



PWYLLGOR CYNLLUNIO

2.00 PM – DYDD MAWRTH, 11 MEHEFIN 2019

YSTAFELL BWYLLGOR 1/2 - CANOLFAN DDINESIG PORT TALBOT

Rhan 1

1. Datganiadau o fuddiannau
2. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 8*)
3. Gwneud cais am ymweliad(au) safle gan y ceisiadau a gyflwynwyd

Adroddiadau gan Bennaeth Cynllunio a Diogelu'r Cyhoedd

Adran A - Materion i'w Penderfynu

Ceisiadau Cynllunio wedi'u hargymell ar gyfer Cymeradwyaeth

4. Cais Rhif. P2019/0358 (*Tudalennau 9 - 32*)
Newid defnydd annedd breswyl (Dosbarth C3 i HMO Dosbarth C4),
estyniad unllawr yn y cefn a newid ffenestriad yn 3 Cilgant Elba,
Twyni Crymlyn, Abertawe SA1 8QQ.
5. Cais Rhif. P2019/0381 (*Tudalennau 33 - 54*)
Newid defnydd annedd breswyl (Dosbarth C3 i HMO Dosbarth
C4), yn 38 Cilgant Elba, Twyni Crymlyn, Abertawe SA1 8QQ.

Adran B - Materion Er Gwybodaeth

6. Penderfyniadau Diprwyedig - 12 Mawrth i 13 Mai, 2019
(*Tudalennau 55 - 90*)

7. Eitemau brys
Unrhyw eitemau brys yn ôl disgrisiwn y Cadeirydd yn unol ag
Adran 100B(4)(b) o Ddeddf Llywodraeth Leol 1972.

S.Phillips
Prif Weithredwr

Canolfan Ddinesig
Port Talbot

Dydd Mercher, 5 Mehefin 2019

Aelodaeth Y Pwyllgor:

Cadeirydd: Y Cyngorydd S.Paddison

Is-Gadeirydd: Y Cyngorydd S.Pursey

Aelodau: Y Cyngorwyr A.R.Aubrey, S.Bamsey, R.Davies, W.F.Griffiths, S.K.Hunt, C.J.Jones, R.Mizen, A.L.Thomas, A.N.Woolcock a/ac D.Keogh

Aelod Cabinet: Councillor A.Wingrave

Gwneud cais i siarad yng nghyfarfod y Pwyllgor Cynllunio

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

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

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

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

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

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

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

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

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

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

19 March, 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor H.N.James

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

UDP/LDP Member: Councillor A.Wingrave

Local Members: Councillor N.E.Davies and S.Jones

Officers In Attendance: N.Pearce, S.Ball, D.M.Adlam, M.Shaw, S.Evans, H.Bowen, R.MacGregor and T.Davies

1. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: Subject to it being noted that Councillor S.Bamsey was present at the meeting of the Planning Committee on 26 February, 2019, the Minutes of the previous meeting held on 26 February, 2019 be approved.

2. **SITE VISITS**

RESOLVED: No site visits required, as the only application before Committee today had already been the subject of a Site Visit.

3. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2018/0493 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 to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

4. **APPLICATION NO. P2018/0493 - AFAN VALLEY ADVENTURE RESORT**

Officers made a presentation to the Planning Committee on this Application (Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax and Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way. Additional and amended information received on 25/01/2019 and 07/02/2019 under Regulation 24 with regard to biodiversity, landscape and visual impact, social economic impact and transport together with modifications to the masterplan and parameters plan at Land At Pen Y Bryn, Croeserw, Cymmer, Port Talbot).

In accordance with the Council's approved Public Speaking Protocol, and with the agreement of the Chairperson, the agent representing Afan Valley Limited addressed the Planning Committee as well as the Applicant, and the two local Member's for the area.

RESOLVED:

1. That following the site visit prior to today's meeting on 19 March, 2019, and in accordance with Officers' recommendations, Application No. P2018/0493 be approved, subject to the conditions detailed in the circulated report (as revised in the circulated amendment sheet), and subject to the applicant entering into a Section 106 Agreement with the broad Heads of Terms detailed in the circulated report.

2. That if the required Section 106 agreement is not completed within six months of the date of this resolution (unless the Local Planning Authority has otherwise agreed to an extension of this time limit in writing), that delegated authority be given to refuse planning permission on the basis that, in the absence of the required legal agreement, the identified environmental impacts of the development, notably on biodiversity / habitat, would not be mitigated, precise reasons to be agreed in consultation with the Chairperson of the Planning Committee.
3. That delegated authority be given to the Head of Planning and Public Protection and Development Manager – Planning, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chairperson of the Planning Committee, up to the point where the legal agreement is signed and outline consent issued.

5. **APPEAL DETERMINED - 19 FEBRUARY TO 11 MARCH, 2019**

RESOLVED: That the following Appeal determined 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, at Land adjacent to The Barracks, Pontrhydyfen, Port Talbot.

Decision:

Appeal Dismissed

6. **APPEAL RECEIVED - 19 FEBRUARY TO 11 MARCH, 2019**

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

Appeal Ref: A2019/0001

Dwelling (outline all matters reserved) at
Land adjacent to 47 Danygraig Road,
Trebanos, Pontardawe, Swansea.

7. **DELEGATED DECISIONS - 19 FEBRUARY TO 11 MARCH, 2019**

Members received a list of Planning Applications which had been determined between 19 February to 11 March 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

| | |
|--|--|
| <u>APPLICATION NO:</u> P2019/0358 | <u>DATE:</u> 11/04/19 |
| PROPOSAL: | Change of use of residential dwelling (Class C3 to a HMO Class C4), single storey rear extension and alterations to fenestration |
| LOCATION: | 3 Elba Crescent, Crymlyn Burrows, Swansea SA1 8QQ |
| APPLICANT: | Mrs L Curzon |
| TYPE: | Change of Use |
| WARD: | Coedffranc West |

BACKGROUND INFORMATION

Ward Councillor Helen Ceri Clarke requested on 8th May 2019 that the application be reported to Planning Committee (in summary) because of insufficient parking provision and an increase in the amount of people which could increase the amount of noise and rubbish from the property.

This request was subsequently discussed at a Committee call-in panel with the Chair, Cllr Paddison, where it was agreed that the application should be determined at Planning Committee.

Members should also note that the other application before this Committee (ref. P2019/0381) for no. 38 Elba Crescent has also been reported to Committee at the request of Councillor Clarke, although each application must be assessed on its respective planning merits.

LINK TO RELEVANT PLANS/ REPORTS

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

SITE AND CONTEXT

The application site is located at 3 Elba Crescent, Crymlyn Burrows which comprises a two-storey semi-detached property currently in Class C3 (dwelling) use.

The property is located within the Crymlyn Burrows settlement limit and is bounded by residential dwellings to the east and west, the A483 to the south and industrial land to the north. There is also a lane to the rear of the property.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from a dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4). The proposal also includes a single storey rear extension and alterations to fenestration.

The proposed extension will be 3.43 metres in width, 2.4 metres in depth and 3 metres in height and will provide space for an enlarged relocated kitchen. There will be a rear facing window and a side facing door on the east side elevation. The roof will be a flat roof to harmonise with the flat roof of the two storey extension.

The rear facing first floor landing window will be enlarged and the existing rear facing ground floor kitchen window will be altered so that it creates French doors. It is proposed to provide two bedrooms on the ground-floor together with kitchen, lounge, and bathroom, with three bedrooms, a shower room and a bathroom at first-floor level.

Two car parking spaces will be provided in the rear garden area with access off the existing rear lane.

PLANNING HISTORY

The property has no planning history.

CONSULTATIONS

Coedffranc Town Council – Object on the following grounds:

1. Members believe that there are approximately 10 HMO's in Crymlyn Burrows
2. Members enquiring if Policy is to be introduced to cap numbers of HMO's
3. Parking concerns for extra residents as there is already an issue due to the university and existing HMO's
4. Policy TR2 states that permission should only be granted for development in terms of access, parking and highway issues

5. Community Council has received objections from residents regarding concentration of HMO's
6. It's a ghost town during student holidays

Head of Engineering & Transport (Highways) – No objection

Environmental Health (Noise) – No objection

REPRESENTATIONS

The neighbouring properties were consulted on 23rd April 2019 with a site notice also displayed on the same date.

In response, 15 no. representations have been received in total from 11 different properties (i.e. duplicate correspondence has been received from a number of properties either from the same person or different occupiers of that property) with the issues raised summarised as follows: -

- Concerns that an additional HMO will lead to a detrimental impact on Crymlyn Burrows, which is already in decline.
- 'Studentification' will have a detrimental impact on character, social cohesion/ stability, family values and on private property values, contrary to Council's vision of creating sustainable communities.
- The decrease in family homes is already having an impact on the declining numbers of school age children from the village in the local school.
- Any amount of HMO's over 10% will be a concentration of HMO's in the area and the students will bring a different set of values with them than the host community and that a balanced community would become unbalanced.
- The proposal is against Policies contained in the LDP and that 35% of the properties in Crymlyn Burrows are HMO's. 18% on Elba Crescent and 17% on Baldwins Crescent. Another objector states that it is 20% out of 70 homes are HMO's.
- The development could cause further parking problems where there are already parking problems due to the university students and HMO university students.
- Concerns with highway, pedestrian and cyclist safety and the access on to a busy road. Elba Crescent and Baldwins Crescent are part of the National Welsh Cycle Route.

- Concerns regarding potential noise due to the banging of the heavy fire doors, antisocial behaviour of the students, vandalism.
- Concerns regarding an increase of rubbish in relation to the dwellings in addition to rubbish thrown in the street and the potential to attract rats. The houses and gardens are turning into eyesores.
- The village is a ghost town during student holidays
- The plans are incorrect as there is a two storey extension at the property.
- The proposal would create a sandwiching effect as it would create HMO's both sides of a residential dwelling.

REPORT

National Planning Policy

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

Technical Advice Note 12: Design

Local Planning Policies

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

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design
- **Policy SP1** Climate Change

Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)

EIA and AA Screening

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

Issues

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

Principle of Development

Background Information

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (HMO) (Class C4). The Use Class C4 in broad terms covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of Planning Authorities by making such changes subject to planning permission. The reason for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have the potential to create local issues. The Council does not, however, have any specific local Policies aimed at preventing the spread of HMOs at present. This is due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class post adoption of the LDP.

Background Information - Previous Applications

Members will recall that a previous application for a HMO (at no. 17 Elba Crescent) was reported to Committee on 2nd October 2018 following local concerns about the number of HMOs in the area.

That application was approved on the grounds that based on the limited number of HMOs present in the existing area there were considered to be no objections to the principle of converting that building to C4 residential purposes, and there were no grounds to refuse the application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs.

Including that approval, the number of known (or approved) HMOs out of a total of 72 dwellings in these two streets (41 in Elba Crescent and 31 in Baldwin's Crescent) at that time was 6 (8.3%), made up of 4 in Elba Crescent and 2 in Baldwin's Crescent.

Members were advised at that time that there was no evidence that there is a wider HMO issue in this area to the extent that it would justify refusal of an application. Nevertheless, the situation would continue to be monitored / investigated.

Evolving National Policy Context

Since the last HMO application was reported to Committee in October 2018, Welsh Government has issued [Planning Policy Wales](#) Edition 10 in December 2018 in a substantially revised form developed around the goals embodied in the Well-being of Future Generations (Wales) Act 2015.

This includes a significant emphasis on placemaking and the creation of sustainable places and their role in improving the well-being of communities. Indeed, PPW10 emphasises that one of the “Key Planning Principles” is “Creating & sustaining communities”, noting that:

“The planning system must work in an integrated way to maximise its contribution to well-being. It can achieve this by creating well-designed places and cohesive rural and urban communities which can be sustained by ensuring the appropriate balance of uses and density, making places where people want to be and interact with others. Our communities need the right mix of good quality/well designed homes,

jobs, services, infrastructure and facilities so that people feel content with their everyday lives.”

It goes further to add that Social Considerations include:

- who are the interested and affected people and communities;
- how does the proposal change a persons way of life, which can include:
 - how people live, for example how they get around and access services;
 - how people work, for example access to adequate employment;
 - how people socialise, for example access to recreation activities; and
 - how people interact with one another on a daily basis
- who will benefit and suffer any impacts from the proposal;
- what are the short and long-term consequences of the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place; and
- how does the proposal support development of more equal and more cohesive communities.

When referring to housing (at 4.2.1), PPW also emphasises the need for Councils to “make informed development management decisions that focus on the creation and enhancement of Sustainable Places”. In this regard, it is considered that Planning has an important role in ensuring not only that new development creates places, and communities, but also that existing communities are protected and enhanced, and that cohesive communities are retained.

Evolving Local Context

Although it is emphasised that it not directly relevant to this Authority or its decisions, it is also of note that the City & County of Swansea (CCS) adopted its LDP in February 2019, which now includes a HMO Policy, accepted by the LDP Inspectors, and based on local background evidence, notably a report by an independent company called Lichfields.

That background evidence report, while focussing on CCS, is nevertheless of relevance insofar as it identifies the wider national context, and also the issues surrounding Swansea University (including the Bay campus which lies within NPT).

That report notes that: -

- HMOs represent an efficient use of building resources, where a single house can be fully utilised to provide accommodation for multiple people.
- Notwithstanding their positive contributions and important socio-economic role, areas with high densities of HMOs can also be characterised by problems with community cohesion, higher levels of noise and waste complaints, and place a strain on services
- The positive impacts of HMOs are realised and, with rising pressures from the increased number of students, the need for affordable and flexible housing tenancies, and the changes to Housing Benefit, their role within the housing market is increasingly important.

The analysis undertaken by Lichfields identified a correlation between areas with high densities of HMOs and community cohesion issues. These negative impacts were summarised as:

1. Higher levels of transient residents, fewer long term households and established families, leading to communities which are not balanced;
2. Isolation for the remaining family households in areas with very high concentrations of HMOs;
3. Reduction in provision of community facilities for families and children, in particular pressure on the viability of schools through falling rolls;
4. Issues of anti-social behaviour, noise, burglary and other crime;
5. Increased pressure regarding on-street parking, although this might be expected in City Centre fringe locations;
6. Reduction in the quality of the local environment and street scene as a consequence of increased litter, lack of suitable refuse storage, refuse left on the street, fly tipping, increased levels of housing disrepair in the private rented sector, and high numbers of letting signs.

As a consequence of this research, CCS now has an adopted HMO Policy in their LDP. However, the complexity of assessing whether any proposed change of use has a harmful impact on local character or community cohesion is demonstrated by the varying criterion in their Policy, which includes a requirement (outside of their HMO Management areas – these being existing areas of high HMO concentration) for any proposal not to result in more than 10% of all residential properties within a 50m radius of the proposal being HMOs, and within ‘small streets’ for a proposal to not “create a disproportionate over-concentration of HMOs within that street”. In addition to specifying % rates within designated areas, the policy also requires an assessment of whether the development would have an unacceptable adverse impact caused by noise nuisance and general disturbance.

