bird nesting provision, landscaping (including its management), and a scheme for the design and planting of the green wall. These recommendations can all be imposed via suitably worded conditions. As such it is considered that the proposal would provide biodiversity enhancement opportunities within the town centre and therefore considered to be acceptable.

Trees

As part of the submission, a tree survey has been submitted. The Local Authority's Arboriculturist has advised that they agree with the observations and recommendations within the tree report.

The only loss of trees are the four Birch trees in Area 2. Due to the scale of the development and the proposed replanting the loss of these trees will have a minor impact on the local landscape. They have recommend that the protection of the remaining five trees in Area 1 must be undertaken in accordance with BS5837:2012 Trees in relation to design, demolition and construction. This can be imposed via a condition

Archaeology

Glamorgan Gwent Archaeological Trust (GGAT) has advised that their records show that the proposed application is situated within the

medieval town, with Water Street known to have been a major route through the town since 1557. The proposed application area has previously undergone extensive development, as evident from the historic Ordnance Survey maps dating from 1877 to 1935. The first edition OS map of 1877, shows the footprint of the Independent Chapel, which was built in 1849. The second edition OS map of 1899 depicts Woollen Mills, adjacent to the Chapel with numerous Post medieval buildings situated to the east and west, across the proposed development area, as also illustrated on the third and fourth edition maps of 1919 and 1935.

The make advise that the subsequent construction of the multi-storey carpark at the site (which has since been demolished), is likely to have already had an adverse effect on any potential archaeological remains that may have been present in the area. Therefore, it is considered that it is unlikely that significant archaeological structures or features will be encountered during the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently have no objection to the proposal

Renewable Energy in New Development

Policy RE2 - Renewable energy and low Carbon development in new Development, requires proposals with a total floor space of 1,000 sq.m or more to submit an Energy Assessment to determine the feasibility of incorporating such a scheme and where viable implement the scheme.

As such a Renewable Energy Assessment has been submitted as part of the application which concludes that the provision of solar array(s) to the large roof area would be practicable (and locations for this are indicated on the submitted plans), and that this could form part of a larger town centre provision, and/or supply renewable energy to the development or other buildings within the immediate area. This matter is therefore made the subject of a condition requiring the submission of details and the implementation of a suitable scheme unless this is not viable.

The proposal would therefore comply with Policy RE2 of the Neath Port Talbot Local Development Plan subject to the imposition of the aforementioned condition.

Waste Management

Policy W3 – Waste Management in New Development states it should be demonstrated that provision is made for the design, layout storage and management of the waste generated by the development both during the construction phase and occupation. Industrial or commercial development proposals that would generate in excess of 1,000 tonnes of waste per annum will be required to produce a Site Waste Management Plan.

As such a Waste management Plan has been submitted to show how waste will be dealt with, which aims to reduce waste by 10% and recycle where possible. It is considered that the Plan submitted satisfies the requirements of Policy WE3

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 commercial units (use class A1) and 1 unit (use class A1/A3/D2), 9 units in total.

Having regard to the assessment above and the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, the only issue to consider relates to the provision of open space under **Policy OS1 – Open Space Provision**.

This Policy requires (for employment / commercial development proposals over 1000sq.m) provision for associated amenity space (for staff), with the Open Space and Greenspace SPG stating that the level of requirement is related to the number of staff employed, as shown below:

| Category | Requirement/1000 additional employees (hectares) | Requirement/1000 additional employees (square meters) | Requirement/ additional employee (square meters) |
|---------------|--|---|--|
| Amenity Space | 0.55 | 5,500 | 5.5 |

At this stage the likely number of staff is not known. In addition to the large grassed area adjacent to the enclosed service yard area (future development site), the development will enhance the associated public realm and provide ample opportunity for workers to relax and enjoy the town centre. Accordingly, and having regard to the existing approval at the site which requires no such provision, it is considered that the open space needs of the workers would be met by the enhanced public realm proposed under this application, such that no further specific provision is required in this instance.

Other Matters

As identified earlier in this report, representations were received in response following the publicity exercise. In response to the issues raised the following comments are made:

In terms of access to wind street after 5pm during the works and ongoing, the proposal will not close off wind street or prevent access to the pedestrianised area of town.

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, having regard to the existing planning permission for retail development at the site, represents an appropriate form of development that would have significant benefits to the existing town centre through further retail-led regeneration, and which would no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5, SP10, SP12, SP16, SP19, SP20, SP21 SC1, I1, CCRS1, OS1, R1, R2, EN8, W3, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with conditions

CONDITIONS

Time Limit Conditions

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

Reason

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

Approved Plans

(2) Development shall be carried out in accordance with the drawing/s hereby approved, unless otherwise agreed in writing by the local planning authority.

A-90-101 Rev D_Proposed Site Plan

A-00-300 Rev D_Section AA.

A-00-100 Rev E_Proposed Ground Floor Plan

A-00-101 Rev D_Proposed First Floor Plan

A-00-103 Rev D_Proposed Roof Plan

A-00-102 Rev D_Proposed Second Floor Plan

A-00-201 Rev D_Proposed North West and North East Elevations

A-00-200 Rev D_Proposed South and South West Elevations

C6814-RVW-ZZ-ZZ-DR-C-001_P1_S0 – Drainage Layout.

C6814-RVW-ZZ-ZZ-DR-C-002_P1_S0 - Drainage MH Schedules

Reason

In the interest of clarity.

Pre-Commencement Conditions

(3) Prior to any development commencing on site, the developer must do the following:-

a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and

b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

(4) Notwithstanding the submitted information, no development shall commence until a full drainage strategy for the site has been submitted to and approved in writing by the local planning Authority. The scheme shall provide for the disposal of foul, surface water and land water, and include an assessment for the potential to dispose of surface and land water by sustainable means. The scheme shall include full drainage calculations, manhole details, pipe sizes and gradients for the completed surface water system and ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected. The scheme shall be implemented in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.

Reason

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

(5) Notwithstanding the submitted information, no development shall commence, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The CMS 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 and shall be adhered to throughout the construction period.

The Construction Method Statement shall be signed by a competent person(s), and shall provide for:

- a) the parking of vehicles of site operatives and visitors
- b) loading and unloading of plant and materials
- c) Routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings, and a primary school.
- d) storage of plant and materials used in constructing the development

- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- f) wheel washing facilities to prevent deposition of material onto any hard surface road.
- G) measures to control the emission of dust and dirt during construction
- h) a detailed scheme showing the management and maintenance of surface and ground water will be dealt with during construction.
- i) a scheme for recycling/disposing of waste resulting from demolition and construction works
- j) scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- k) The frequency and size of vehicles used to transport the waste material arising from the demolition works
- l) The frequency and size of vehicles used to transport the waste material arising from the demolition works.
- m) A scheme detailing how deliveries to wilkinsons will be managed during the construction period.
- n) Measures to prevent stacking of vehicles onto the public highway.
- o) Identification of the significant construction and demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures.
- p) Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties, local school and church.