The supporting text to their Policy is also relevant to a wider understanding of the issue, insofar as it emphasises that there is a need for future HMO provision to be managed sustainably in the interests of fostering cohesive communities, including avoiding instances of over-concentration of HMO properties to the detriment of residential amenity and community balance. These objectives are equally pertinent to consideration of this application.

It also emphasises that “National research has identified that 10% is a general ‘tipping point’ beyond which the evidence indicates that a concentration of HMOs can begin to have an adverse impact on the character and balance of a community. This tipping point is described as a threshold beyond which a community can ‘tip’ from a balanced position in terms of demographic norms and impacts, towards a demographic that is noticeably more mixed in terms of shared and family households.

Assessment of Current Application

While it is again emphasised that the CCS Policy context described above is not directly relevant to this assessment, the approach itself is considered to have merit insofar as it is an evidence-based approach that provides a robust rationale for applying a 10% threshold for all areas outside their HMO Management Area. This does not mean, however that anything over 10% is unacceptable or harmful as a matter of principle given the need to still demonstrate the harm of such concentrations and the absence of a policy within NPT.

In the absence of a HMO Policy, this application has to be determined in line with current LDP Policies. In this respect it is emphasised that the application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts. This includes consideration of any potential wider impacts on local character and social / community cohesion created by Class C4 uses, as well as other amenity / highway issues.

The wider assessment of the principle, however, should have regard to the local and national context described earlier, and it is especially notable that there is a need for this Authority to ensure that the years where there is a '*policy vacuum*' between the adoption of our current LDP (in January 2016) and conclusion of the review (commencing 2020 and adoption in 2024) is not *taken advantage of* by developers to the extent that applications are progressed incrementally to the point where the character and cohesion of the local area could be irreparably harmed.

Within this context, back in October 2018 the Planning Committee report and subsequent resolution accepted that a total of 6 HMOs out of a total of 72 dwellings (8.3%) in these two streets (4 of 41 in Elba Crescent and 2 of 31 in Baldwins Crescent) would not have an unacceptable impact on local character, and it remains the case that the conclusions reached at that time were robust and sound.

Current Situation

The ongoing consideration of the HMO issue in this small 'settlement' previously included liaison with Council Tax and Environmental Health colleagues, as well as serving Planning Contravention Notices (PCNs) on 12 properties within this area which had been referred to in complaints.

In addition, because of the relatively small number of properties in this area, Officers have reviewed the register of electors, council tax records and undertaken visits to the area, including recent door-to-door visits, all of which have sought to ascertain as far as possible a clearer picture of the number of existing (and potentially unauthorised) HMO's in this area.

Whilst it is acknowledged that the number of HMOs in any area could be higher, due to some HMOs not being licensed or known to the Council (which may have been used for shared accommodation prior to the change to the Use Classes Order), the reconciliation of a number of different databases provides confidence that we have an accurate picture of the current uses within each property in the two streets concerned. In this respect, it is noted that there is concern in the local community about the potential impact of HMOs on local character and social cohesion, as well as associated potential issues arising from the use of HMOs by the student population from the nearby University campus.

The detailed research work above had identified that in the last six months things have moved on insofar as there is an additional known (pre-2016) HMO at 30 Elba Crescent which did not form part of the earlier assessment. Moreover, the council is also currently considering two applications in Elba Crescent, namely this one at no. 38 and another at no. 3. It is thus clear that the pressure on the area is increasing due to the proximity to and popularity of the Bay Campus.

As a consequence of Officers' further research, the current situation in the 'two streets is as follows: -

ELBA CRESCENT

- **Five known HMOs in Elba Crescent - No's 1, 17, 26, 29 and 30.**

Note: No 1 Elba Crescent was previously split into two, but has reverted to a single HMO, thus the number of properties on Elba Crescent is now 40 (not 41).

This means that the percentage of C4 HMO's in relation to C3 residential dwellings in Elba Crescent is now **12.5%** (i.e. 5 out of 40 properties).

Breaking this down into the two discreet stretches within Elba Crescent (no's 1-18; and 19 – 40) separated by the rear access lane, the figures are as follows: -

- No's 1 - 18 : 2 out of 18 dwellings (11.1%)
- No's 19 - 40 : 3 out of 22 dwellings (13.6%)

It is also notable that 11 out of the 40 dwellings (including the application site) are 'rented', with at least one of these known to be rented to a maximum of 2 students (this use remains as a dwellinghouse rather than a C4 HMO).

BALDWINS CRESCENT

- **Two known HMOs in Baldwin's Crescent** - No. 18 and Compass House 1a Baldwins Crescent (approved as an HMO at planning committee - P2017/0085)

This means that the percentage of HMO's in Baldwins Crescent is currently **6.5%** (i.e. 2 out of 31 properties).

Looking at the two streets as a whole, there are currently 7 properties that are known to be HMO's out of a total of 71 dwellings (**9.86%**).

To emphasise the extent of local concern, a large number of representations have been received from members of the public on previous and current applications (15 no. to date on this application from 11 different properties) together with the local Ward Member's objections, and these have increasingly raised concerns over the potential impact on the character and cohesion of the area caused by a concentration / number of HMO's. The local residents undoubtedly 'paint a picture' of a settlement which is increasingly being changed by the introduction of student houses ('*studentification*') with the associated impacts on local character, amenity and social cohesion.

As noted earlier, however, the Council does not have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP). Accordingly it is necessary to consider within the context of current LDP Policies, albeit having regard to other locally-based evidence/assessment of the issues, whether the proposed conversion of this property would have adverse impacts on local character etc.

Current Character of this 'small settlement'

The 71 properties that combined make up Elba and Baldwin's Crescents lie in close proximity to the Swansea Bay Campus

development, and it is considered appropriate that these are characterised for the purposes of this assessment as an individual *settlement*. Moreover, due to its proximity to the Campus and its limited scale, it is considered to be a settlement which could be affected more readily by change in terms of demography and tenure. As such, it is considered that this area is more sensitive to change than, say, a larger settlement or city and town centre typology, where larger number of residential units in higher densities could absorb change at a higher percentage more readily.

There is also merit in considering each 'street' individually as well as together, given that Elba Crescent is increasingly being 'targeted' for HMOs and thus the capacity to accommodate change in that single stretch of 40 properties is incrementally being tested (with two such proposals before this Committee).

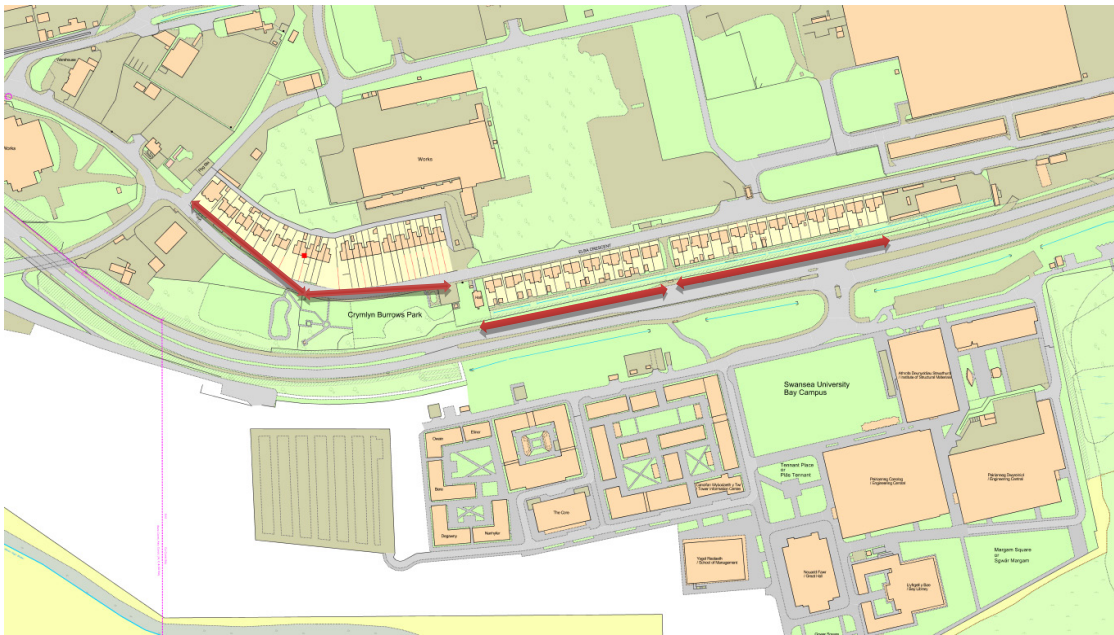
It is within this context that the local residents have expressed concern over the impact of ongoing and rapid changes to the properties in the area. In particular, concern has been raised that 'studentification' will have a detrimental impact on character, social cohesion/ stability, family values and on private property values "contrary to the Council's vision of creating sustainable communities". In this respect they state that any amount of HMO's over 10% will be a concentration of HMO's in the area and the students will bring a different set of values with them than the host community and that "a balanced community would become unbalanced".

Having regard to the guidance in PPW (4.2.1), which emphasises the need for Councils to "make informed development management decisions that focus on the creation and enhancement of Sustainable Places" it is considered that Planning has an important role in ensuring not only that new development creates places, and communities, but also that existing communities are protected and enhanced, and that cohesive communities are retained. Moreover, this appears on the face of it, particularly relevant in areas such as Elba / Baldwins Crescent where communities are small and under pressure from alternative development or uses, or where the scale and character of the area makes it more sensitive to change, or the perception of change that results in a loss of social cohesion and character.

A 10% 'tipping point' has been referred to earlier in this report, taken from national research "as a *threshold beyond which a community can 'tip' from a balanced position in terms of demographic norms and impacts associated with this demographic change*". Nevertheless, it is necessary to give significant weight – especially in the absence of a specific 10% / HMO Policy – to the need to demonstrate whether a proposed change of use would result in harm, based on the existing character of the area. Accordingly, it is clear that the specific circumstances within an area will be paramount in determining if the level of HMO development will result in any significant impacts upon those material considerations previously identified, including impacts upon residential amenity, and social cohesion. In other words, there is no 'one size fits all' approach that can be robustly defended at appeal.

The following facts are thus pertinent to the overall assessment of harm:-

- The 'community' / 'settlement' is made up of only 71 properties, and is in very close proximity to the Swansea University Bay Campus;
- The settlement is under increasing pressure from proposed HMOs, which is increasing local concerns about the impact on the community and social cohesion.
- Nevertheless, the 'settlement' as a whole has no greater than 7 properties known to be HMO's (**9.86%**), and with the exception of no's 26, 29 and 30 Elba Crescent) these are largely spread out.
- Baldwins Crescent is also largely unaffected, with only 2 HMOs out of 31 properties (6.5%)
- Elba Crescent has slightly more HMOs (**12.5%** i.e. 5 out of 40 properties), which in terms of assessing impacts at a more local level can be usefully broken down into two separate 'stretches' (separated by an access lane). *Excluding the current proposals at 3 and 38*, the figures are as follows: -
 - No's 1 - 18 : 2 out of 18 dwellings (11.1%)
 - No's 19 - 40 : 3 out of 22 dwellings (13.6%)



In terms of the proposed picture, when the settlement is looked at as a whole, if planning permission is granted for this development, the number of HMOs would increase to 8 (this would increase to 9 should planning permission also be granted for no 38 Elba Crescent) This amounts to 11.27% of the total number of residential properties. (This would further increase to 12.68% if No 38 Elba Crescent is also granted) This number together with the fact that they are adequately dispersed along the length of both streets demonstrates that there will be no distinguishable concentration, other than a single concentration of HMOs at 26, 29 and 30 Elba Crescent within this area.

In this respect, approving no. 3 as an HMO would result in (at worst) 16.7% of HMOS (3 out of 18 properties) in one 'run' on 1-18 Elba Crescent. Moreover, while the application property is located close to no. 1 Elba Crescent (and would result in 2 out of 3 properties in HMO use), these two properties would be significantly separated from the other nearby HMO at no. 17. In this respect, it is considered that no. 3 would not result in an unacceptable 'concentration' of HMO use in this part of the street, nor result in unacceptable impacts on character to the extent that refusal of the application on such grounds would be justified.

It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or

indeed at what point the number of HMOs within an area will have an impact upon the existing community. The Welsh Government's 2015 report suggested that a 10% concentration of HMOs is generally when local residents start to express concerns over the intensification and where there could be an impact on the character of the community. LPAs with policies on HMOs across Wales generally have thresholds of between 10% and 20% depending on the evidence and local circumstances.

The current application must therefore be assessed on its merit and having regard to the current policy position. This was reinforced in a letter from Lesley Griffiths dated 27th February 2018 where she confirmed the following:

“Local Planning Authorities need to consider whether any concentrations of HMOs in their local area are causing problems and, if so, to put in place robust local evidence based policies in their Local Development Plan against which planning applications for HMOs can be assessed. Further detail on the policies can be set out in Supplementary Planning Guidance (SPG). However, only the policies in the development plan have legal status under section 38(6) of the Planning and Compulsory Purchase Act 2004 in deciding planning applications. SPG may be taken into account as a material consideration. LDPs must not delegate the criteria for decisions on planning applications to SPG which should only contain guidance and advice. Nor should SPG be used to avoid subjecting policies and proposals to public scrutiny and independent examination in accordance with statutory LDP procedures. In making decisions on matters which come before them, LPAs, the Planning Inspectorate and the Welsh Government should give substantial weight to approved SPG which derives from and is consistent with the development plan, and has been the subject of consultation.”

Given the concerns expressed locally, as part of our ongoing assessment, officers have engaged with colleagues in waste/ pest control and streetcare to ascertain whether there have been substantiated complaints relating to the impact of existing HMOs in this area. These enquiries have indicated that, while there have been a few complaints about one property, from one neighbour, these have not led to any issues requiring action. Another complaint related to excess litter around the area, allegedly due to the student population, but action was not required, while the waste/pest control Enforcement

Officer advises that he has had no dealings with any properties in either Elba Crescent or Baldwins Crescent in the last few years.

Accordingly, in the absence of any sustained and upheld complaints in this part of Elba Crescent or the street(s) as a whole, there is no evidence to justify a refusal of this application on grounds relating to any unacceptable impact on local character or community cohesion.

In light of the above, and based on the current LDP Policy context, it is considered that there are no justifiable grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs, subject to an assessment of the specific impacts of such development.

Layout and Capacity of Property

The Environmental Health Officer has raised no objections to the principle of this development, but does note that the property would have several generously sized bedrooms and a large kitchen/diner, such that it could potentially house a greater number than 5 people.

The accommodation of more than 6 residents within the property would take it outside of the C4 Use Class which would require further planning permission in itself. Nevertheless it is considered appropriate to ensure that the number of occupants is restricted by condition to a maximum of 5 (one per bedroom), both as a matter of principle relating to the intensity and character/ nature of use, but also for parking reasons (see below).

Potential Future Issues of HMO Concentrations

As identified earlier, the LDP does not have any specific local Policies aimed at preventing the spread of HMOs at present. The Planning and Compulsory Purchase Act 2014, however, requires LDPs to be kept up to date, with the Council having an obligation to undertake a LDP review at intervals not longer than every 4 years from initial adoption. Consequently, the first scheduled review of the adopted LDP will be 2020.

The demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Whilst HMOs can play an important role in providing a suitable mix of housing types, concentrations of HMOs in a particular area can have a

negative impact on the character and amenity of an area. It is therefore important for the Council to monitor and balance the need for a suitable supply and mix of housing and maintaining balanced communities in future LDP policy.

Members should therefore note that over the course of reviewing the LDP, and depending on the evidence available, it may be considered appropriate at this time to provide a policy framework for planning and HMOs. Any potential policy would however need to provide a fair and consistent approach to the locations and concentrations of HMOs, potentially introducing a threshold or criteria to prevent harmful concentrations or intensification in a particular area should available evidence support such a policy. The review and any potential policy will be subject to full public consultation.

Impact on Visual Amenity

The proposal involves the construction of a modest single storey rear extension which will incorporate a similar design and use of materials as the existing property. Given its location to the rear, it will only be readily visible from the rear gardens of neighbouring properties and the rear access lane beyond which are a line of trees and Fabian Way. In this respect, it is considered that the change of use to HMO (which is residential) together with a modest extension would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Impact on Residential Amenity

While a flat-roof single-storey rear extension is proposed, this would be modest in scale and is separated from the adjoining property (No. 5) by an existing two storey extension on the application property itself. The restricted height of the single storey extension at only 3 metres together with a separation distance of 4 metres from the boundary with the adjoining property will ensure that there are no unacceptable overbearing impacts. In terms of overlooking a rear access door is proposed on the side elevation of the extension facing No.5 however there is an existing 1.8 metre high means of enclosure along the boundary between Nos 3 and 5 which will protect against unacceptable overlooking.

In terms of the other neighbouring property (No.1) there is a separation distance of 6 metres between the end of the proposed extension and the nearest part of the adjacent dwellinghouse, which given the modest height of the extension and the existence of a mature hedge along the boundary, will ensure that there are no unacceptable overbearing impacts. There are no windows or other additional openings proposed on the elevation facing no. 1 and as such there will be unacceptable overlooking impacts.

In terms of potential impact on residential amenity from the proposed use, a key issue that has been assessed concerns the fact that allowing this application would leave one existing C3 dwelling 'sandwiched' between two HMOs. This is a situation which the Swansea LDP, for example, has sought to preclude within their LDP Policy, the purpose of which is to prevent the potential for negative amenity impacts upon a residential property as a result of being sandwiched between two HMOs.

It is noted, however, that the 'non-sandwiching' part of Swansea's Policy has yet to be tested at appeal, and that the background evidence to the Policy identified that such a Policy criterion could be problematic. Nevertheless, they supported its inclusion based on local evidence and the fact that other LPAs were trialling such an approach in their LDPs, concluding that "this policy could be trialled as an appropriate policy response, and any Appeal outcomes that arise out of this approach being challenged could be monitored accordingly to examine whether the policy is sufficiently robust and effective".

Having regard to the above, it is again important to emphasise that NPT has no HMO Policy in its LDP, and no *non-sandwich* policy as a consequence. Nor does it have the direct evidence relating to NPT which supported inclusion of such a criterion within the CCS Policy. Accordingly, an '*in-principle*' objection on sandwiching grounds would be difficult to sustain at appeal unless it is supported by evidence of complaints.

In this regard, while noting local concerns in respect of potential noise disturbance and the fact that there is potential for an increase in disturbance by an intensified use of no. 3 (together with the existing HMO use of no. 1), having regard to the lack of objection from the Environmental Health Officer and the absence of any identified / ongoing complaints in respect of no. 1 Elba Crescent, it is considered that it would be difficult to robustly defend a refusal on such grounds.

This conclusion is also taken having particular regard to the fact that no. 2 would not be physically attached to **both** no's 1 and 3 (i.e. it is semi-detached not terraced) thus limiting some of the issues that can arise in terraced properties in terms of noise transmission.

Accordingly, it is considered that the proposed five-bed HMO would not lead to unacceptable levels of noise, disturbance or nuisance that would warrant refusal of this application on such grounds. Nevertheless an informative will be attached to any decision strongly advising the developer to consider Part E: 'Resistance to the passage of sound' of the Building Regulations 2000 especially in relation to the party wall between this property and the attached residential dwelling (since appropriate acoustic insulation of the party wall will help reduce the potential for complaints to the Local Authority regarding noise disturbance from the intensification of the use at this property). Local concerns over the type of future occupants of such a property are not considered to be matters to which weight can be given.

In light of the above it is considered that there are no justifiable grounds to refuse planning permission on residential amenity grounds, having particular regard to the fact that if any such issues arise in the future, these can be addressed by the Environmental Health Section their powers.

Finally, it is also considered that the provision of car parking to the rear (see below) would have no unacceptable impacts on residential amenity.

Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised locally regarding the potential impact allowing this development would have on the existing local highway network, namely in traffic, parking congestion, cyclist and pedestrian safety.

The approved Parking Standards SPG does not specifically refer to Class C4 HMOs, but it is considered that the proposed residential use should be subject to the same parking standards as for the existing C3 dwellinghouse use, with both uses requiring a maximum of 3 parking spaces.

The Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal. In this respect, it is noted that two car parking spaces are proposed in the rear garden (provision of which can be conditioned). It is also noted that the property is in a sustainable location, being situated on the main A483 which is a local bus route and opposite the new University Campus within which an extensive bus service operates. The plans also indicate provision of vertically-mounted storage for 5 bicycles in the rear garden.

It is noted that whilst concerns are raised about on street parking, it is likely that this is caused by non-resident traffic rather than from those living within the two streets. Traffic Regulation Orders are in place to control such parking and the area is patrolled regularly by traffic enforcement including the new camera vehicle which came into operation earlier this year.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

Other Matters

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

- The students are causing rubbish issues at the properties and in the street, both of which could attract rats. This would not be a material planning concern and would be an environmental health issue.
- There is a general concern over the possible risk of increased crime and that the playground is no longer used by children and students breaking down a fence to create a short cut onto

Fabian Way. This would not be a material planning concern and would be a police matter.

- Finally, the concerns over a changing demographic, with (alleged) introduction of a more transient population discouraging families and children, have been addressed under the general principle section of this report, but in general terms are not matters which would justify refusal of this application unless the proposal individually or cumulatively was considered to demonstrably and adversely affect the character of the area.

CONCLUSION

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

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

RECOMMENDATION: Approval with Conditions

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.
Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved drawings:

Site Location Plan – Dwg No 04.19.3E.03 Rev B
Proposed Floor Plans - Dwg No 04.19.3E.D2 Rev C

Reason

In the interests of clarity

Regulatory Conditions

- 3 Prior to first beneficial use of the property as a House in Multiple Occupation (HMO) the car parking spaces as shown on drawing number 04.19.3E.03 Rev B titled Site Plan shall be provided on site, and shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The surface water shall not drain directly or indirectly into the highway drainage network. The parking space shall thereafter be retained in accordance with such approved details.

Reason

To ensure adequate parking provision for the development in the interests of highway safety and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 4 No more than 5 persons shall be resident at any one time within the House in Multiple Occupation hereby approved.

Reason:

For the avoidance of doubt and in the interests of amenity.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION**Planning Applications Recommended For Approval**

| | |
|--|--|
| <u>APPLICATION NO:</u> P2019/0381 | <u>DATE:</u> 17/04/19 |
| PROPOSAL: | Change of use of residential dwelling (Class C3 to a HMO Class C4) |
| LOCATION: | 38 Elba Crescent, Crymlyn Burrows, Swansea SA1 8QQ |
| APPLICANT: | Mr Peter Baxter |
| TYPE: | Change of Use |
| WARD: | Coedffranc West |

BACKGROUND INFORMATION

Ward Councillor Helen Ceri Clarke requested on 8th May 2019 that the application be reported to Planning Committee (in summary) on the grounds that that there will be an over-intensification of student accommodation in Crymlyn Burrows if this application were to go ahead. Furthermore granting this application would push the percentage of student housing over 10% in the village which would have a detrimental effect on social cohesion and the feel of the locality, together with concerns over parking and increased noise and litter.

This request was subsequently discussed at a Committee call-in panel with the Chair, Cllr Paddison, where it was agreed that the application should be determined at Planning Committee.

Members should also note that the other application before this Committee (ref. P2019/0358) for no. 3 Elba Crescent has also been reported to Committee at the request of Councillor Clarke, although each application must be assessed on its respective planning merits.

LINK TO RELEVANT PLANS/ REPORTS

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

SITE AND CONTEXT

The application site is located at 38 Elba Crescent, Crymlyn Burrows which comprises a two-storey semi-detached property currently in Class C3 (dwelling) use.

The property is located within the Crymlyn Burrows settlement limit and is bounded by residential dwellings to the east and west, the A483 to the south and industrial land to the north. There is also a lane to the rear of the property.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from a dwelling (Use Class C3) to a House of Multiple Occupation (HMO) (Use Class C4).

There will be no external alterations as part of this application. It is proposed to provide one bedroom on the ground-floor together with kitchen/diner and lounge, with three bedrooms, a toilet room and a bathroom at first-floor level.

Two car parking spaces will be provided in the rear garden area with access off the existing rear lane.

PLANNING HISTORY

The property has no planning history.

CONSULTATIONS

Coedffranc Town Council – Object on the following grounds:

1. Members believe that there are approximately 10 HMO's in Crymlyn Burrows
2. Members enquiring if policy is to be introduced to cap numbers of HMO's
3. Parking concerns for extra residents as there is already an issue due to the university and existing HMO's
4. Policy TR2 states that permission should only be granted for development in terms of access, parking and highway issues
5. The Community Council has received objections from residents regarding concentration of HMO's

6. It's a ghost town during student holidays

Head of Engineering & Transport (Highways) – No objection

Environmental Health (Noise) – No objection

REPRESENTATIONS

The neighbouring properties were consulted on 23rd April 2019 with a site notice also displayed on the same date.

In response, 14 no. representations have been received in total from 11 different properties (i.e. duplicate correspondence has been received from a number of properties either from the same person or different occupiers of that property) together with several additional representations from the same addresses, with the issues raised summarised as follows: -

- Concerns that an additional HMO will lead to a detrimental impact on Crymlyn Burrows, which is already in decline.
- 'Studentification' will have a detrimental impact on character, social cohesion/ stability, family values and on private property values, contrary to Council's vision of creating sustainable communities.
- The decrease in family homes is already having an impact on the declining numbers of school age children from the village in the local school.
- Any amount of HMO's over 10% will be a concentration of HMO's in the area and the students will bring a different set of values with them than the host community and that a balanced community would become unbalanced.
- The proposal is against Policies contained in the LDP and that 35% of the properties in Crymlyn Burrows are HMO's. 18% on Elba Crescent and 17% on Baldwins Crescent. Another objector states that it 20% of the 70 homes are HMO's.
- The development could cause further parking problems where there are already parking problems due to the university students and HMO university students.
- Concerns with highway, pedestrian and cyclist safety and the access on to a busy road. Elba Crescent and Baldwins Crescent are part of the National Welsh Cycle Route.

- Concerns regarding potential noise due to the banging of the heavy fire doors, antisocial behaviour of the students, and vandalism.
- Concerns regarding an increase of rubbish in relation to the dwellings in addition to rubbish thrown in the street and the potential to attract rats. The houses and gardens are turning into eyesores.
- The village is a ghost town during student holidays

REPORT

National Planning Policy

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

Technical Advice Note 12: Design

Local Planning Policies

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

Topic based Policies

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

Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)

EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development 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, together with the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

Background Information

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (HMO) (Class C4). The Use Class C4 in broad terms covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of Planning Authorities by making such changes subject to planning permission. The reason for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have the potential to create local issues. The Council does not, however, currently have any specific local Policies aimed at preventing the spread of HMOs at present. This is due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class post adoption of the LDP.

Background Information - Previous Applications

Members will recall that a previous application for a HMO (at no. 17 Elba Crescent) was reported to Committee on 2nd October 2018 following local concerns about the number of HMOs in the area.

That application was approved on the grounds that based on the limited number of HMOs present in the existing area there were considered to be no objections to the principle of converting that building to C4 residential purposes, and there were no grounds to refuse the application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs.

Including that approval, the number of known (or approved) HMOs out of a total of 72 dwellings in these two streets (41 in Elba Crescent and 31 in Baldwin's Crescent) at that time was 6 (8.3%), made up of 4 in Elba Crescent and 2 in Baldwin's Crescent.

Members were advised at that time that there was no evidence that there is a wider HMO issue in this area to the extent that it would justify refusal of an application. Nevertheless, the situation would continue to be monitored / investigated.

Evolving National Policy Context

Since the last HMO application was reported to Committee in October 2018, Welsh Government has issued [Planning Policy Wales](#) Edition 10 in December 2018 in a substantially revised form developed around the goals embodied in the Well-being of Future Generations (Wales) Act 2015.

This includes a significant emphasis on placemaking and the creation of sustainable places and their role in improving the well-being of communities. Indeed, PPW10 emphasises that one of the "Key Planning Principles" is "Creating & sustaining communities", noting that:

"The planning system must work in an integrated way to maximise its contribution to well-being. It can achieve this by creating well-designed places and cohesive rural and urban communities which can be sustained by ensuring the appropriate balance of uses and density, making places where people want to be and interact with others. Our communities need the right mix of good quality/well designed homes, jobs, services, infrastructure and facilities so that people feel content with their everyday lives."

It goes further to add that Social Considerations include:

- who are the interested and affected people and communities;

- how does the proposal change a persons way of life, which can include:
 - how people live, for example how they get around and access services;
 - how people work, for example access to adequate employment;
 - how people socialise, for example access to recreation activities; and
 - how people interact with one another on a daily basis
- who will benefit and suffer any impacts from the proposal;
- what are the short and long-term consequences of the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place; and
- how does the proposal support development of more equal and more cohesive communities.

When referring to housing (at 4.2.1), PPW also emphasises the need for Councils to “make informed development management decisions that focus on the creation and enhancement of Sustainable Places”. In this regard, it is considered that Planning has an important role in ensuring not only that new development creates places, and communities, but also that existing communities are protected and enhanced, and that cohesive communities are retained.

Evolving Local Context

Although it is emphasised that it not directly relevant to this Authority or its decisions, it is also of note that the City & County of Swansea (CCS) adopted its LDP in February 2019, which now includes a HMO Policy, accepted by the LDP Inspectors, and based on local background evidence, notably a report by an independent company called Lichfields.

That background evidence report, while focussing on CCS, is nevertheless of relevance insofar as it identifies the wider national context, and also the issues surrounding Swansea University (including the Bay campus which lies within NPT).

That report notes that: -

- HMOs represent an efficient use of building resources, where a single house can be fully utilised to provide accommodation for multiple people.