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

(6) If the development is to be built in phases, then a detailed phasing scheme shall be submitted to and approved in writing to the local planning Authority prior to the commencement of any development. The scheme shall provide the following:

- a) A plan showing the phases
- b) A revised construction method statement in accordance with condition 5 which takes into consideration the phasing
- c) Elevations and proposed finish of any temporary surface,
- d) Details of any temporary means of enclosure
- e) Details of any temporary public realm or landscaping.
- f) Details of any temporary service yard arrangements
- g) Details of any temporary highway works required
- h) Details of and temporary drainage works.

Reason

In the interest of clarity, visual amenity and highway and pedestrian safety

(7) No development shall commence on site until a scheme is submitted to and approved in writing by the LPA detailing the following:

- 1. A Stopping up order for Fairfield Way.
- 2. Traffic signalled control junction with pedestrian crossing facilities at the junction of the B4434/St David's Street/Water Street.
- 3. All associated signing and lining on the B4434/St David's Street/Water Street in relation with any proposed improvements.
- 4. A HGV turning area for articulated type vehicles up to 16.5m in length if the service yard off Water Street is shut and residential car parking spaces on Water Street.
- 5. Traffic Regulation Orders on the B4434/St David's Street/Water Street in relation with any proposed improvements.

The scheme as approved shall be implemented prior to the stopping up of Fairfield Way.

Reason

In the interest of highway and pedestrian safety.

Action Conditions

(9) Notwithstanding the submitted details, and prior to the occupation of any development hereby approved, details of the security gate design and control arrangements shall be submitted to and approved in writing by the the Local Planning Authority. The scheme shall be fully implemented prior to the first beneficial use of the service yard and retained as such thereafter.

Reason

In the interest of highway and pedestrian safety and visual amenity

(10) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as detailed on the approved plans.

Reason

In the interests of visual amenity.

(11) All works to be constructed on the public highway shall be subject to Road Safety Audits, stages 1 to 4 in accordance with HD19/03 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage shall be addressed to the written approval of the Local Planning Authority within 3 months of approval of that stage of the Road Safety Audit .

Reason

In the interest of highway and pedestrian safety

(12) Notwithstanding the submitted details, prior to the occupation of any unit hereby approved, a detailed Service Yard Management Plan (SYMP) shall be submitted to and approved in writing by the LPA. The SYMP shall include details of how the service yard will operate during and after construction, and shall also adhere to the following:

- a) The time slot of each commercial delivery for each retail unit using the service yard area.
- b) The allocated off site holding area for any commercial delivery vehicle that arrive at a time outside their allocated slot.
- c) How commercial deliveries will be managed to avoid any commercial delivery vehicle waiting on the public highway.

- d) Details of Staff parking (if any)
- e) The location of all waste and storage areas, details of any enclosure and how they are to be managed within the service yard area.
- f) The service yard area must be being kept clear of any bins/waste or storage containers unless within an authorised area identified within point e
- g) Method of the collection of waste for the retail unit accessing the service yard area.
- h) The nomination of a co-ordinator to operate and control the agreed Delivery Management Plan for each retail unit using the service yard area.
- i) The service yard area must be kept clear of any staff/customer and residential parking at all times;
- j) No customer/staff or residential vehicles shall be permitted to drive through the service yard area at any time.
- k) No commercial delivery vehicles shall be permitted to park in the service area beyond their delivery time slot.
- l) No deliveries by Heavy Goods Vehicles (vehicles over 3500kg maximum gross weight) shall be made outside of the hours 07:00hrs to 19:00hrs
- m) The implementation of a quiet delivery policy.

In addition to the above the SYMP shall ensure that all vehicles can manoeuvre in and out of the yard safely, without conflict and in a forward gear. The approved SYMP construction stage shall be adhered to during the construction phase, and the SYMP post construction shall being implemented prior to the first beneficial use of the development and adhered to thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure the service yard operates effectively and efficiently.

(13) Prior to the first beneficial use of any unit hereby approved, a traffic management scheme shall have been submitted to and approved in writing by the LPA, and the approved scheme implemented in accordance with the agreed details and retained as such thereafter.

Reason: In the interest of highways and pedestrian safety

(14) Prior to first beneficial use of the development hereby approved a hard/soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details and location of all trees and species of shrubs to be used within the public realm, which shall be predominantly of local provenance and wildlife friendly, and details of the green wall planting. All hard landscaping works in the approved details shall be carried out prior to the first beneficial use of the development. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development hereby permitted, whichever is the sooner and any trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

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

(15) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use of the development. The landscape management plan shall be carried out as approved and retained as such thereafter.

Reason

In the interest of visual amenity and clarity

(16) Prior to the first beneficial use of any unit a minimum of 2 artificial nesting sites for birds shall be erected on the building to the following specifications, and retained as such thereafter;

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Together with a minimum of 2 artificial bat boxes, which shall be retained on site thereafter.

Reason

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012).

(17) Prior to the first occupation of any development a scheme shall be submitted to and approved in writing for the long-term monitoring of the parking provision within the multi-storey car park, adjoining the application site. This scheme shall include the method and regularity of data collection, and triggers for any mitigation submissions and implementation will also be set out within the submitted details, should the data show that there are capacity issues that are resulting in congestion within the highway network. The scheme as approved shall be fully implemented in accordance with these approved details within 12 months of the first occupation of the first unit.

Reason

In the interests of Highway and pedestrian safety, and the free flow of traffic within the town centre.

(18) Prior to the first occupation of any unit, a draft welcome pack shall be submitted to and approved in writing by the Local Planning Authority in relation to sustainable travel as set out within the sustainable travel report, dated Sept 2018 submitted to support the development hereby approved. The packs as approved shall be provided to occupiers prior to first occupation, and updated on an annual basis until such time that the development is fully occupied. Any new or subsequent occupier shall also be provided with these packs upon taking occupation of any unit thereafter.

Reason

In the interests of sustainability, and to promote active and sustainable transport.

(19) Prior to first use of any A3 use within the first floor unit hereby approved a scheme shall be submitted to and approved in writing by the Local Planning Authority for the extraction and control of cooking odours from the Kitchen designed in accordance with the DEFRA

document Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The scheme shall also include the location of external plant, machinery, ventilation stacks and noise levels emitted from the extraction system which shall be in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound. The ventilation stacks should be positioned as far as possible from the nearest odour and noise sensitive property. The stack discharge shall be straight, vertical and terminate a minimum of 1000mm above the maximum roof height of the premises. The scheme shall be fully implemented in accordance with the agreed details prior to the first beneficial use of the A3 unit the extraction relates to and retained and maintained as such thereafter.

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 visual amenity

(20) Unless the applicant provides an assessment to show that the solar array is not viable, prior to the first beneficial use of the development a scheme detailing a roof mounted solar PV array as recommended within the Energy Assessment (dated sept 2018), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include a timeframe for its implementation. The Solar PV array shall be implemented in accordance with the agreed details and retained as such thereafter.