- Notwithstanding their positive contributions and important socio-economic role, areas with high densities of HMOs can also be characterised by problems with community cohesion, higher levels of noise and waste complaints, and place a strain on services
- The positive impacts of HMOs are realised and, with rising pressures from the increased number of students, the need for affordable and flexible housing tenancies, and the changes to Housing Benefit, their role within the housing market is increasingly important.

The analysis undertaken by Lichfields identified a correlation between areas with high densities of HMOs and community cohesion issues. These negative impacts were summarised as:

1. Higher levels of transient residents, fewer long term households and established families, leading to communities which are not balanced;
2. Isolation for the remaining family households in areas with very high concentrations of HMOs;
3. Reduction in provision of community facilities for families and children, in particular pressure on the viability of schools through falling rolls;
4. Issues of anti-social behaviour, noise, burglary and other crime;
5. Increased pressure regarding on-street parking, although this might be expected in City Centre fringe locations;
6. Reduction in the quality of the local environment and street scene as a consequence of increased litter, lack of suitable refuse storage, refuse left on the street, fly tipping, increased levels of housing disrepair in the private rented sector, and high numbers of letting signs.

As a consequence of this research, CCS now has an adopted HMO Policy in their LDP. However, the complexity of assessing whether any proposed change of use has a harmful impact on local character or community cohesion is demonstrated by the varying criterion in

their Policy, which includes a requirement (outside of their HMO Management areas – these being existing areas of high HMO concentration) for any proposal not to result in more than 10% of all residential properties within a 50m radius of the proposal being HMOs, and within ‘small streets’ for a proposal to not “create a disproportionate over-concentration of HMOs within that street”. In addition to specifying % rates within designated areas, the policy also requires an assessment of whether the development would have an unacceptable adverse impact caused by noise nuisance and general disturbance.

The supporting text to their Policy is also relevant to a wider understanding of the issue, insofar as it emphasises that there is a need for future HMO provision to be managed sustainably in the interests of fostering cohesive communities, including avoiding instances of over-concentration of HMO properties to the detriment of residential amenity and community balance. These objectives are equally pertinent to consideration of this application.

It also emphasises that “National research has identified that 10% is a general ‘tipping point’ beyond which the evidence indicates that a concentration of HMOs can begin to have an adverse impact on the character and balance of a community. This tipping point is described as a threshold beyond which a community can ‘tip’ from a balanced position in terms of demographic norms and impacts, towards a demographic that is noticeably more mixed in terms of shared and family households.

Assessment of Current Application

While it is again emphasised that the CCS Policy context described above is not directly relevant to this assessment, the approach itself is considered to have merit insofar as it is an evidence-based approach that provides a robust rationale for applying a 10% threshold for all areas outside their HMO Management Area. This does not mean, however that anything over 10% is unacceptable or harmful as a matter of principle given the need to still demonstrate the harm of such concentrations and the absence of a policy within NPT.

In the absence of a HMO Policy, this application has to be determined in line with current LDP Policies. In this respect it is emphasised that the application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential

development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts. This includes consideration of any potential wider impacts on local character and social / community cohesion created by Class C4 uses, as well as other amenity / highway issues.

The wider assessment of the principle, however, should have regard to the local and national context described earlier, and it is especially notable that there is a need for this Authority to ensure that the years where there is a '*policy vacuum*' between the adoption of our current LDP (in January 2016) and conclusion of the review (commencing 2020 and adoption in 2024) is not *taken advantage of* by developers to the extent that applications are progressed incrementally to the point where the character and cohesion of the local area could be irreparably harmed.

Within this context, back in October 2018 the Planning Committee report and subsequent resolution accepted that a total of 6 HMOs out of a total of 72 dwellings (8.3%) in these two streets (4 of 41 in Elba Crescent and 2 of 31 in Baldwins Crescent) would not have an unacceptable impact on local character, and it remains the case that the conclusions reached at that time were robust and sound.

Current Situation

The ongoing consideration of the HMO issue in this small 'settlement' previously included liaison with Council Tax and Environmental Health colleagues, as well as serving Planning Contravention Notices (PCNs) on 12 properties within this area which had been referred to in complaints.

In addition, because of the relatively small number of properties in this area, Officers have reviewed the register of electors, council tax records and undertaken visits to the area, including recent door-to-door visits, all of which have sought to ascertain as far as possible a clearer picture of the number of existing (and potentially unauthorised) HMO's in this area.

Whilst it is acknowledged that the number of HMOs in any area could be higher, due to some HMOs not being licensed or known to the Council (which may have been used for shared accommodation prior to the change to the Use Classes Order), the reconciliation of a number of different databases provides confidence that we have an

accurate picture of the current uses within each property in the two streets concerned. In this respect, it is noted that there is concern in the local community about the potential impact of HMOs on local character and social cohesion, as well as associated potential issues arising from the use of HMOs by the student population from the nearby University campus.

The detailed research work above had identified that in the last six months things have moved on insofar as there is an additional known (pre-2016) HMO at 30 Elba Crescent which did not form part of the earlier assessment. Moreover, the council is also currently considering two applications in Elba Crescent, namely this one at no. 38 and another at no. 3. It is thus clear that the pressure on the area is increasing due to the proximity to and popularity of the Bay Campus.

As a consequence of Officers' further research, the current situation in the 'two streets is as follows: -

ELBA CRESCENT

- **Five known HMOs in Elba Crescent - No's 1, 17, 26, 29 and 30.**

Note: No 1 Elba Crescent was previously split into two, but has reverted to a single HMO, thus the number of properties on Elba Crescent is now 40 (not 41).

This means that the percentage of C4 HMO's in relation to C3 residential dwellings in Elba Crescent is now **12.5%** (i.e. 5 out of 40 properties).

Breaking this down into the two discreet stretches within Elba Crescent (no's 1-18; and 19 – 40) separated by the rear access lane, the figures are as follows: -

- No's 1 - 18 : 2 out of 18 dwellings (11.1%)
- No's 19 - 40 : 3 out of 22 dwellings (13.6%)

It is also notable that 10 out of the 40 dwellings (including the application site) are 'rented', with at least one of these known to be rented to a maximum of 2 students (this use remains as a dwellinghouse rather than a C4 HMO).

BALDWINS CRESCENT

- **Two known HMOs in Baldwin's Crescent** - No. 18 and Compass House 1a Baldwins Crescent (approved as an HMO at planning committee - P2017/0085)

This means that the percentage of HMO's in Baldwins Crescent is currently **6.5%** (i.e. 2 out of 31 properties).

Looking at the two streets as a whole, there are currently 7 properties that are known to be HMO's out of a total of 71 dwellings (**9.86%**).

To emphasise the extent of local concern, a large number of representations have been received from members of the public on previous and current applications (14 no. to date on this application from 11 different properties) together with the local Ward Member's objections, and these have increasingly raised concerns over the potential impact on the character and cohesion of the area caused by a concentration / number of HMO's. The local residents undoubtedly 'paint a picture' of a settlement which is increasingly being changed by the introduction of student houses (*'studentification'*) with the associated impacts on local character, amenity and social cohesion.

As noted earlier, however, the Council does not have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP). Accordingly it is necessary to consider within the context of current LDP Policies, albeit having regard to other locally-based evidence/assessment of the issues, whether the proposed conversion of this property would have adverse impacts on local character etc.

Current Character of this 'small settlement'

The 71 properties that combined make up Elba and Baldwin's Crescents lie in close proximity to the Swansea Bay Campus development, and it is considered appropriate that these are characterised for the purposes of this assessment as an individual *settlement*. Moreover, due to its proximity to the Campus and its limited scale, it is considered to be a settlement which could be affected more readily by change in terms of demography and tenure.

As such, it is considered that this area is more sensitive to change than, say, a larger settlement or city and town centre typology, where larger number of residential units in higher densities could absorb change at a higher percentage more readily.

There is also merit in considering each 'street' individually as well as together, given that Elba Crescent is increasingly being 'targeted' for HMOs and thus the capacity to accommodate change in that single stretch of 40 properties is incrementally being tested (with two such proposals before this Committee).

It is within this context that the local residents have expressed concern over the impact of ongoing and rapid changes to the properties in the area. In particular, concern has been raised that 'studentification' will have a detrimental impact on character, social cohesion/ stability, family values and on private property values "contrary to the Council's vision of creating sustainable communities". In this respect they state that any amount of HMO's over 10% will be a concentration of HMO's in the area and the students will bring a different set of values with them than the host community and that "a balanced community would become unbalanced".

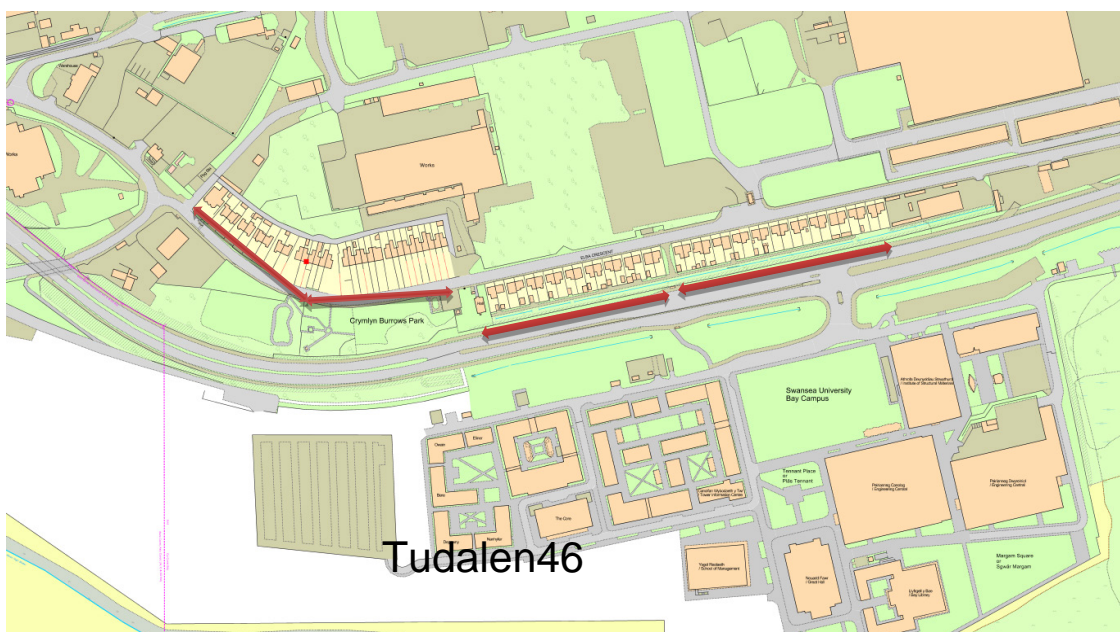
Having regard to the guidance in PPW (4.2.1), which emphasises the need for Councils to "make informed development management decisions that focus on the creation and enhancement of Sustainable Places" it is considered that Planning has an important role in ensuring not only that new development creates places, and communities, but also that existing communities are protected and enhanced, and that cohesive communities are retained. Moreover, this appears on the face of it, particularly relevant in areas such as Elba / Baldwins Crescent where communities are small and under pressure from alternative development or uses, or where the scale and character of the area makes it more sensitive to change, or the perception of change that results in a loss of social cohesion and character.

A 10% 'tipping point' has been referred to earlier in this report, taken from national research "*as a threshold beyond which a community can 'tip' from a balanced position in terms of demographic norms and impacts associated with this demographic change*". Nevertheless, it is necessary to give significant weight – especially in the absence of a specific 10% / HMO Policy – to the need to demonstrate whether a proposed change of use would result in harm, based on the existing

character of the area. Accordingly, it is clear that the specific circumstances within an area will be paramount in determining if the level of HMO development will result in any significant impacts upon those material considerations previously identified, including impacts upon residential amenity, and social cohesion. In other words, there is no 'one size fits all' approach that can be robustly defended at appeal.

The following facts are thus pertinent to the overall assessment of harm:-

- The 'community' / 'settlement' is made up of only 71 properties, and is in very close proximity to the Swansea University Bay Campus;
- The settlement is under increasing pressure from proposed HMOs, which is increasing local concerns about the impact on the community and social cohesion.
- Nevertheless, the 'settlement' as a whole has no greater than 7 properties known to be HMO's (**9.86%**), and with the exception of no's 26, 29 and 30 Elba Crescent these are largely spread out.
- Baldwins Crescent is also largely unaffected, with only 2 HMOs out of 31 properties (6.5%)
- Elba Crescent has slightly more HMOs (**12.5%** i.e. 5 out of 40 properties), which in terms of assessing impacts at a more local level can be usefully broken down into two separate 'stretches' (separated by an access lane). *Excluding the current proposals at 3 and 38*, the figures are as follows: -
 - No's 1 - 18 : 2 out of 18 dwellings (11.1%)
 - No's 19 - 40 : 3 out of 22 dwellings (13.6%)



In terms of the proposed picture, when the settlement is looked at as a whole, if planning permission is granted for this development, the number of HMOs would increase to 8 (this would increase to 9 should planning permission also be granted for no 3 Elba Crescent) This amounts to 11.27% of the total number of residential properties. (This would further increase to 12.68% if No 3 Elba Crescent is also granted) This number together with the fact that they are adequately dispersed along the length of both streets demonstrates that there will be no distinguishable concentration, other than a single concentration of HMOs at 26, 29 and 30 Elba Crescent within this area..

It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or indeed at what point the number of HMOs within an area will have an impact upon the existing community. The Welsh Government's 2015 report suggested that a 10% concentration of HMOs is generally when local residents start to express concerns over the intensification and where there could be an impact on the character of the community. LPAs with policies on HMOs across Wales generally have thresholds of between 10% and 20% depending on the evidence and local circumstances.

The current application must therefore be assessed on its merit and having regard to the current policy position. This was reinforced in a letter from Lesley Griffiths dated 27th February 2018 where she confirmed the following:

“Local Planning Authorities need to consider whether any concentrations of HMOs in their local area are causing problems and, if so, to put in place robust local evidence based policies in their Local Development Plan against which planning applications for HMOs can be assessed. Further detail on the policies can be set out in Supplementary Planning Guidance (SPG). However, only the policies in the development plan have legal status under section 38(6) of the Planning and Compulsory Purchase Act 2004 in deciding planning applications. SPG may be taken into account as a material consideration. LDPs must not delegate the criteria for decisions on planning applications to SPG which should only contain guidance and advice. Nor should SPG be used to avoid subjecting policies and proposals to public scrutiny and independent examination in accordance with statutory LDP procedures. In making decisions on matters which come before them, LPAs, the Planning Inspectorate

and the Welsh Government should give substantial weight to approved SPG which derives from and is consistent with the development plan, and has been the subject of consultation.”

Given the concerns expressed locally, as part of our ongoing assessment, officers have engaged with colleagues in waste/ pest control and streetcare to ascertain whether there have been substantiated complaints relating to the impact of existing HMOs in this area. These enquiries have indicated that, while there have been a few complaints about one property, from one neighbour, these have not led to any issues requiring action. Another complaint related to excess litter around the area, allegedly due to the student population, but action was not required, while the waste/pest control Enforcement Officer advises that he has had no dealings with any properties in either Elba Crescent or Baldwins Crescent in the last few years.

Accordingly, in the absence of any sustained and upheld complaints in this part of Elba Crescent or the street(s) as a whole, there is no evidence to justify a refusal of this application on grounds relating to any unacceptable impact on local character or community cohesion.

In light of the above, and based on the current LDP Policy context, it is considered that there are no justifiable grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs, subject to an assessment of the specific impacts of such development.

Layout and Capacity of Property

The Environmental Health Officer has raised no objections to the principle of this development, but does note that the property would have several generously sized bedrooms and a large kitchen/diner, such that it could potentially house a greater number than 4 people.

The accommodation of more than 6 residents within the property would take it outside of the C4 Use Class which would require further planning permission in itself. Nevertheless it is considered appropriate to ensure that the number of occupants is restricted by condition to a maximum of 4 (one per bedroom), both as a matter of principle relating to the intensity and character/ nature of use, but also for parking reasons (see below).

Potential Future Issues of HMO Concentrations

As identified earlier, the LDP does not have any specific local Policies aimed at preventing the spread of HMOs at present. The Planning and Compulsory Purchase Act 2014, however, requires LDPs to be kept up to date, with the Council having an obligation to undertake a LDP review at intervals not longer than every 4 years from initial adoption. Consequently, the first scheduled review of the adopted LDP will be 2020.

The demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Whilst HMOs can play an important role in providing a suitable mix of housing types, concentrations of HMOs in a particular area can have a negative impact on the character and amenity of an area. It is therefore important for the Council to monitor and balance the need for a suitable supply and mix of housing and maintaining balanced communities in future LDP policy.

Members should therefore note that over the course of reviewing the LDP, and depending on the evidence available, it may be considered appropriate at this time to provide a policy framework for planning and HMOs. Any potential policy would however need to provide a fair and consistent approach to the locations and concentrations of HMOs, potentially introducing a threshold or criteria to prevent harmful concentrations or intensification in a particular area should available evidence support such a policy. The review and any potential policy will be subject to full public consultation.

Impact on Visual Amenity

There are no external alterations proposed to the property, with all the works being internal only. In this respect, it is considered that the change of use to HMO (which is residential) would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Impact on Residential Amenity

As no external alterations or windows are proposed, it is considered that the proposal would not create any unacceptable issues in these regards.

While noting concerns in respect of potential noise disturbance, having regard to the lack of objection from the Environmental Health Officer and the authorised use of the property as a dwelling – which is also semi-detached, thus limiting some of the issues that can arise in terraced properties in terms of noise transmission - it is considered that a four-bed HMO would not lead to unacceptable levels of noise, disturbance or nuisance that would warrant refusal of this application on such grounds.

Nevertheless an informative will be attached to any decision strongly advising the developer to consider Part E: 'Resistance to the passage of sound' of the Building Regulations 2000 especially in relation to the party wall between this property and the attached residential dwelling (since appropriate acoustic insulation of the party wall will help reduce the potential for complaints to the Local Authority regarding noise disturbance from the intensification of the use at this property). Local concerns over the type of future occupants of such a property are not considered to be matters to which weight can be given.

In light of the above it is considered that there are no justifiable grounds to refuse planning permission on residential amenity grounds, having particular regard to the fact that if any such issues arise in the future, these can be addressed by the Environmental Health Section under their powers.

Finally, it is also considered that the provision of car parking to the rear (see below) would have no unacceptable impacts on residential amenity.

Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised locally regarding the potential impact allowing this development would have on the existing local highway network, namely in traffic, parking congestion, cyclist and pedestrian safety.

The approved Parking Standards SPG does not specifically refer to Class C4 HMOs, but it is considered that the proposed residential use should be subject to the same parking standards as for the existing C3 dwellinghouse use, with both uses requiring a maximum of 3 parking spaces.

The Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal. In this respect, it is noted that the site already has a rear garage which can be used for parking one car and intends providing a further car parking space in the rear garden (provision of which can be conditioned). It is also noted that the property is in a sustainable location, being situated on the main A483 which is a local bus route and opposite the new University Campus within which an extensive bus service operates.

It is noted that whilst concerns are raised about on street parking, it is likely that this is caused by non-resident traffic rather than from those living within the two streets. Traffic Regulation Orders are in place to control such parking and the area is patrolled regularly by traffic enforcement including the new camera vehicle which came into operation earlier this year.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

Other Matters

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

- The students are causing rubbish issues at the properties and in the street, both of which could attract rats. This would not be a material planning concern and would be an environmental health issue.
- There is a general concern over the possible risk of increased crime and that the playground is no longer used by children and students breaking down a fence to create a short cut onto

Fabian Way. This would not be a material planning concern and would be a police matter.

- Finally, the concerns over a changing demographic, with (alleged) introduction of a more transient population discouraging families and children, have been addressed under the general principle section of this report, but in general terms are not matters which would justify refusal of this application unless the proposal individually or cumulatively was considered to demonstrably and adversely affect the character of the area.

CONCLUSION

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

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

RECOMMENDATION: Approval with Conditions

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

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

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved drawings:

Site Location Plan - 1070-33-001C

Proposed Floor Plans - Dwg. No. 1070/33/03 A

Reason

In the interests of clarity

Regulatory Conditions

- 3 Prior to first beneficial use of the property as a House in Multiple Occupation (HMO) the car parking spaces as shown on drawing number 1070-33-001C titled Site Plan shall be provided on site, and shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run- off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The surface water shall not drain directly or indirectly into the highway drainage network. The parking spaces shall thereafter be retained in accordance with such approved details.

Reason

To ensure adequate parking provision for the development and in the interests of the free flow of traffic and highway safety

- 4 No more than 4 persons shall be resident at any one time within the House in Multiple Occupation hereby approved.

Reason:

For the avoidance of doubt and in the interests of amenity.

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 12TH MARCH AND 13TH MAY 2019

NOTE: Due to the adoption of a new planning back-office system, the list below only includes applications determined up to 13th May 2019. Decisions from 13th May 2019 will be reported to a future Committee.

| | | |
|---|--------------------|---------------------|
| 1 | App No. P2018/0591 | Type Vary Condition |
| Proposal Variation of Condition 5 (Surface Water Drainage) of Planning Application P2016/0601 granted on 20/01/2017 to allow regularisation of work carried out prior to agreed condition detail. | | |
| Location Former Morfa Afan Day Centre, Dalton Road, Sandfields, Port Talbot SA12 6SL | | |
| Decision Approved subject to s.106 | | |
| Ward Sandfields East | | |

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| 2 | App No. P2018/0746 | Type Full Plans |
| Proposal Demolition of existing blocks of flats, and construction of 12 one-bed apartments, 6 two-bed apartments, 10 two bedroom dwellings, 2 three bedroom dwellings and 1 four bedroom dwelling and associated works. (Revised Details: New Certificate B, Revised Flood Consequence Assessment, Revised Drainage Strategy Report, Revised Proposed Site Layout Plan, Revised Location Plan (For clarification)) | | |
| Location Land At, Parc Newydd, Briton Ferry, Neath | | |
| Decision Approved subject to s.106 | | |
| Ward Briton Ferry West | | |

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| 3 | App No. P2018/0789 | Type Discharge of Cond. |
| Proposal Discharge of Condition 46 (Aftercare scheme for Nature Conservation After-use) attached to planning permission P2016/0078 | | |
| Location Former Margam Surface Mine, Margam Occs, Law Street , Cefn Cribwr, Bridgend CF32 0BS | | |
| Decision Approval with Conditions | | |
| Ward Margam | | |

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| 4 | App No. P2018/0824 | Type Full Plans |
| Proposal | 4 semi detached residential dwellings (2 bed) and associated works including public open space enhancement. | |
| Location | Proposed development at, Llys Wern, Caewern, Neath SA10 7PR | |
| Decision | Approved subject to s.106 | |
| Ward | Bryncoch South | |

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|----------|--|-------------------------|
| 5 | App No. P2018/0876 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of conditions 10 (lighting scheme) of planning permission P2016/0663 approved on the 2nd February 2017 | |
| Location | Cwrt Cartref, Burrows Road, Skewen, Neath SA10 6AB | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc Central | |

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| 6 | App No. P2018/0895 | Type Householder |
| Proposal | Re-siting of log cabin within residential curtilage, removal of hardstanding, retention of existing outbuildings within residential curtilage and retention of ground mounted solar panels on open land to the rear. | |
| Location | Gerynant Barn, Blaenant Farm Access Road, Cilybebyll Pontardawe, Swansea SA8 3JH | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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|----------|--|-----------------|
| 7 | App No. P2018/0922 | Type Full Plans |
| Proposal | Conversion and alteration of existing barn to provide overspill residential accommodation plus art/craft studio for live/work provision. | |
| Location | Brynglas Farm, Heol Las, Ynysmeudwy Pontardawe, Swansea SA8 4TR | |
| Decision | Approved subject to s.106 | |
| Ward | Pontardawe | |

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| 8 | App No. P2018/0987 | Type Full Plans |
| <p>Proposal New rock armour structure providing toe protection along 1100m of the existing coastal defence and additional rock armour toe protection to the existing length of wall, together with concrete repairs and void-filling works, construction of additional steps through the new rock armour at the 6 existing access points and formation of a new slipway at the north-western edge of the seawall and associated temporary works.</p> | | |
| Location Aberavon Promenade, Port Talbot | | |
| Decision Approval with Conditions | | |
| Ward Sandfields West | | |

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| 9 | App No. P2018/1005 | Type Full Plans |
| <p>Proposal Retention of log cabin as use as a holiday accommodation and the removal of existing hardstanding to be replaced with a 1.5metre pathway</p> | | |
| Location Gerynant Barn, Blaenant Farm Access Road, Cilybebyll Pontardawe, Swansea SA8 3JH | | |
| Decision Refusal | | |
| Ward Rhos | | |

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|--|--------------------|-----------------|
| 10 | App No. P2018/1010 | Type Full Plans |
| <p>Proposal Demolition of existing flats and construction of 6 No two-bed bungalows and associated works (Amended location plan, dust management plan, biodiversity and ecology information and amended certificate received 6/2/19) Amended site and elevational plans incorporating bat measures (Received 13/2/19) Bat Method Statement (Received 15/2/19)Coal Mining Risk Assessment Addendum (Received 27/2/19)</p> | | |
| Location Park Street, Glyncorwg, Port Talbot SA13 3DT | | |
| Decision Approval with Conditions | | |
| Ward Glyncorwg | | |

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|---|--------------------|------------------|
| 11 | App No. P2018/1011 | Type Householder |
| <p>Proposal Two storey and single storey rear extension including veranda, two storey front extension including canopy and first floor side extension, widening of existing driveway and construction of front boundary wall and pillars.</p> | | |
| Location Homestead, 3 Pentwyn, Bryncoch, Neath SA10 7AQ | | |
| Decision Approval with Conditions | | |
| Ward Bryncoch North | | |

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| 12 | App No. P2019/0007 | Type Discharge of Cond. |
| Proposal | Details pursuant to the partial discharge of condition 21 of planning permission P2010/0222 (Bay campus) in respect of topsoil (for Residential building B19 Phase 2a Only) | |
| Location | Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, SA1 8EN | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |

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| 13 | App No. P2019/0020 | Type Householder |
| Proposal | Two storey side extension, juliet balcony, front porch and new window in first floor side elevation of main dwelling | |
| Location | 9 Woodlands Terrace, Resolven, Neath SA11 4NG | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

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| 14 | App No. P2019/0024 | Type Householder |
| Proposal | Part single storey, part two storey rear extension and two storey side extension | |
| Location | 86 Cimla Crescent, Cimla, Neath SA11 3NP | |
| Decision | Approval with Conditions | |
| Ward | Neath South | |

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| 15 | App No. P2019/0051 | Type Householder |
| Proposal | Retention of raised decking and associated means of enclosure and construction of additional screen fencing | |
| Location | 18 Lloyd Street, Trebanos Pontardawe, Swansea SA8 4DR | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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| 16 | App No. P2019/0052 | Type Full Plans |
| Proposal | Dwelling with detached garage and associated works | |
| Location | Land Adjacent to, 78 Church Road, Seven Sisters, Neath SA10 9DT | |
| Decision | Approval with Conditions | |
| Ward | Seven Sisters | |

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|----------|--|-------------------------|
| 17 | App No. P2019/0058 | Type Discharge of Cond. |
| Proposal | Details pursuant to conditions 3 (Site Investigation and Report) 5 (Landscaping Design) and 6 (Material samples) of Planning Application P2018/0151 granted on July 24th 2018. | |
| Location | Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot | |
| Decision | Approval with no Conditions | |
| Ward | Baglan | |

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| 18 | App No. P2019/0060 | Type Full Plans |
| Proposal | Detached dwelling with attached annex and associated parking | |
| Location | Plot Adjacent To, Dan Y Bryn, Maesteg Road , Bryn, Port Talbot SA13 2RW | |
| Decision | Approval with no Conditions | |
| Ward | Bryn & Cwmavon | |

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| 19 | App No. P2019/0062 | Type Change of Use |
| Proposal | Change of use from a dwelling to a day nursery (Use Class D1). | |
| Location | 82 Margam Road, Taibach, Port Talbot SA13 2BW | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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|----------|--|-----------------|
| 20 | App No. P2019/0074 | Type Full Plans |
| Proposal | Construction of 10 x flats with parking and associated works | |
| Location | Land Off Evelyn Terrace, Port Talbot SA13 1BW | |
| Decision | Approved subject to s.106 | |
| Ward | Port Talbot | |

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| 21 | App No. P2019/0076 | Type Householder |
| Proposal | Garage and Stables | |
| Location | Land Adjacent To, Llys Y Coed, Cornish Row , Cwmavon, Port Talbot SA12 9YB | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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|---|--------------------|----------------------|
| 22 | App No. P2019/0077 | Type Scoping Opinion |
| Proposal Request for a Scoping Opinion in respect of an Environmental Statement to accompany a proposed application for the Eastern Extension of Gilfach Quarry and Variation to Planning Conditions attached to Permissions P2010/0655 and P2010/0658 to Replace Working Scheme and Extend Duration of Planning Permission | | |
| Location Gilfach Quarry, Gilfach Road, Bryncoch, Neath SA10 8AD | | |
| Decision Approval with no Conditions | | |
| Ward Bryncoch North | | |

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| 23 | App No. P2019/0081 | Type Discharge of Cond. |
| Proposal Details pursuant to the discharge of Condition 3 (Samples of external materials) and 5 (Retaining wall calculations and details) of Planning Permission P2018/0262 granted on 21/05/2018 (Amended structural calculations for retaining wall received 03.03.19) | | |
| Location Sunnyacre, Lane From Cae Rhys Ddu Road To Pant Howell Ddu Road, Eaglesbush Valley, Neath SA11 2AN | | |
| Decision Approval with no Conditions | | |
| Ward Neath East | | |