Reason

To ensure this major development implements energy conservation and efficiency measures in accordance with LDP Policy SP18.

Regulatory Conditions

(21) There shall be no vehicular access or parking within the service yard, apart from the access for delivery/servicing vehicles, stopping and unloading. There shall be no external storage whatsoever, outside of the identified refuse storage areas.

Reason

In the interests of highway and pedestrian safety, and the free movement of service and delivery vehicles within the service yard area.

(22) Notwithstanding the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the ground floor units shall be A1 Retail only. The first floor unit shall be permitted for uses within A1, A3 or D2 only.

Reason

In the interests of the vitality, viability and attractiveness of this designated retail centre.

(23) The commercial units hereby approved shall only be open to customers between the hours of 07.00 am to 11pm.

Reason

In the interests of amenity.

(24) 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.

(25) The noise rating level emitted from external plant serving the approved Class A1, A3 and D2 uses shall not be greater than the existing background noise level. The noise levels shall be determined at the nearest noise-sensitive premises or at another location that is deemed suitable by the Local Planning Authority. Measurements and assessments shall be made in accordance with BS 4142:2014 Method for rating and assessing industrial and commercial sound.

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

Reason

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy

(26) Should any springs or ground water seepage be encountered on site, works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include timings for the works to be implemented. The scheme shall be implemented in accordance with the agreed details and retained as such thereafter.

Reason

In the interest of drainage of ground water

(27) Construction operations shall be limited to 08:00-18:00 Mon-Fri, 08:00-13:00 Saturday, and no construction operations shall take place on Sunday and Public Holidays without the prior approval of the Local Planning Authority.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy

(28) All ground floor windows and doors fronting onto the public highway shall only open inwards .

Reason

In the interest of highway and pedestrian safety

(29) Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

Reason

In the interest of highway and pedestrian safety

(30) The 5 trees identified with the Tree report (dated October 2018) located within Area 1 that are to be retained shall be protected during construction in accordance with BS5837:2012 Trees in relation to design, demolition and construction

Reason

To ensure the trees are protected during construction in the interest of visual amenity and biodiversity

(32) There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site unless otherwise agreed in writing with the Local Planning Authority

Reason

To safeguard land drainage

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

| | |
|--|--|
| <u>APPLICATION NO:</u> P2018/1036 | <u>DATE:</u> 19/12/2018 |
| PROPOSAL: | Demolition of existing structures accommodating the secondary dust extraction system for the sinter plant and installation of a replacement secondary system, including a bag filter system comprising a 6 storey structure, pipework and ducting, chimney stack (55m tall), electrical equipment, hard and soft landscaping and associated development. |
| LOCATION: | Land Adjacent To The Existing Sinter Plant, Port Talbot Steelworks, Margam, Port Talbot SA13 2NG |
| APPLICANT: | TATA STEEL UK LTD |
| TYPE: | Full Plans |
| WARD: | Margam |

BACKGROUND

This application is brought before Planning Committee in accordance with the Council's delegated arrangements as an item of general public interest which Officers considered should be determined by the Planning Committee.

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 an irregularly shaped parcel of land with a site area of 0.8ha, located adjacent to the western and northern sides of the existing sinter plant facility that is located on the wider Port Talbot Steel Works site. The existing sinter plant facility is centrally located within the northern portion of the wider steel works site and is located approximately 900m west from the site boundary with the Port Talbot Distributor Road to the east.

The existing Sinter Plant comprises a number of components (shown on Figure 1 below) including:

- 55m de-dust stack – *to be demolished*
- Electrostatic Precipitator – *to be demolished*
- De-dust ID fan – *to be demolished*
- A range of conveyor belts
- Sinter cooler
- Sinter Plant building
- Waste Gas Electrostatic Precipitators
- Waste Gas Fans House
- Waste Gas 150m Stack

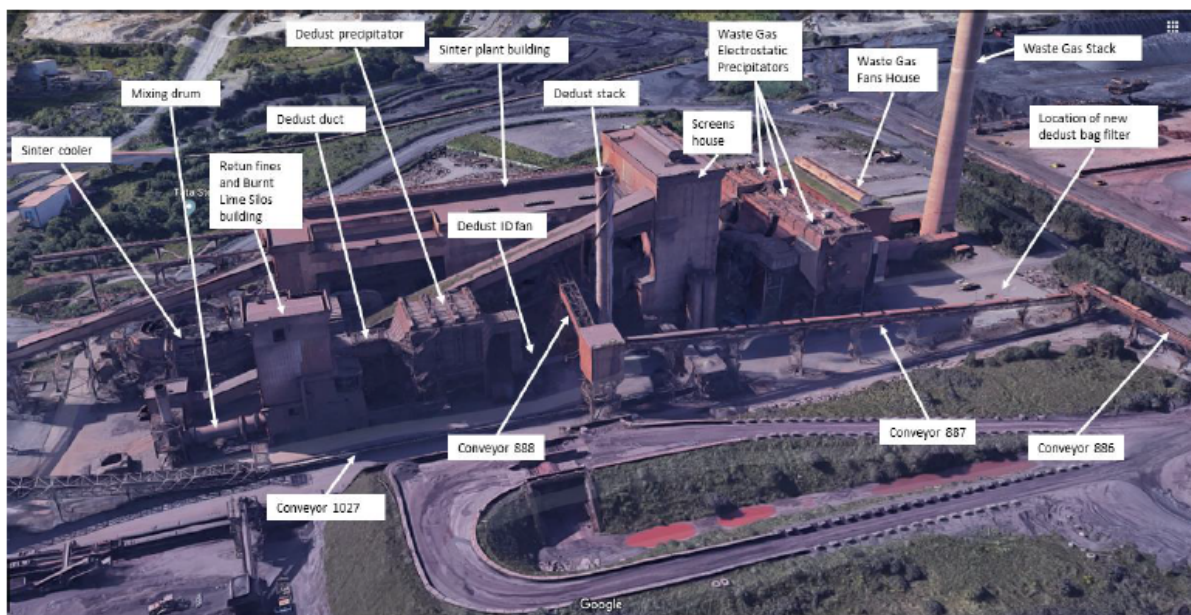


Figure1: Existing Sinter Plant

DESCRIPTION OF DEVELOPMENT

The proposed development seeks permission for the construction of a replacement secondary dust extraction system for the existing sinter plant which is in parts approximately 40 years old. The proposed development includes the installation of a new 55m high stack, an ID (Induced Draft) Fan, Bag Filter system Compressor House, LV and a HV Switching rooms, and a Transformer Pen, resulting in a total floorspace area of 850.93m². Following completion of the construction of the above development and following the required period of suitable testing of the operation of the new development, the applicants propose to demolish the existing 55m high stack, the Electrostatic Precipitator and de-dust ID Fan.