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| 24 | App No. P2019/0090 | Type Change of Use |
| Proposal Retrospective Change of use of land into residential curtilage with associated boundary fencing and proposed first floor extension. | | |
| Location 83 Brooklyn Gardens, Aberavon, Port Talbot SA12 7PD | | |
| Decision Approval with Conditions | | |
| Ward Aberavon | | |

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| 25 | App No. P2019/0147 | Type Full Plans |
| Proposal Temporary two storey academic classroom block (for a period of 5 years only) | | |
| Location Swansea University Bay Campus, Fabian Way, Crymlyn Burrows SA1 8EN | | |
| Decision Approval with Conditions | | |
| Ward Coedffranc West | | |

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| 26 | App No. P2019/0148 | Type Lawful Dev. Cert-Prop. |
| Proposal | Certificate of lawful development (proposed) - Loft conversion and rear dormer | |
| Location | 16 Newlands, Baglan, Port Talbot SA12 8NP | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Baglan | |

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| 27 | App No. P2019/0151 | Type Householder |
| Proposal | Single storey rear extension incorporating roof terrace and first floor rear extension | |
| Location | 72 Wern Road, Skewen, Neath SA10 6DL | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 28 | App No. P2019/0091 | Type Change of Use |
| Proposal | Retention of two steel storage containers for a temporary period of 18 months. | |
| Location | UNIT 1B, Milland Road Industrial Estate, Neath SA11 1NJ | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 29 | App No. P2019/0092 | Type Householder |
| Proposal | Single Storey Rear Extension | |
| Location | 21 Edward Street, Glynneath, Neath SA11 5DL | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 30 | App No. P2019/0094 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 44 March Hywel, Rhos Pontardawe, Swansea SA8 3HF | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 31 | App No. P2019/0096 | Type Householder |
| Proposal | Single storey side and rear extension | |
| Location | 26 Castle Drive, Cimla, Neath SA11 3UY | |
| Decision | Approval with Conditions | |
| Ward | Cimla | |

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| 32 | App No. P2019/0103 | Type Full Plans |
| Proposal | Installation of external fridge freezer unit, together with screen wall enclosure, plus extraction flue to roof. | |
| Location | Crown And Sceptre, Main Road, Cadoxton, Neath SA10 8AP | |
| Decision | Approval with Conditions | |
| Ward | Cadoxton | |

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| 33 | App No. P2019/0108 | Type Householder |
| Proposal | Two storey rear extension, plus a two storey side extension which includes car port at ground floor and reduction of front boundary fence to 1.0 metres. | |
| Location | 143 Swansea Road, Trebanos Pontardawe, Swansea SA8 4BS | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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| 34 | App No. P2019/0109 | Type Householder |
| Proposal | Rear extension, dormer extension and detached garage | |
| Location | 79 Neath Road, Rhos Pontardawe, Swansea SA8 3EH | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 35 | App No. P2019/0116 | Type Full Plans |
| Proposal | Detached double garage for storage uses (Sui Generis) | |
| Location | Land Adjacent To, 13 Glyndwr Street, Port Talbot SA13 1YH | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 36 | App No. P2019/0118 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 65 Underwood Road, Cadoxton, Neath SA10 8BY | |
| Decision | Approval with Conditions | |
| Ward | Cadoxton | |

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| 37 | App No. P2019/0119 | Type Change of Use |
| Proposal | Change of use of unit from Use Class A1 to Use Class B1 | |
| Location | Jubilee House, Victoria Road, Sandfields, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 38 | App No. P2019/0125 | Type Householder |
| Proposal Single storey rear extension, single storey side extension plus front porch. (the single storey side extension now incorporates a pitched roof and the previously approved balcony has been omitted from the design). | | |
| Location | Crest Acre, 2 Caemaen, Bryncoch, Neath SA10 7YN | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 39 | App No. P2019/0126 | Type Change of Use |
| Proposal Change of use of ground floor hot food takeaway and first floor flat to a single dwelling, to include removal of shop frontage and rear outbuildings | | |
| Location | 193 Neath Road, Briton Ferry, Neath SA11 2BJ | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry East | |

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| 40 | App No. P2019/0127 | Type Householder |
| Proposal First floor rear and side extension | | |
| Location | 67 Gwyn Street, Alltwen Pontardawe, Swansea SA8 3AN | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 41 | App No. P2019/0128 | Type App under TPO |
| Proposal Works to trees protected by Tree Preservation Order T19/A2 consists of 1 No. Oak Tree T1 Reduce lowest two limbs and remaining crown over road by 2 metres, 1No. Oak tree T2 Remove lowest branch as shown on Fig. 2 and 1No. Oak Tree T3 Removal of limb overhanging road to the first major growth point. | | |
| Location | The Lodge, Church Road, Cilybebyll Pontardawe, Swansea SA8 3JU | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 42 | App No. P2019/0130 | Type Householder |
| Proposal Single-storey front extension to garage | | |
| Location | 5 St Davids Park, Margam, Port Talbot SA13 2PA | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 43 | App No. P2019/0138 | Type Householder |
| Proposal | Single storey side/rear extension | |
| Location | 82 Windsor Village, Aberavon, Port Talbot SA12 7EY | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 44 | App No. P2019/0141 | Type Householder |
| Proposal | Detached outbuilding/garden room | |
| Location | St Davids Church House, 59a Bertha Road, Margam, Port Talbot SA13 2AP | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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| 45 | App No. P2019/0143 | Type Full Plans |
| Proposal | Detached dwelling with driveway, parking, access and associated works | |
| Location | Plot 5, Land Adjoining 99 Neath Road, Resolven, Neath SA11 4AN | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

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| 46 | App No. P2019/0146 | Type Full Plans |
| Proposal | Change of use from residential dwelling to mixed use residential dwelling and dog breeding kennels plus retention and completion of single storey dog breeding kennel building. | |
| Location | Llwyncelyn House Kennels, Pontardawe Road, Pontardawe, Swansea SA8 4ST | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 47 | App No. P2019/0152 | Type Householder |
| Proposal | Single-Storey Side Extension | |
| Location | 124 Western Avenue, Sandfields, Port Talbot SA12 7NA | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 48 | App No. P2019/0153 | Type Change of Use |
| Proposal | Change of use of first floor to 1 number self contained flat and a flat of multiple occupation (5 bedrooms) | |
| Location | Dunes Public House, Wyvern Avenue, Sandfields, Port Talbot SA12 7ER | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 49 | App No. P2019/0155 | Type Householder |
| Proposal | Garage to side of property | |
| Location | 1 Thornbury Close, Baglan, Port Talbot SA12 8EU | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 50 | App No. P2019/0156 | Type Householder |
| Proposal | Detached domestic garage | |
| Location | Brynathan, 111 Pen Y Cae Road, Port Talbot SA13 2EG | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 51 | App No. P2019/0157 | Type Vary Condition |
| Proposal | Variation of condition 2 of planning permission P2018/0626 to extend the completion date for the relocation of the roof mounted condenser units and screening until the 14/05/2019. | |
| Location | 1 Leonard Street, Neath SA11 3HW | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 52 | App No. P2019/0159 | Type Change of Use |
| Proposal | Change of use of former X ray premises and yard into heavy goods lorry storage yard (Sui Generis) with ancillary office accommodation within existing building. | |
| Location | Former X Ray Premises and Yard off, Cefn Gwrgan Road, Margam, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 53 | App No. P2019/0162 | Type Discharge of Cond |
| Proposal | Details to be agreed in association with Condition 4 (Drainage) of Planning Permission P2018/1024 granted on 12/02/19 | |
| Location | Land At, Water Street, Neath | |
| Decision | Approval with no Conditions | |
| Ward | Neath North | |

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| 54 | App No. P2019/0163 | Type Householder |
| Proposal | First floor side extension with terrace plus dormer extension with terrace. | |
| Location | 27A Bryn Catwg, Cadoxton, Neath SA10 8BG | |
| Decision | Approval with Conditions | |
| Ward | Cadoxton | |

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| 55 | App No. P2019/0166 | Type Householder |
| Proposal Retention and completion of works - Attached garage, replacement canopy above front ground floor window, replacement walls with railings and pillars to front of dwelling and side wall, fencing on top of wall running along the side boundary of dwelling and raised decking area and levels in rear garden | | |
| Location | 27 Herbert Road, Neath SA11 2DD | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 56 | App No. P2019/0167 | Type Householder |
| Proposal Replacement window to facilitate garage conversion, plus scheme for replacement parking. | | |
| Location | 13 Crymlyn Gardens, Skewen, Neath SA10 6EU | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 57 | App No. P2019/0168 | Type Change of Use |
| Proposal Change of use from residential dwelling (C3) to a day nursery (D1) and alterations to fenestration on rear elevation | | |
| Location | 19 Gnoll Park Road, Neath SA11 3BT | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 58 | App No. P2019/0170 | Type Householder |
| Proposal Replacement window to facilitate garage conversion, replacement parking and outbuilding | | |
| Location | 126 Bryn Morgrug, Alltwen, Pontardawe SA8 3DP | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 59 | App No. P2019/0171 | Type Householder |
| Proposal Detached garage and formation of new vehicular access, pedestrian access gate, front/side boundary walls and pillar, pedestrian steps and retaining walls to garden | | |
| Location | 9 Lletty Harri, Port Talbot SA13 2ES | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 60 | App No. P2019/0173 | Type Householder |
| Proposal Retention of 1.95m high wall to the front of the property with the first 1.5m of the wall at 1m in height and a 1m high gate. | | |
| Location | 4 Tudor Grove, Taibach, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 61 | App No. P2019/0174 | Type Householder |
| Proposal | Part two storey part single storey rear extensions | |
| Location | 8 Heol Phillip, Alltwen Pontardawe, Swansea SA8 3AX | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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| 62 | App No. P2019/0175 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawful Development (Proposed) for a single storey rear extension | |
| Location | 27 Ynys Y Nos Avenue, Pontwalby Glynneath, Neath SA11 5LS | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Glynneath | |

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| 63 | App No. P2019/0176 | Type Full Plans |
| Proposal | Removal of existing roof structure and provision of new roof to an increased height. | |
| Location | The Metal Box, Millands Road Industrial Estate, Milland Road , Neath SA11 1NJ | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 64 | App No. P2019/0177 | Type Change of Use |
| Proposal | Change of use to establish a Wellness Centre to provide a range of holistic, alternative, medical and beauty treatments (Use Class Sui Generis) | |
| Location | 130A Water Street, Aberavon, Port Talbot SA12 6LH | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 65 | App No. P2019/0180 | Type LawfulDev.Cert-Exist |
| Proposal | Certificate of lawful development (existing) for 4 no. flats | |
| Location | 26 Station Road, Port Talbot SA13 1JB | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Port Talbot | |

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| 66 | App No. P2019/0182 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 12 St Catherines Court, Baglan, Port Talbot SA12 8AJ | |
| Decision | Approval with Conditions | |
| Ward | Baglan | |

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| 67 | App No. P2019/0183 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 15 Winifred Road, Skewen, Neath SA10 6HY | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 68 | App No. P2019/0184 | Type App under TPO |
| Proposal | Works to trees protected by Tree Preservation Order T21W2 consisting of removal of one larger limb overhanging property, one smaller limb overhanging property to be reduced by 3 to 4 metres and reduce third limb overhanging property by a maximum of 3.0 metres to 1 No. Oak tree. | |
| Location | Woodcutters Cottage, Dyffryn Road, Bryncoch, Neath SA10 7GB | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 69 | App No. P2019/0185 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Condition 5 (Piling design and methodology for the foundations of the dwellings, together with full construction and design details of all retaining works, including the tensor wall/ slope design) of Planning Permission P2018/0395 granted on 06.12.18 | |
| Location | Land adjacent to 40 Maes Yr Ysgol, Phase 6 Parc Y Dderwen, Pontardawe, Swansea SA8 4LE | |
| Decision | Approval with no Conditions | |
| Ward | Pontardawe | |

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| 70 | App No. P2019/0186 | Type Householder |
| Proposal | Two storey and single storey side extensions, detached outbuilding, 1.9m high boundary walls and pillars plus additional hard surfacing to front curtilage of property to facilitate vehicular parking | |
| Location | 1 Trevalen Avenue, Cimla, Neath SA11 3UU | |
| Decision | Approval with Conditions | |
| Ward | Cimla | |

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| 71 | App No. P2019/0188 | Type Householder |
| Proposal | Part single part two storey rear extension | |
| Location | 4 Channel View, Sandfields, Port Talbot SA12 6JG | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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| 72 | App No. P2019/0190 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 18 Orchid Close, Sandfields, Port Talbot SA12 7EN | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 73 | App No. P2019/0195 | Type Householder |
| Proposal | Two storey side extension incorporating a garage at ground floor level, plus single storey rear extension. | |
| Location | 163 Old Road, Neath SA11 2BN | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 74 | App No. P2019/0196 | Type Change of Use |
| Proposal | Retention of use of property as a six-bed House of Multiple Occupation (HMO) (Use Class C4) | |
| Location | 53 Tydraw Street, Port Talbot SA13 1BR | |
| Decision | Approval with Conditions | |
| Ward | Port Talbot | |

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| 75 | App No. P2019/0198 | Type LawfulDev.Cert-Exist |
| Proposal | Certificate of Lawful Development (Existing) for retention of a single storey rear extension | |
| Location | 39 Stratton Way, Court Herbert, Neath SA10 7BU | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Dyffryn | |

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| 76 | App No. P2019/0199 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Condition 3 (Construction Method Statement) of Planning Permission P2018/0395 granted on 06.12.18 | |
| Location | Phase 6 Parc Y Dderwen, Pontardawe, Swansea SA8 4JY | |
| Decision | Approval with no Conditions | |
| Ward | Pontardawe | |

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| 77 | App No. P2019/0200 | Type Lawful Dev. Cert-Exist |
| Proposal | Lawful Development Certificate (Existing) for use of property as a permanent residential property in breach of agricultural occupancy condition from August 1996 to present. | |
| Location | Gelli Deg Court, Fairyland Road, Tonna, Neath SA11 3QD | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Tonna | |

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| 78 | App No. P2019/0201 | Type Full Plans |
| Proposal | External cladding to building and canopies to drive thru | |
| Location | Burger King, Access Off Cadoxton Road, Neath SA10 7AY | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 79 | App No. P2019/0202 | Type Advertisement |
| Proposal | New internally illuminated roof sign | |
| Location | Burger King, Access Off Cadoxton Road, Neath SA10 7AY | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 80 | App No. P2019/0203 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of conditions 7,8 and 18 in respect of Landscaping, parking data and bird boxes of Planning Permission P2017/0730 (Impact Building) | |
| Location | Swansea University Bay Campus, Fabian Way, Crymlyn Burrows, Neath SA1 8EN | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |

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| 81 | App No. P2019/0204 | Type Householder |
| Proposal | Single Storey rear extension | |
| Location | 2 Southville Road, Sandfields, Port Talbot SA12 7DS | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 82 | App No. P2019/0205 | Type Householder |
| Proposal | Retention of canopy to rear and side elevations | |
| Location | 20 Pearson Way, Neath SA11 2EJ | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 83 | App No. P2019/0206 | Type Householder |
| Proposal | First floor rear extension, plus single storey side and rear extension | |
| Location | 13 Longford Road, Longford, Neath SA10 7ET | |
| Decision | Approval with Conditions | |
| Ward | Dyffryn | |