The sinter plant is responsible for the processing of raw materials including iron ore, coal and lime to produce coarse grained iron ore sinter, which is then used in the blast furnace (located elsewhere on the steelworks site) to produce molten iron. The part of the system that it is proposed to replace is responsible for the collection of fugitive dust through a suction process that then routes the collected dust through an electrostatic precipitator (ESP) which removes the dust allowing the clean air to be vented via the 55m high stack. The captured dust is then circulated back around and reused within the process.

The applicants have stated that the proposed development is required as part of an agreement with NRW for the use of best available technology and long term solution. The agreement with NRW requires the replacement Secondary De-dusting Extraction System (SDES) to be operational by October 2020, but it is currently intended for the development to be operational by June 2020.

The submissions indicate that the proposed development would reduce secondary de-dust emissions from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions. They have estimated that overall the development would result in a 75% improvement to dust emissions from the secondary de-dust extraction system.

NEGOTIATIONS:

Officers have proactively engaged with TATA and their appointed consultants in advance of submission of the application, providing detailed advice on technical matters including air quality, land contamination, noise and visual impacts.

PLANNING HISTORY

The application site has the following relevant planning history for this part of the Port Talbot Steel Works: -

- P2004/1596 – Installation of a new electrostatic precipitator for cleaning waste gas prior to discharge to the atmosphere. – Conditional approval 07/02/05.

CONSULTATIONS

NRW: No objection subject to conditions.

Air Quality: No objection subject to conditions.

Glamorgan Gwent Archaeological Trust: No objection.

Dwr Cymru Welsh Water: No objection subject to conditions.

Head of Engineering and Transport (Highways): No objections.

Head of Engineering and Transport (Drainage): No objections.

Biodiversity: No objection subject to conditions.

Environmental Health: No comment to make.

Contaminated Land: No objection subject to conditions.

Health and Safety Executive: Does not advise against the granting of planning permission.

REPRESENTATIONS

Site notices were displayed on and around the site on 20th December 2018 and, due to the nature of the development and its location, the application was also advertised in the local press. In response, to date no representations have been received.

It is also noted that the applicants have chosen to undertake their own extensive pre-application consultation on the development, including letters to 200 neighbours, and associated resident meetings, consultation with specialist consultees, and engagement with local Members. The PAC report accompanying the application notes that two letters of support were received from members of the public.

REPORT

National Planning Policy

- [Planning Policy Wales \(Edition 10\)](#)
- [Technical Advice Notes](#)

Technical Advice Note 12: Design

Planning Policies

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

- **Policy SP2** Health
- **Policy SP11** Employment Growth
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP17** Minerals
- **Policy SP20** Transport Network

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy EC2/11*** Existing Employment Areas
- **Policy EC3** Employment Area Uses
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- Parking Standards
- Pollution
- Design
- Landscape & Seascape
- Biodiversity and Geodiversity

EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development and is not located wholly or partly within a sensitive area under the EIA Regulations, a screening opinion is not required for this application.

Issues

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

highway safety. The impact upon the environment by way of impacts upon drainage, biodiversity, ground conditions, air quality and noise.

Principle of Development.

While the proposed development is located outside the identified settlement, it is located within an established industrial employment area. The proposed development seeks permission for the replacement of the secondary dust extraction system which forms part of the wider existing sinter plant facility.

The proposed development is the result of ongoing discussions between TATA and NRW, which seek to reduce secondary de-dust emissions at the sinter plant from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions.

This would result in a significant improvement to dust emissions from the secondary de-dusting extraction system (SDES), over and above the emissions of the existing system that is currently in operation, while also safeguarding the continued operation and employment opportunities afforded by the wider steelworks. It is therefore considered that the principle of the proposed development would be acceptable subject to the proposal complying with the requirements of the other development plan policies.

Impact on Visual Amenity

The application site is located predominately to the western and northern sides of the existing sinter plant. The new Stack, ID Fan, and Bag Filter would be grouped together forming a structure located within the north western corner of the site. The combined structure would have a maximum length of 53.8m and a width of 17.6m. The main structure is shown to have an approximate height of 28.6m. The new stack is shown to have a height of 55m with a diameter of 3.6m.

This facility is connected to the existing sinter plant by way of a 225m length of elevated ducting that would run along the northern edge of the existing sinter plant development before splitting and connecting to the existing facility to either side of the existing de-dusting ESP unit. The ducting would be elevated at a height of 15m (measured to the central line of the duct) and would have a maximum diameter of 4.2m although along some of its length the diameter would be less.

The scheme is also made up of three smaller associated structures that would be used for an air compressor house, a HV and a LV switchroom and a transformer pen. The air compressor house would have a length of 13m by a width of 8m. The structure is shown to have a shallow pitched roof with a height of 3.5m to eaves and 4.2m to the ridge and would have a profile metal sheeting finish to its roof and elevations.

The proposed HV and LV switchrooms are both shown to have a similar design of elevated converted container units with two sets of external steps to provide access. Each unit would have a length of 14m and a width of 3.51m and a maximum height of 3.1m (including the elevation). Each unit is also shown to have two external wall mounted extraction units to help control the ventilation of the units.

The final structure would be the proposed transformer pens which would have three walls with the front elevation predominately open with galvanised palisade gates enclosing each of the three units that the overall structure would be sub-divided into. The structure would have a width of 16m and a depth of 6m, with a mono-pitched roof with a height of 4.15m to the eaves and 4.7m to the highest part. Each pen would house a transformer unit.

The development would have the overall appearance of large scale heavy industrial plant and equipment, but would be viewed against the existing sinter facility and within the context of the wider Port Talbot Steel Works, which is characterised by large scale heavy industrial plant and machinery. While it is acknowledged that in recent years buildings which have been located in more prominent locations, such as along the steelwork's frontage with the PDR, have been designed to have an attractive appearance with high specification materials and finishes, the current proposal is part of the heavy industrial process and is well located within and set back the wider steel works site. As such, its design and appearance would reflect its industrial function. Care has been taken to minimise the appearance of the proposed development, and the proposed cladding material will reflect that observed in the immediate industrial context of the site. A planning condition is proposed to ensure the Council will control the final cladding selection prior to its installation as part of the development.

As stated above the proposed development would predominately be viewed at distance from the wider settlement areas of Margam and Sandfields. When viewed from Margam glimpses of the proposed development would be viewed from between the existing steelwork

plant and buildings that are located between it and the application site, which includes the two blast furnaces. The proposed 55m high stack would eventually replace the existing stack that serves the current facility, however there would be a period of approximately 9 to 12 months when both stacks would be in situ and because of their height would be clearly visible from the wider area. However again they would be very much read as part of the wider steel works site which already has a number of similar and higher such stacks and structures located within its undulating industrial skyline.

It is important to note that the long distance views of the proposed development from the Sandfields area would not be viewed in the same context as those from the Margam area. While the closest residential properties are located approximately 1.4km from the proposed development site, the area between has little built development. Instead there are a number of raised mounds of displaced sand from the former Tarmacadam aggregates extraction site and the Steelwork's minerals stock yard, where large stockpiles of minerals are kept prior to being used elsewhere on the steelworks site. The distance between the proposed development and the existing residential properties of Sandfields, the location of the stock piles and bunds, and the siting and design of the proposed development will ensure it is assimilated into the industrial context of the site. When viewed from this direction, the proposal would be viewed against the existing (and to be retained) larger sinter plant structure. This will ensure that the proposed development would have no significant adverse impact upon the visual amenity of this area.

Consideration has also been given to the impact of the proposed development upon longer distance views of the steel works, but again given the distance from these view points; the scale of the proposed development when viewed from these distances and the context within which the proposed development would be viewed against both the immediate sinter plant facilities and the wider more expansive heavy industrial development of the steelworks itself, it is considered that there would be no significant adverse impact upon the character or appearance of the immediate or wider surrounding area.

Following commissioning and completion of all required testing the stack and the remainder of the redundant plant, namely the existing Electrostatic Precipitator, and de-dust ID Fan units, will be demolished. The demolition of these structures can be secured through the imposition of a suitably worded condition. It is therefore considered that

the impact upon the character and appearance of the surrounding area of the combined presence of both the proposed and existing plant would be for a limited period only and is necessary to ensure that the proposed new secondary de-dusting extraction system (SDES) is operating to the appropriate level prior to the demolition of the existing de-dusting extraction system. Once the redundant system has been demolished the resultant impact of the current proposed SDES would be comparable to that of the current appearance of this part of steelworks development.

Accordingly, the proposal would have no unacceptable impacts on visual amenity, and would accord with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The closest adjacent dwellings are located within Tal Y Wern, Margam and are located approximately 1km away from the closest point of the application site. Within that 1km distance is located the intercity railway line, the PDR, the new TATA Stores Building and two blast furnaces. The distance would be sufficient to ensure that there would be no direct detrimental impact upon the residential amenity of the occupiers of these residential properties. The less direct impacts through noise, vibration, and air quality will be assessed within the remaining sections of the appraisal below.

Impact upon Air Quality, Vibration and Noise.

The applicants have stated that the proposed development is proposed to reduce secondary de-dust emissions from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions. They have estimated that overall the development would result in a 75% improvement to dust emissions from the secondary de-dust extraction system.

Natural Resources Wales support the installation of the replacement extraction system, which they state is a significant investment to improve the operation of the Sinter Plant, in line with the Environmental Permit. They also note that the proposed development will require a variation to TATA Steel's existing environmental (EPR) permit before it can be brought into operation, and that further technical assessment of

operational air quality impact and noise impact will be undertaken at the permitting (application) stage.

While the operation of the sinter plant including the de-dusting equipment is and will continue to be the subject of an environmental permit, the construction of the proposed development must be considered. Both the proposed construction and demolition works would have the potential for the creation of dust. To support the submission of the application, the applicant has submitted a proposed Construction and Demolition Method Statement (including Waste Management) document that sets out the details of how the proposed construction operations and subsequent demolition works would be carried out to minimise the impacts upon the surrounding environment.

While the documents are largely sufficient to mitigate against any unacceptable impacts throughout construction and demolition, the Council's Air Quality Officer has requested additional information be provided in relation to dust suppression methods that would be implemented throughout the proposed demolition works. This information will be secured through the imposition of a suitably worded condition.

Parking and Access Requirements and Impact on Highway Safety

The proposed development seeks to update the existing de-dusting facilities that currently serve the existing sinter plant. As such the proposed development is not likely to result in a material increase in the number of people working at the plant during operation. Nevertheless, the proposed development would result in an increase in vehicles visiting the site during the construction phase of the development. The Head of Engineering and Transport (Highways) has considered the proposed development and submitted supporting information and has raised no objection to the proposed development, given the location of the proposed development well within the wider Steelworks site, together with the scope of the wider existing site to accommodate both the proposed construction operations and the associated additional employees resulting from it. It is therefore considered that the proposed development would have no adverse impact upon the highways safety of the existing road network.

Impact upon Drainage and Flood Risk

The proposed development site is not located within either the TAN15: Development and Flood Risk – Developers Advice Maps Flood Zones C1 or C2. As such the proposed development is not identified as being at risk from flooding.

The existing heavy industrial site has an existing and well developed drainage network. The Head of Engineering and Transport (Drainage) has considered the details of the submitted proposed development and has no objection to the proposed development.

Dwr Cymru Welsh Water has stated that they recommend that the developer exhaust the potential for use of sustainable drainage systems in line with statutory guidance for Wales. However given the heavy industrial nature of the steelworks and the sinter plant facility itself, it is considered that it would be more appropriate in this situation for the surface water from the proposed development to be discharged to the existing private surface water sewer within the Steelworks site. A condition will be imposed requiring the submission of a drainage scheme for the proposed development. They also identify the location of a public combined sewer with a 1067mm diameter which crosses the wider steel works site in close proximity to the proposed development. They have stated that there is an easement zone of 5.5m to either side of the central line of the pipe. The central line of this combined sewer is shown to be located over 30m from the closest point of the existing sinter plant facility and is located over 110m from the closest point of the application red line. As such it is considered that the proposed development would have no adverse impact upon this existing combined drainage resource that crosses the site.

Impact upon Biodiversity

As part of the proposed development the applicants propose to remove a small area of trees that have grown along a bund located along the western boundary of the application site. The area is required during the construction process, but following implementation of the development, the applicants have proposed to replant the remaining area with a new planting scheme. While the Biodiversity Officer has raised no objection to the proposed development she has asked for a revised planting scheme which clearly states the reasons for selecting the species proposed to be used in the planting scheme. She suggests that the species selected should be native cultivar, which are likely to be

able to grow and potentially thrive given the exposed location of the site. Consideration should also be given to species that could contribute to dust suppression. These details can be secured through conditions.

Impact upon Ground Conditions and Contamination

The application site and wider surrounding area has been in use for heavy industrial purposes for over 100 years. As such the application has been supported by the submission of a Phase 2 Site Investigation Report. The Council's Contaminated Land Officer has assessed the submitted report and has identified area of information which will require submission by way of conditions. It is therefore considered that subject to the imposition of suitable conditions the proposed development would have no adverse impact upon ground conditions or contamination.

Other Matters

The application has been supported by the submission of an Archaeological Desk Based Assessment of the proposed development. Glamorgan Gwent Archaeological Trust (GGAT) has considered the submitted information and has stated that given the depth of made ground, and the nature of the proposal, the report concludes that it is unlikely that foundations for the new construction would encounter archaeological deposits beyond the made ground. They continue on to state that any piling regime would reach below the made ground although there would not necessarily be archaeological deposits present and that any archaeological information that may be gained from litigation would not outweigh the challenges of retrieving it. Given this information it is their opinion that there will not be a requirement for archaeological mitigation works, they therefore have no objection to the proposed development.