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| 84 | App No. P2019/0207 | Type Change of Use |
| Proposal | Change of use of premises to part café part post office, alteration to fenestration and extension of opening hours to 07:30 to 18:00 Monday to Saturday and no opening on Sundays | |
| Location | Cilfrew Post Office, 10 Main Road, Cilfrew, Neath SA10 8LP | |
| Decision | Approval with Conditions | |
| Ward | Aberdulais | |

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| 85 | App No. P2019/0208 | Type Householder |
| Proposal | Two storey side extension incorporating integral garage to ground floor with first floor living accommodation | |
| Location | 20 Alderwood Close, Crynant, Neath SA10 8PY | |
| Decision | Approval with Conditions | |
| Ward | Crynant | |

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| 86 | App No. P2019/0211 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of condition 7 (pedestrian footway, linking the application site to the existing play area at Brynmorgrug) of reserved matters application P2017/0835 granted on 19.12.2017 (Plan Showing Extent of Footway Provision received 04/04/2019 and Road Construction Details received 26/03/2019) | |
| Location | Alltwen Industrial Estate, Lon Hir, Alltwen Pontardawe, Swansea SA8 3DE | |
| Decision | Approval with no Conditions | |
| Ward | Alltwen | |

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| 87 | App No. P2019/0212 | Type Discharge of Cond. |
| Proposal Details pursuant to the discharge of condition 10 (pedestrian footway, linking the application site to the existing play area at Brynmorgrug) of reserved matters application P2018/0246 granted on 24.05.2018 (Plan Showing Extent of Footway Provision received 04/04/2019 and Road Construction Details received 26/03/2019) | | |
| Location Alltwen Industrial Estate, Lon Hir, Alltwen Pontardawe, Swansea SA8 3DE | | |
| Decision Approval with no Conditions | | |
| Ward Alltwen | | |

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| 88 | App No. P2019/0213 | Type Householder |
| Proposal Single storey rear extension | | |
| Location 18 Gower Street, Port Talbot SA13 1SL | | |
| Decision Approval with Conditions | | |
| Ward Port Talbot | | |

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| 89 | App No. P2019/0214 | Type Householder |
| Proposal Two storey rear extension plus detached garage | | |
| Location 53 Edward Street, Alltwen Pontardawe, Swansea SA8 3DD | | |
| Decision Approval with Conditions | | |
| Ward Alltwen | | |

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| 90 | App No. P2019/0216 | Type Full Plans |
| Proposal Detached garage | | |
| Location Plot 3 Garage Compound, Chopin Road, Sandfields, Port Talbot | | |
| Decision Approval with Conditions | | |
| Ward Sandfields West | | |

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| 91 | App No. P2019/0217 | Type App under TPO |
| Proposal Works to tree protected by Tree Preservation Order T73/A1 - 1 No. Oak Tree consisting of removal of 1 lower limb to stem, removal of dead stumps and lateral reduction of approximately 1.5 metres. | | |
| Location 39 Ocean View, Jersey Marine, Neath SA10 6JN | | |
| Decision Approval with Conditions | | |
| Ward Coedffranc West | | |

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| 92 | App No. P2019/0218 | Type Full Plans |
| Proposal | Widening existing vehicular access by 1.2 metres | |
| Location | Ebenezer Chapel, New Road, Neath Abbey, Neath SA10 7NH | |
| Decision | Approval with Conditions | |
| Ward | Dyffryn | |

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| 93 | App No. P2019/0222 | Type Householder |
| Proposal | Two storey rear extension | |
| Location | 7 Edwards Terrace, Neath Road, Abergarwed, Neath SA11 4DG | |
| Decision | Approval with Conditions | |
| Ward | Resolven | |

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| 94 | App No. P2019/0223 | Type Change of Use |
| Proposal | Change of Use of ground floor office (Use Class-A2) to tattoo studio (Use Class-Sui-Generic) | |
| Location | 88 Windsor Road, Neath SA11 1NR | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 95 | App No. P2019/0225 | Type Householder |
| Proposal | Demolition of existing barn and garage and replacement extension to provide ancillary accommodation and replacement garage | |
| Location | 9 Heol Y Glyn, Glynneath, Neath SA11 5AU | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 96 | App No. P2019/0226 | Type Prior Notif.Eccl. |
| Proposal | Consultation under Ecclesiastical Exemption for the relocation of 4 pews, two from either side of front nave to along side the aisles. | |
| Location | St Theodores Church, Talbot Road, Port Talbot | |
| Decision | No Objections | |
| Ward | Port Talbot | |

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| 97 | App No. P2019/0227 | Type Householder |
| Proposal | Single storey side garage extension and rear access steps | |
| Location | 3 Heol Brynna, Cimla, Neath SA11 2DT | |
| Decision | Approval with Conditions | |
| Ward | Cimla | |

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| 98 | App No. P2019/0228 | Type Full Plans |
| Proposal | Retention of use of land for the siting of a mobile hot food van. | |
| Location | Pontardawe Retail Park, Ynisderw Road, Pontardawe SA8 4EG | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 99 | App No. P2019/0229 | Type Householder |
| Proposal | Replacement pitched roof over existing two storey side extension, insertion of one window in the apex of the new roof and two windows at first floor level in the side elevation of the extension plus decking to rear elevation | |
| Location | 1 Amman Cottages, Lane From Station Road To Gorsto Farm, Lower Brynamman, Ammanford SA18 1SL | |
| Decision | Approval with Conditions | |
| Ward | Lower Brynamman | |

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|----------|--|------------------------------------|
| 100 | App No. P2019/0231 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to planning permission P2018/0498 (Two storey side extension, alterations to roof and retaining walls) approved on 10/12/18 for change of the design of the retaining walls from gabion baskets to concrete blockwork facing with internal steel anchors and concrete infill. | |
| Location | 5 Ty Segur, Neath SA11 1YN | |
| Decision | Approval with no Conditions | |
| Ward | Neath South | |

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|----------|---|------------------------------|
| 101 | App No. P2019/0232 | Type Lawful Dev. Cert- Prop. |
| Proposal | Certificate of Lawful Development (Proposed) for a single storey rear extension | |
| Location | 36 Neath Road, Crynant, Neath SA10 8SE | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Crynant | |

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| 102 | App No. P2019/0233 | Type Change of Use |
| Proposal | Change of Use from Place of Worship (Use Class D1) to Dwelling (Use Class C3) including demolition of porch and lean-to extension; increase in eaves and ridge heights to provide first-floor accommodation with roof-lights and glazed gable, plus provision of car parking | |
| Location | Former Temple English Baptist Church, Brynhafod, Bryn, Port Talbot | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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|----------|---------------------------------------|------------------|
| 103 | App No. P2019/0234 | Type Householder |
| Proposal | Detached outbuilding | |
| Location | 4 Blaenwern, Bryncoch, Neath SA10 7AA | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 104 | App No. P2019/0237 | Type Householder |
| Proposal | Retention and completion of development to replace window to facilitate garage conversion, plus scheme for replacement parking. | |
| Location | 139 Crymlyn Parc, Skewen, Neath SA10 6EF | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 105 | App No. P2019/0238 | Type Householder |
| Proposal | Two storey rear extension | |
| Location | 11 Coombes Road, Skewen, Neath SA10 6LB | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 106 | App No. P2019/0239 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to planning permission P2016/0830 (Two storey detached dwelling with associated car parking) approved on 07/12/16 for alteration to provide a gable feature and canopy on the front elevation and relocation of bathroom window from the front elevation to the side elevation and amended external materials under condition 5 | |
| Location | Land Next To, 24 Talbot Road, Skewen, Neath SA10 6BR | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc Central | |

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| 107 | App No. P2019/0240 | Type LawfulDev.Cert-Prop. |
| Proposal | Lawful Development Certificate (Proposed) for a single storey rear extension | |
| Location | 63 Wern Road, Skewen, Neath SA10 6DL | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Coedffranc Central | |

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|----------|--|---------------------------|
| 108 | App No. P2019/0241 | Type PriorNotif.Agric.Bld |
| Proposal | Prior Notification for the construction of an agricultural building for machinery storage. | |
| Location | Brynychwyth Farm, Fairyland Road, Tonna, Neath SA11 3QE | |
| Decision | Prior Approval Not Required | |
| Ward | Tonna | |

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| 109 | App No. P2019/0242 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 10 Greenwood Road, Baglan, Port Talbot SA12 8PR | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Baglan | |

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| 110 | App No. P2019/0243 | Type Householder |
| Proposal | First floor rear extension | |
| Location | 51 Barry Road, Lower Brynamman, Ammanford SA18 1TY | |
| Decision | Approval with Conditions | |
| Ward | Lower Brynamman | |

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| 111 | App No. P2019/0244 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Garage Conversion | |
| Location | Awelfryn, Main Road, Dyffryn Cellwen, Neath SA10 9HW | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Onllwyn | |

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|----------|--|--------------------|
| 112 | App No. P2019/0245 | Type Advertisement |
| Proposal | Retention of an internally illuminated freestanding sign (maximum height of 5.3m). | |
| Location | Land At Main Gate Tata Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 113 | App No. P2019/0246 | Type Advertisement |
| Proposal | Retention of an internally illuminated freestanding sign (maximum height of 5.3m). | |
| Location | Land At West Gate Tata Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 114 | App No. P2019/0247 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Single storey rear extension | |
| Location | 21 Poplars Avenue, Cimla, Neath SA11 3NS | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Neath South | |

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|----------|---|------------------|
| 115 | App No. P2019/0249 | Type Householder |
| Proposal | Replacement window to facilitate garage conversion with first floor extension above, plus scheme for replacement parking. | |
| Location | 69 Crymlyn Parc, Skewen, Neath SA10 6DG | |
| Decision | Approval with Conditions | |
| Ward | Coedffranc West | |

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| 116 | App No. P2019/0250 | Type Vary Condition |
| Proposal | Removal of condition 3 of planning permission P2018/0867 to remove the restriction on the use of garage for the parking of motor vehicles, bicycles and the storage of bins in association with the approved flats and preventing the renting out, use or being sold separately from the flats. | |
| Location | 36 Rockingham Terrace, Briton Ferry, Neath SA11 2PF | |
| Decision | Refusal | |
| Ward | Briton Ferry East | |

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| 117 | App No. P2019/0252 | Type Householder |
| Proposal | Two storey rear extension | |
| Location | 6 Arthur Street, Blaengwynfi, Port Talbot SA13 3TU | |
| Decision | Approval with Conditions | |
| Ward | Gwynfi | |

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| 118 | App No. P2019/0253 | Type Full Plans |
| Proposal | Retention of Conservatory and Car-Port to dwellinghouse and retention of Stable Block. | |
| Location | Crugwyllt Fach Farm, Crugwyllt Fawr Access Road, Margam, Port Talbot SA13 2TB | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 119 | App No. P2019/0255 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 50 Lon Hir, Alltwen Pontardawe, Swansea SA8 3DE | |
| Decision | Approval with Conditions | |
| Ward | Alltwen | |

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|----------|---|------------------------------------|
| 120 | App No. P2019/0258 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to vary the wording of Condition 5 and 14 of Planning Permission P2019/0017 to permit the demolition of the existing building prior to the submission of soil sampling | |
| Location | Canolfan Iechyd Llansawel, Hunter Street, Llansawel, Castell Nedd SA11 2SF | |
| Decision | Approval with no Conditions | |
| Ward | Briton Ferry East | |

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|----------|--|------------------|
| 121 | App No. P2019/0260 | Type Householder |
| Proposal | Part two storey part single storey rear / side extension | |
| Location | 20 Golwg Y Mynydd, Godre'r Graig, Swansea SA9 2DN | |
| Decision | Approval with Conditions | |
| Ward | Godre'rgrraig | |

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|----------|---|--------------------|
| 122 | App No. P2019/0261 | Type App under TPO |
| Proposal | Five year woodland management plan in relating to TPO No. T190/W1 | |
| Location | Coed Cwmtawe Woodland, | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 123 | App No. P2019/0263 | Type Householder |
| Proposal | First floor rear extension | |
| Location | 49 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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|----------|---|------------------|
| 124 | App No. P2019/0264 | Type Householder |
| Proposal | First floor rear extension | |
| Location | 47 Heol Y Llwynau, Trebanos Pontardawe, Swansea SA8 4DH | |
| Decision | Approval with Conditions | |
| Ward | Trebanos | |

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|----------|---|------------------|
| 125 | App No. P2019/0266 | Type Householder |
| Proposal | Part two storey part single storey rear extension | |
| Location | 3 Ynysygerwn Avenue, Aberdulais, Neath SA10 8HH | |
| Decision | Approval with Conditions | |
| Ward | Aberdulais | |

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| 126 | App No. P2019/0268 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Conditions 3 (privacy screen), 4 (confirmation no retaining walls) have been provided), 5 (surface water and land drainage scheme and implementation plan identifying the phasing of such works), and 8 (materials used in external surfaces including any retaining structures and driveway, hardstanding / parking / turning areas) of Planning Permission P2017/0645 granted on 13.10.17 | |
| Location | Land Between, 7 & 10 Compass Row, James Street , Pontardawe, Swansea SA8 4LS | |
| Decision | Approval with no Conditions | |
| Ward | Pontardawe | |

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| 127 | App No. P2019/0270 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Conditions 5 (scheme for parking, driveway, and access arrangements including surfacing, gradient and drainage details) and 6 (external materials) of Planning Permission P2018/0575 granted on 18.01.19 | |
| Location | Land Adjacent To, 7 Compass Row, James Street , Pontardawe, Swansea SA8 4LS | |
| Decision | Approval with no Conditions | |
| Ward | Pontardawe | |

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| 128 | App No. P2019/0271 | Type Lawful Dev. Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Change materials used in existing conservatory, replacing glass roof with solid roof and replace one fully glazed side elevation with a brick elevation. | |
| Location | 8 Royston Court, Waunceirch, Neath SA10 7PY | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Bryncoch South | |

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| 129 | App No. P2019/0272 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with Conditions 5 (landscaping) and Condition 18 (Verification Report) of P2016/0657 granted on 3/3/2017 (Amended Verification Report Received 10/4/19) | |
| Location | Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ | |
| Decision | Approval with no Conditions | |
| Ward | Port Talbot | |

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| 130 | App No. P2019/0273 | Type Discharge of Cond. |
| Proposal | Details to be agreed under Condition 15 (Verification Report) of P2017/0415 granted on 26/6/17 (Amended Verification Report Received 10/4/19) | |
| Location | Glanafan Comprehensive School, Station Road, Port Talbot SA13 1LZ | |
| Decision | Approval with no Conditions | |
| Ward | Port Talbot | |