CONCLUSION

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

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SC1 (Settlement Limits), EC2/11* (Existing Employment Areas), EC3 (Employment Areas Uses), EN8 (Pollution and Land Stability), BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Conditions

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

Reason

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

Approved Plans

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

Site Location Plan Sheet 1 - Tata Steel - 0000-00-00-11-079-S1 - PR5

Site Location Plan Sheet 2 - Tata Steel - 0000-00-00-11-079-S2 - PR5

Existing Site Layout Plan - Tata Steel - 2313-00-00-19-062 - PR3

Proposed Site Layout Plan Sheet 1 - Tata Steel - 2313-00-00-19-063-S1 - PR8

Proposed Site Layout Plan Sheet 2 - Tata Steel - 2313-00-00-19-063-S2 - PR8

Proposed Transformer Pen General Arrangement Plan - Tata Steel - 2313-00-00-19-066 - PR1

Proposed HV Switch Room - Tata Steel - 2313-00-00-19-069 - N/A

Proposed LV Switch Room - Tata Steel - 2313-00-00-19-070 - PR1

Proposed Site Access Plan - Tata Steel - 2313-00-00-19-064 - PR5

Proposed Ductwork Elevation Sheet 1 - Tata Steel - 2313-00-00-19-065-S1 - PR5

Proposed Ductwork Elevation Sheet 2 - Tata Steel - 2313-00-00-19-065-S2 - PR4

Air Compressor House General Arrangement Sheet 1 (Elevations) - Tata Steel - 2313-00-00-19-067-S1 - PR1

Air Compressor House General Arrangement Sheet 2 (Elevations) - Tata Steel - 2313-00-00-19-067-S2 - PR1

Air Compressor House General Arrangement Sheet 3 (Cross Section) - Tata Steel - 2313-00-00-19-067-S3 - PR1

Air Compressor House General Arrangement Sheet 4 (Floor Plan) - Tata Steel - 2313-00-00-19-067-S4 - PR1

Air Compressor House General Arrangement Sheet 5 (Roof Plan) - Tata Steel - 2313-00-00-19-067-S5 - PR1

Proposed Bag Filter System Assy (Elevations and Floor Plan) - Lodge Cottrell Limited - P7132-02-003

Proposed Bag Filter Assy (3D) - Lodge Cottrell Limited - P7132-01-004

Proposed Bag Filter Layout - Lodge Cottrell Limited - P7132-01-001

Proposed Bag Filter Layout Sectional Views - Lodge Cottrell Limited - P7132-01-002

Proposed Demolition Plan - Tata Steel - 2313-00-00-19-068 - PR1

Technical Documents

Pre-application Consultation Report - Turley Strategic Communications.
Design and Access Statement - Turley Design.

Planning Statement - Turley Planning.

Existing Landscape and Landscape Removal - EDP - edp5232_d001e.

Proposed Soft Landscape Plan - EDP - edp5232_d002f.

Landscape and Visual Appraisal - Turley LVIA.

Phase II Site Investigation Report - Geotechnology - 1855r1v1d1118.

Noise Assessment - RSK - 297308-01 - 01

Preliminary Ecological Appraisal Report - ADAS - BRT69105-190 - 03

Drainage Strategy - Jubb - DS01 - v4

Air Quality Assessment - RSK - 443189-01 - 04

Dispersion Modelling - Tata Steel – 170785.

Archaeology Desk-based Assessment – Cotswold Archaeology - 18497
- Issue 2

Construction and Demolition Method Statement (including Waste Management) - Tata Steel.

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3) Notwithstanding the submitted plans and documents prior to the start of development on site (including any demolition works) full details of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall include full details of how the site will be effectively drained. The approved scheme shall be fully implemented as part of the approved development and retained as such thereafter.

Reason

To ensure the provision of adequate surface water drainage measures.

(4) Prior to the commencement of work on each associated area of the site, a remediation scheme to bring that area of the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all necessary works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures in particular to any material arisings resulting from the approved development, the results from any further gas monitoring undertaken and any resultant gas protection measures identified as necessary, and any areas of land exposed as a result of the development that have not been the subject of previous testing. The measures approved within the remediation scheme shall be implemented in accordance with an agreed programme of works in relation to the associated area of the site.

Reason

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

Action Conditions

(5) Prior to the commencement of any piling works on site, a Piling Risk Assessment and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The piling risk assessment and method statement shall detail the most appropriate piling method for the site, taking into account ground conditions,

contamination and noise matters. The assessment must detail the programme for carrying out piling on site, including hours of operation. All piling undertaken as part of the approved development must be carried out in accordance with the approved piling risk assessment and method statement.

Reason.

To ensure adequate environmental protection measures are implemented and in the interest of the amenity of the wider surrounding area.

(6) Notwithstanding the submitted details, prior to the commissioning date (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved secondary de-dusting extraction system, a revised landscaping scheme, which shall include the reasons for tree species selection given their proposed location together with the sizes at time of planting and proposed density and with measures for their protection, shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out on site during the first planting season after the first beneficial use of the hereby approved development and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variations.

Reason

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

(7) Notwithstanding the submitted details, prior to the commissioning date (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved development a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The approved management plan shall be implemented prior to the end of commissioning for its permitted use.

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

(8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on that part of the 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.

(9) No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(10) Notwithstanding the submitted details, prior to the start of any demolition works on site, a revised Demolition Method Statement shall be submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i. Storage of plant or materials used in the demolition works;
- ii. Method of treatment and storage of waste resultant from the demolition works;
- iii. Measures to control the emission of dust and dirt during demolition works;
- iv. A scheme for recycling/disposing of waste resulting from the demolition works, including details of transportation of any waste to be removed from the site.

v. The method and timescales for any demolition.

vi. Hours of demolition works.

Vii. Details of the proposed works to reinstate the land.

The approved scheme shall be fully implemented on site in accordance with the approved details for the duration of all demolition works.

Reason

In the interest of residential amenity, highway safety and air quality.

Regulatory Conditions

(11) The hereby approved development shall be constructed in accordance with the finished floor levels as specified on drawing P7132-02-003 and 2313-00-00-19-065-S2-PR4.

Reason

In the interests of visual amenity.

(12) The applicant shall give written notice to the local planning authority within 7 working days of the 'first commissioning date' (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved development. The applicant must cease to operate the existing secondary de-dusting extraction system and complete demolition of the existing electrostatic precipitator (ESP), Fan and 55m stack as identified on Proposed Demolition Plan, Tata Steel, 2313-00-00-19-068-PR1 no later than 9 months after the 'first commissioning date', in accordance with the approved revised Demolition Method Statement that is required to be submitted and approved under condition 10.

Reason

In the interests of the visual amenity of the wider surrounding area.

(13) The hereby approved Construction and Demolition Method Statement (including Waste Management) - Tata Steel shall be fully implemented as approved or as modified by condition 10 throughout the construction and demolition operations on site.

Reason

In the interests of amenity, highways safety and air quality.

(14) Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 7 working days. Works shall be halted in the area/part of the structure affected until provision has been made for the retention and/or recording in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason

To ensure adequate measures are implemented should any unexpected Archaeology be found on site during construction.

(15) Prior to the first beneficial use of the proposed development commencing including any testing of the approved development, and if required by Condition 5, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 5 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

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

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

| | |
|--|--------------------------------|
| <u>APPLICATION NO:</u> P2019/0042 | <u>DATE:</u> 14/01/2019 |
| PROPOSAL: Replacement garage | |
| LOCATION: 10 St Asaph Drive, Sandfields, Port Talbot SA12 7LL | |
| APPLICANT: Mr Byron & Mrs Lynette Adams | |
| TYPE: Householder | |
| WARD: Sandfields West | |

BACKGROUND

In accordance with the Council's delegated arrangements, this application is reported to Committee as the applicant works in the Planning and Public Protection section.

SITE AND CONTEXT

The application site is located at 10 St. Asaph Drive and comprises of a two-storey semi-detached dwelling with front and rear gardens. An existing detached garage is to be demolished. The dwelling is located at the end of a cul-de-sac and backs onto a garage compound, the access of which is to the side of the application property.

The topography of the application site is relatively flat. The existing boundary treatment between no's 9 and 10 is hedging.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning consent for a replacement detached monopitch roofed garage, accessed across land within the existing garage compound which the applicant has access rights over.

The dimensions of the garage will be 8m wide, with a depth of 4.5m, an eaves height of 2.6m with a maximum height of 3.45m. Two doors and a window will be sited within the internal/ garden elevation and a garage door sited to the southern side of the garage.

No works are proposed to the existing access within the garage compound.

The application forms refer to the replacement of the existing hedging between nos. 9 and 10 St. Asaph Drive (which is in the garden of no. 9) by a side boundary wall. This does not, however, require planning permission.

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

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Environmental Health (Contaminated Land) - No objections to proposed garage but require a standard condition in the event unexpected contamination is found during the development works.

1 No. Neighbouring property was consulted by letter on 14th January 2019, with two site notices displayed on 15th January 2019. To date no representations have been received.

REPORT

Planning Policies

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

- [Policy BE1](#) [Design](#)
- [Policy TR2](#) [Design and Access of New Development](#)

Issues

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

Impact on Visual Amenity

The applicant proposes to construct the garage using rockface concrete blocks to match the existing boundary treatment. While the proposed development will be visible from the highway and garage court access adjacent to the application site, its siting together with its design and external finish will ensure that the development will not undermine the overall appearance, design, proportions and finishes of the existing property.

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

Impact on Residential Amenity

The proposed garage will be sited in a similar location as the existing garage within the application site although it will be approximately 1.7m wider and 3.5m longer with its side elevation adjacent to the boundary between the application property and no. 9 St. Asaph Drive. Taking into account its design with an eaves height of 2.6m rising away from the properties to a maximum height under a mono pitch roof of 3.45m it is not considered to have any unacceptable or overbearing impact on no. 9. The garage is not a habitable room, and together with the existing (or proposed) boundary treatment, it is considered that the proposed window will not have unacceptable overlooking issues to the neighbouring property.

As a consequence, the amenities of the neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide and would be in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety.

Although there is an existing garage, its size is such that it would not meet the parking standards requirements and, accordingly, should not be counted as an existing off-street parking space. The proposed garage would therefore provide for a new off-street space, accessed in the same way as the historical garage, whose size would enable it to be used for parking, and thus would improve the parking provision for this

property. Accordingly, the development will not result in any detrimental impacts upon pedestrian and highway safety. As such, the development is in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

CONCLUSION

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

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

RECOMMENDATION

Subject to no adverse representations being received by 5th February 2018 (when consultations expire), Approval subject to conditions.

CONDITIONS

Time Limit Conditions

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

Reason

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

Approved Plans

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

- i. General plan received 14/01/19.

Reason

In the interests of clarity.

Regulatory Conditions

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be either rockface concrete block, or materials to match those used in the existing dwelling.

Reason In the interests of visual amenity.

(4) The use of the garage/store shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

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

(5) 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.

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SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 8TH JANUARY AND 28TH JANUARY 2019

| | | |
|----------|--|-----------------|
| 1 | App No. P2017/1059 | Type Full Plans |
| Proposal | Construction of 2 no. retail units with 2 no two bed flats above, car parking and associated works | |
| Location | 42 Gelligron Road, Rhydyfro Pontardawe, Swansea SA8 4LU | |
| Decision | Refusal | |
| Ward | Pontardawe | |

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|----------|--|-----------------|
| 2 | App No. P2018/0575 | Type Full Plans |
| Proposal | Detached split level dwelling with associated engineering works, access and off street parking (Amended Roof design) | |
| Location | Rear garden area of, 7 Compass Row, James Street , Pontardawe, Swansea SA8 4LS | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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|----------|--|-----------------|
| 3 | App No. P2018/0800 | Type Full Plans |
| Proposal | Retention and completion of detached building for use as a tack room. | |
| Location | Land at Former Service Station off, B4242 Neath Road, Abergarwed, Neath SA11 4EA | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

| | | |
|----------|---|-------------------------|
| 4 | App No. P2018/0861 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Condition 3 (surface water run off) Condition 4 (Retaining walls), Conditions 5, 6,14 (Land contamination) Condition 7 (levels) Condition 8 (External materials) Condition 12 (Water discharge) Condition 13 (highway details) of Planning Permission P2018/0614 granted on 7.9.2018 | |
| Location | PLOT 18 Owen Jones Way, Bryn, Port Talbot SA13 2SJ | |
| Decision | Approval with no Conditions | |
| Ward | Bryn & Cwmavon | |

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|----------|--|-----------------|
| 5 | App No. P2018/0882 | Type Full Plans |
| Proposal | Retention and completion of detached dwelling. | |
| Location | Plot 9 Valley View, Lletty Dafydd, Clyne, Neath SA11 4BX | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

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|----------|---|---------------------------|
| 6 | App No. P2018/0891 | Type Listed Building Cons |
| Proposal | Listed Building Consent: Install level access shower to existing bathroom including renewing floor and repositioning bath and provide patio area. | |
| Location | Ynys Corrwg Farm, C250 To Glyncorwg Link Road, Glyncorwg, Port Talbot SA13 3AA | |
| Decision | Approval with Conditions | |
| Ward | Glyncorwg | |

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|----------|--|-----------------|
| 7 | App No. P2018/0921 | Type Full Plans |
| Proposal | Retention and completion of the works for the change of use of ground floor to restaurant/bar (Use Class A3) and first and second floors to provide 6 additional bedrooms (As additional facilities/accommodation for Castle Hotel), plus single storey rear extension, first floor rear glazed link extension, outdoor seating area and paving (including emergency access to rear), external alterations to front and rear elevations. | |
| Location | 11 The Parade, Neath SA11 1RB | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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|----------|--|--------------------|
| 8 | App No. P2018/0924 | Type Change of Use |
| Proposal | Change of use of property at ground floor from a laundrette (class Sui Generis) to a dog grooming parlour (class Sui Generis) and at first floor from offices to a tanning salon (class Sui Generis) | |
| Location | 16 High Street, Glynneath, Neath SA11 5BU | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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|----------|--|------------------|
| 9 | App No. P2018/0928 | Type Householder |
| Proposal | Increasing ridge height to provide first floor accommodation | |
| Location | 41 Hillside, Neath SA11 1TS | |
| Decision | Approval with Conditions | |
| Ward | Neath South | |