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| 131 | App No. P2019/0274 | Type Full Plans |
| Proposal | Retention and Completion of Detached Dwelling and Garage | |
| Location | 35 Forest Lodge Lane, Cwmavon, Port Talbot SA13 2RX | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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|----------|--|-----------------|
| 132 | App No. P2019/0278 | Type Full Plans |
| Proposal | External refurbishment to front elevation including recladding, rendering, plant screens and replacement entrance doors and glazing. | |
| Location | Hollywood Park, The Princess Margaret Way, Sandfields, Port Talbot SA12 6QW | |
| Decision | Approval with Conditions | |
| Ward | Sandfields East | |

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|----------|---|------------------|
| 133 | App No. P2019/0280 | Type Householder |
| Proposal | Replacement garage door with a window and front porch | |
| Location | 13 Llys Rhaedr, Godre'r Graig, Swansea SA9 2BG | |
| Decision | Approval with Conditions | |
| Ward | Godre'rgrraig | |

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| 134 | App No. P2019/0284 | Type Householder |
| Proposal | Two storey and single storey rear extensions | |
| Location | Llechryd, 23b St Davids Road, Ystalyfera, Swansea SA9 2JQ | |
| Decision | Approval with Conditions | |
| Ward | Ystalyfera | |

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| 135 | App No. P2019/0286 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | PLOT 4 (No.4), EGLWYS NUNNYDD, MARGAM, PORT TALBOT SA13 2PS | |
| Decision | Approval with Conditions | |
| Ward | Margam | |

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| 136 | App No. P2019/0287 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 28 Wern Road, Taibach, Port Talbot SA13 2BD | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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| 137 | App No. P2019/0288 | Type Householder |
| Proposal | Porch and canopy to front elevation | |
| Location | 17 The Avenue, Neath SA11 2FD | |
| Decision | Approval with Conditions | |
| Ward | Neath East | |

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| 138 | App No. P2019/0290 | Type Lawful Dev. Cert-Prop. |
| Proposal | Single storey rear extension - Lawful Development Certificate Proposed | |
| Location | 10 Greenwood Road, Baglan, Port Talbot SA12 8PR | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Baglan | |

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| 139 | App No. P2019/0291 | Type Full Plans |
| Proposal | Retention of a Demountable Building for A2 and B1 Office Use for a further ten years. | |
| Location | Former Housing Renewal Area Office, Wellington Place, Aberavon, Port Talbot SA12 6LN | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 140 | App No. P2019/0293 | Type NSIP Discharge Req |
| Proposal | Details to be agreed in association with Requirement 17 (Scheme for monitoring of ambient concentrations of Nitrogen Dioxide) of phases 1A and 1B the Port Talbot Steelworks Generating Station Development Consent Order 2015. | |
| Location | Port Talbot Steelworks, Grange Road, Margam, Port Talbot | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 141 | App No. P2019/0294 | Type Householder |
| Proposal | Replacement front porch | |
| Location | 7 Dan Y Coed, Cwmavon, Port Talbot SA12 9NH | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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| 142 | App No. P2019/0295 | Type Householder |
| Proposal | Detached outbuilding | |
| Location | 6 Woodland Road, Glyncorrwg, Port Talbot SA13 3BS | |
| Decision | Approval with Conditions | |
| Ward | Glyncorrwg | |

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| 143 | App No. P2019/0296 | Type Full Plans |
| Proposal | Detached two storey dwelling. | |
| Location | Land Adjacent To, 126 Neath Road, Rhos Pontardawe, Swansea SA8 3HB | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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|----------|---|-----------------------------|
| 144 | App No. P2019/0297 | Type Lawful Dev. Cert-Prop. |
| Proposal | Single storey rear extension to lower ground floor and replacement Juliette balcony to rear ground floor patio doors - Certificate of Lawful Development Proposed | |
| Location | 49 Ascot Drive, Baglan, Port Talbot SA12 8YL | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Baglan | |

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| 145 | App No. P2019/0299 | Type Householder |
| Proposal | Single storey rear extension plus retaining wall to facilitate parking area to front garden area | |
| Location | 4 Millbank, Waunceirch, Neath SA10 7FJ | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 146 | App No. P2019/0300 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of condition 10 (landscape management plan) and 14 (Lighting mitigation strategy) of planning permission P2016/0881 allowed at appeal on 25/07/2017 (revised lighting mitigation plan submitted) | |
| Location | Land Adjacent To, Heol Llwyn Celyn, Caewern, Neath SA10 7PR | |
| Decision | Approval with no Conditions | |
| Ward | Bryncoch South | |

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| 147 | App No. P2019/0303 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with condition 9 (External materials) of application P2018/1036 granted permission on 06/02/19. | |
| Location | Land At Port Talbot Steelworks, Land Adjacent To Existing Sinter Plant, Margam, Port Talbot SA13 2NG | |
| Decision | Approval with no Conditions | |
| Ward | Margam | |

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| 148 | App No. P2019/0304 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 44 Olive Branch Crescent, Briton Ferry, Neath SA11 2UG | |
| Decision | Approval with Conditions | |
| Ward | Briton Ferry West | |

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|----------|---|-----------------|
| 149 | App No. P2019/0305 | Type Full Plans |
| Proposal | New demountable classroom, removal of section of wall between the school yard and the civic centre car park and change of use of part of the parking area to school yard and reinstate wall in new location | |
| Location | Neath Welsh Primary School, Woodland Road, Neath SA11 3AL | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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|----------|---|--------------------|
| 150 | App No. P2019/0306 | Type Change of Use |
| Proposal | Change of use from Retail (A1) to Craft Centre for children (Sui Generis) | |
| Location | 55 Commercial Road, Taibach, Port Talbot SA13 1LP | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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| 151 | App No. P2019/0307 | Type Full Plans |
| Proposal | Replacement Shop-front | |
| Location | 47 Commercial Road, Taibach, Port Talbot SA13 1LP | |
| Decision | Approval with Conditions | |
| Ward | Taibach | |

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| 152 | App No. P2019/0308 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 28 Parry Road, Sandfields, Port Talbot SA12 7TR | |
| Decision | Approval with Conditions | |
| Ward | Sandfields West | |

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| 153 | App No. P2019/0310 | Type App under TPO |
| Proposal | Works to 1No.London Plane (T1) comprising of a crown reduction by 2m to 3m, a light thinning plus removal of one larger lower side stem and two smaller stumps and works to Norway Maple (T2) comprising of slight reduction by 2m to 3m, some thinning works to dead and overlapping branches, plus cutting back the central damaged stem to a suitable branch junction. | |
| Location | 53 Ffrwd Vale, Neath SA10 7EN | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch South | |

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| 154 | App No. P2019/0312 | Type Householder |
| Proposal | Single storey side extension with canopy to front elevation plus one additional car parking space to front garden area | |
| Location | 15 Glendale, Bryncoch, Neath SA10 7PF | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 155 | App No. P2019/0313 | Type Householder |
| Proposal | Dormer extension | |
| Location | 9 Gelligeiros, Gellinudd Pontardawe, Swansea SA8 3DZ | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 156 | App No. P2019/0315 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Single storey rear extension | |
| Location | 51 Rhyd Hir, Longford, Neath SA10 7HR | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Dyffryn | |

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| 157 | App No. P2019/0317 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Outbuilding | |
| Location | 6 Oak View, Cilfrew, Neath SA10 8LU | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Aberdulais | |

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| 158 | App No. P2019/0320 | Type Householder |
| Proposal | Balcony and raised stone patio on south elevation, enlarging existing roof lights, solar panels on south roof plane of original cottage, renovation works to dwelling - new slate roof, cut stone dressing on elevations, alteration to fenestration, replacement leadwork, paint render and detached garage with raised stone patio beyond | |
| Location | Gellinudd Uchaf, Church Road, Cilybebyll Pontardawe, Swansea SA8 3HW | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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|----------|--------------------------------------|------------------|
| 159 | App No. P2019/0322 | Type Householder |
| Proposal | Single storey rear extension | |
| Location | 30 Maes Yr Ysgol, Pontardawe SA8 4JS | |
| Decision | Approval with Conditions | |
| Ward | Pontardawe | |

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| 160 | App No. P2019/0324 | Type LawfulDev.Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 26 Ruskin Avenue, Sandfields, Port Talbot SA12 6AE | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Sandfields East | |

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| 161 | App No. P2019/0327 | Type Householder |
| Proposal | Front porch extension plus canopy to front and part side elevations | |
| Location | 25 Colbren Square, Gwaun Cae Gurwen, Ammanford SA18 1HS | |
| Decision | Approval with Conditions | |
| Ward | Gwaun-Cae-Gurwen | |

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| 162 | App No. P2019/0329 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Single storey rear extension | |
| Location | 106 Main Road, Dyffryn Cellwen, Neath SA10 9LG | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Onllwyn | |

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|----------|---|------------------|
| 163 | App No. P2019/0330 | Type Householder |
| Proposal | Detached outbuilding for overspill living accommodation | |
| Location | 85 Main Road, Bryncoch, Neath SA10 7TL | |
| Decision | Approval with Conditions | |
| Ward | Bryncoch North | |

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| 164 | App No. P2019/0331 | Type Vary Condition |
| Proposal | Variation of condition 2 of planning approval P2017/1008 approved on 24th November 2017 (Change of use from county court (sui generic) to civic centre (B1)) (to reduce parking area on the east side of building) | |
| Location | Neath And Port Talbot County Court, Forster Road, Neath SA11 3BN | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 165 | App No. P2019/0333 | Type Householder |
| Proposal | Detached garden room | |
| Location | 10 Chapel Close, Aberavon, Port Talbot SA12 7DB | |
| Decision | Approval with Conditions | |
| Ward | Aberavon | |

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| 166 | App No. P2019/0334 | Type Full Plans |
| Proposal | Demolition of existing bungalow and construction of new dormer bungalow | |
| Location | 5 Waungron, Glynneath, Neath SA11 5AS | |
| Decision | Approval with Conditions | |
| Ward | Glynneath | |

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| 167 | App No. P2019/0338 | Type App under TPO |
| Proposal | Works to Beech tree covered by Tree Preservation Order No. T169/G1 - 2 Metre crown reduction in height and spread of canopy | |
| Location | 38 Pine Valley, Cwmavon, Port Talbot SA12 9NF | |
| Decision | Approval with Conditions | |
| Ward | Bryn & Cwmavon | |

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| 168 | App No. P2019/0348 | Type Lawful Dev. Cert-Prop. |
| Proposal | Rear dormer - Certificate of Lawful Development Proposed | |
| Location | 10 Beatrice Street, Blaengwynfi, Port Talbot SA13 3TS | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Gwynfi | |

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| 169 | App No. P2019/0354 | Type Discharge of Cond. |
| Proposal | Details to be agreed in association with condition 3 (External materials) of application P2017/0424 granted permission on 031/05/17. | |
| Location | Arfryn, Intervalley Road, Banwen, Neath SA10 9LR | |
| Decision | Approval with no Conditions | |
| Ward | Onllwyn | |

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| 170 | App No. P2019/0356 | Type Full Plans |
| Proposal | Construction of detached outbuilding for use as office and store | |
| Location | Plasywaun Farm, Plas Road, Rhos Pontardawe, Swansea SA8 3HD | |
| Decision | Approval with Conditions | |
| Ward | Rhos | |

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| 171 | App No. P2019/0360 | Type Lawful Dev. Cert-Prop. |
| Proposal | Single storey side extension - Certificate of Lawful Development Proposed | |
| Location | 1 Roberts Close, Glynneath, Neath SA11 5HR | |
| Decision | Issue Lawful Dev. Cert. | |
| Ward | Glynneath | |

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| 172 | App No. P2019/0369 | Type Non Material Amendment (S96A) |
| Proposal | Non-Material Amendment to Planning Permission P2018/1013 to allow an overall reduction in the length of the building. | |
| Location | Land To The West Of The Existing Brick Workshop, Neath Port Talbot College, Dwr Y Felin Road , Caewern, Neath SA10 7RF | |
| Decision | Approval with no Conditions | |
| Ward | Bryncoch South | |

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| 173 | App No. P2019/0370 | Type Advertisement |
| Proposal | Replacement internally illuminated fascia signage | |
| Location | 24 Green Street, Neath SA11 1DG | |
| Decision | Approval with Conditions | |
| Ward | Neath North | |

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| 174 | App No. P2019/0377 | Type Non Material Amendment (S96A) |
| Proposal | Non-Material Amendment to Planning Application P2018/0860 relating to the in-filling of the front elevation of the storage/servery building with timber plus insertion of door and window | |
| Location | Former Tourist Information Centre, Pontneathvaughan Road, Glynneath, Neath SA11 5NR | |
| Decision | Approval with no Conditions | |
| Ward | Glynneath | |

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| 175 | App No. P2019/0378 | Type Lawful Dev. Cert-Prop. |
| Proposal | Single storey rear extension - Certificate of Lawful Development Proposed | |
| Location | 54 Maes Y Dre, Glynneath, Neath SA11 5HH | |
| Decision | Approval with no Conditions | |
| Ward | Blaengwrach | |

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| 176 | App No. P2019/0379 | Type Non Material Amendment (S96A) |
| Proposal | Non-material amendment to P2018/0164 granted on 21/03/18 - alteration to approved roof design of two storey side extension | |
| Location | 22 Maes Rhedyn, Baglan, Port Talbot SA12 8TY | |
| Decision | Approval with no Conditions | |
| Ward | Baglan | |

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| 177 | App No. P2019/0382 | Type Prior Notif. Demol. |
| Proposal | Prior Notification for the demolition of the former club | |
| Location | Former RAOB Club, 121 Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford SA18 1PD | |
| Decision | Prior Approval Not Required | |
| Ward | Gwaun-Cae-Gurwen | |

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| 178 | App No. P2019/0400 | Type LawfulDev.Cert-Prop. |
| Proposal | Certificate of Lawfulness (proposed) - Single storey rear extension | |
| Location | 17 Siding Terrace, Lonlas, Neath SA10 6RE | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Coedffranc North | |

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| 179 | App No. P2019/0408 | Type Non Material Amendment (S96A) |
| Proposal | Non-material Amendment to application P2017/0563 to alter the wording of condition 15 to set alternative timings for the submission of the stage 3 and 4 safety audits. | |
| Location | Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH | |
| Decision | Approval with no Conditions | |
| Ward | Sandfields West | |

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| 180 | App No. P2019/0411 | Type LawfulDev.Cert-Prop. |
| Proposal | Lawful development certificate (proposed) - Single storey side extension | |
| Location | 3 Pale Road, Skewen, Neath SA10 6BW | |
| Decision | Issue Lawful Dev.Cert. | |
| Ward | Coedffranc Central | |

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| 181 | App No. P2019/0422 | Type Discharge of Cond. |
| Proposal | Details pursuant to the discharge of Condition 4 (Construction Management Plan) of Planning Permission P2019/0147 (Temporary Classroom Building) | |
| Location | Swansea University Bay Campus, Fabian Way, Crymlyn Burrows SA1 8EN | |
| Decision | Approval with no Conditions | |
| Ward | Coedffranc West | |