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|----------|---|-------------------------|
| 10 | App No. P2018/0930 | Type Discharge of Cond. |
| Proposal | Details pursuant to conditions 4 (Caravan Siting), 5 (disposal of foul and surface water) and 7 (means of enclosure and hardstanding removal) of Planning Application P2017/0576 granted on appeal on August 8th 2018 | |
| Location | Riverside Stables, Tyn Yr Heol Access Lane, Bryndu Pyle, Bridgend CF33 6RB | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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|----------|---|-----------------|
| 11 | App No. P2018/0937 | Type Full Plans |
| Proposal | Retention of detached dwelling and associated works | |
| Location | 7 Parc Pen Y Bryn, Goytre, Port Talbot SA13 2XZ | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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|----------|------------------------------|--------------------|
| 12 | App No. P2018/0943 | Type Change of Use |
| Proposal | Change of use to Class A3 | |
| Location | 3 The Parade, Neath SA11 1PU | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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|----------|---|------------------|
| 13 | App No. P2018/0968 | Type Householder |
| Proposal | Single storey side and rear extension including repositioning of conservatory, first floor rear extension plus garage and hard-standing | |
| Location | 64 Wern Road, Skewen, Neath SA10 6DL | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc Central | |

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|----------|---|---------------------|
| 14 | App No. P2018/0972 | Type Vary Condition |
| Proposal | Removal of Condition 1 (Agricultural Occupancy Condition) of Planning Permission P1985/0454 granted on 23/10/85 | |
| Location | Penrhiw Angharad Uchaf Farm, Access To Penrhiw Angharad Uchaf, Tonna, Neath SA11 3QB | |
| Decision | Approval with no Conditions | |
| Ward | Resolven | |

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| 15 | App No. P2018/0980 | Type Householder |
| Proposal | Lowering of ground level and construction of retaining walls to facilitate the construction of a two storey side extension plus replacement car parking. | |
| Location | 25 Dan Y Graig Road, Longford, Neath SA10 7HA | |
| Decision | Approval with Conditions | |
| Ward | Dyffryn | |

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|----------|---|-------------------------|
| 16 | App No. P2018/0983 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Condition 13 (Travel Plan) of planning application P2017/0248 granted on 28/6/17 | |
| Location | Ysgol Carreg Hir, Old Road, Llansawel, Castell Nedd SA11 2ET | |
| Decision | Approval with no Conditions | |
| Ward | Briton Ferry East | |

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|----------|--|---------------------|
| 17 | App No. P2018/0998 | Type Vary Condition |
| Proposal | Section 73 Application to vary condition 2 (Approved Plans) of Planning Application P2018/0344 granted on June 11th 2018 | |
| Location | Plot 31, Forest Lodge Lane, Cwmavon, Port Talbot SA13 2RX | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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|----------|--|--------------------|
| 18 | App No. P2018/1001 | Type App under TPO |
| Proposal | Works to tree protected by Tree Preservation Order T214/T1 - 1 No. Dawn Redwood consists of raising crown to provide 4 metre clearance above ground level. | |
| Location | 2 Sunnyville, Ynys Y Darren Road, Ystalyfera, Swansea SA9 2EG | |
| Decision | Approval with Conditions | |
| Ward | Ystalyfera | |

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|----------|---|------------------|
| 19 | App No. P2018/1003 | Type Householder |
| Proposal | Single storey side and rear extension to dwelling and detached garage | |
| Location | 1 Lingfield Avenue, Sandfields, Port Talbot SA12 6NX | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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|----------|--|-----------------|
| 20 | App No. P2018/1015 | Type Full Plans |
| Proposal | Extension to outbuilding at rear of public house | |
| Location | Dyffryn Arms, Neath Road, Bryncoch, Neath SA10 7YF | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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|----------|--|------------------|
| 21 | App No. P2018/1021 | Type Householder |
| Proposal | Part single and part first floor rear extensions and 3 velux roof lights | |
| Location | 31 Aberdare Road, Glynneath, Neath SA11 5HY | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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|----------|---|---------------------------|
| 22 | App No. P2018/1037 | Type PriorNotif.Agric.Bld |
| Proposal | Prior notification for agricultural development of a single storey front and side extension to an existing agricultural building. | |
| Location | Ton-Y-Gilfach Farm, Glynneath, Neath SA11 5UD | |
| Decision | Prior Approval Not Required | |
| Ward | Glynneath | |

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|----------|---|------------------------------------|
| 23 | App No. P2018/1047 | Type Non Material Amendment (S96A) |
| Proposal | Non material amendment to change the wording of Conditions 1 and 3 of P2017/0657 to facilitate amendments which include the reconfiguration of the ramp and stairs to main entrance, re-positioning of combined bench and raised bed, alteration to the proposed materials and cleaning and make good the existing damaged paving- where new materials are used these will match existing as closely as possible. | |
| Location | Aberafan House, Access To Port Talbot Civic Centre, Port Talbot SA13 1PJ | |
| Decision | Approval with no Conditions | |
| Ward | Aberavon | |

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|----------|--|---------------------------|
| 24 | App No. P2019/0016 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (Proposed) - Garage Conversion | |
| Location | 56 Priory Court, Bryncoch, Neath SA10 7RZ | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Bryncoch South | |

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|----------|--|---------------------------|
| 25 | App No. P2019/0026 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension with flue - Lawful Development Certificate Proposed | |
| Location | 1 Hawthorn Avenue, Baglan, Port Talbot SA12 8PG | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Baglan | |

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|----------|---|---------------------------|
| 26 | App No. P2019/0029 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 15 Brynteg Street, Bryn, Port Talbot SA13 2SD | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Bryn & Cwmavon | |

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|----------|--|-------------------------|
| 27 | App No. P2019/0036 | Type Discharge of Cond. |
| Proposal | Submission of details for condition 3 (external materials) and condition 4 (details of chimneys) of planning application P2018/0498 approved on 10th December 2018 | |
| Location | 5 Ty Segur, Neath SA11 1YN | |
| Decision | Approval with Conditions | |
| Ward | Neath South | |

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| 28 | App No. P2019/0044 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to Planning Permission P2018/0913 (Approved on the 28/11/18 for a part two storey, part single storey rear extension and first floor side extension) to allow for the removal of the part single storey rear extension. | |
| Location | 128 Neath Road, Rhos Pontardawe, Swansea SA8 3HB | |
| Decision | Approval with no Conditions | |
| Ward | Rhos | |