



PWYLLGOR CYNLLUNIO

2.00 PM - DYDD MAWRTH, 3 MEDI 2019

COMMITTEE ROOM 1/2 - PORT TALBOT CIVIC CENTRE

Rhan 1

1. Datganiadau o fuddiannau
2. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 10*)
3. Gwneud cais am ymweliad(au) safle gan y ceisiadau a gyflwynwyd

Adroddiad gan Bennaeth Cynllunio a Diogelu'r Cyhoedd

Adran A - Materion i'w Penderfynu

Ceisiadau Cynllunio wedi'u Hargymell ar gyfer Cymeradwyaeth

4. Cais Rhif. P2019/5182 - Stryd Olive, Aberafan
(*Tudalennau 11 - 26*)
Newid defnydd o D3 i D4 (tŷ amlfeddiannaeth â 5 ystafell wely) -
disgrifiad wedi'i ddiwygio ar 31 Gorffennaf 2019 yn 20, Stryd Olive,
Aberafan, Port Talbot SA12 6EN.

Adran B - Materion Er Gwybodaeth

5. Apeliadau y Penderfynwyd Arnynt - 22 Gorffennaf tan 26 Awst 2019
(*Tudalennau 27 - 28*)
6. Penderfyniadau Dirprwyedig - 22 Gorffennaf tan 26 Awst 2019
(*Tudalennau 29 - 46*)

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, 28 Awst 2019

Aelodaeth Pwyllgor:

Cadeirydd: S.Paddison

Is-Gadeirydd: S.Pursey

Aelodau: Councillors A.R.Aubrey, C.J.Jones, D.Keogh, R.Mizen, S.Bamsey, R.Davies, S.K.Hunt, A.L.Thomas, A.N.Woolcock a/ac C.Williams

Aelod Cabinet: Councillor A.Wingrave

Gwneud cais i siarad yng nghyfarfod y Pwyllgor Cynllunio

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

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

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

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

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

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

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

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

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

PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

Members Present:

30 July 2019

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

Councillors: C.J.Jones, D.Keogh, S.Bamsey, R.Davies,
S.K.Hunt, A.Wingrave, A.L.Thomas and
A.N.Woolcock

UDP/LDP Member: Councillor A.Wingrave

Local Members: Councillors D.Lewis and J.Warman

Officers In Attendance: S.Ball, R.Borthwick, T.Davies, S.Evans,
R.MacGregor and T.Davies

1. **DECLARATION OF INTEREST**

The following Member made a declaration of interest at the commencement of the meeting:-

Councillor C.J.Jones	-	Report of the Head of Planning and Public Protection, Application No. P2019/5115, as the applicants are his parents.
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2. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the Minutes of the previous meeting held on 11 June, 2019 be approved.

3. **SITE VISITS**

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

4. **APPLICATION NO. P2019/5028 - CEFN SAESON COMPREHENSIVE SCHOOL**

Officers made a presentation to the Planning Committee on this Application (Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works at Cefn Saeson Comprehensive School, Afan Valley Road, Cimla) as detailed in the circulated report.

The Local Ward Member spoke in support of the application.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5028 be approved, subject to the conditions detailed in the circulated report.

5. **APPLICATION NO. P2019/5070 - FARMERS ARMS, RESOLVEN**

Officers made a presentation to the Planning Committee on this Application (Change of Use from Public House (Class A3) to a Dwelling (Class C3) at Farmers Arms, Glynneath Road, Resolven) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a representative of Resolven Community Council and a local resident spoke against the application, as well as the Local Ward Member, and the agent for the applicant exercised his right of reply.

RESOLVED: That contrary to the Officer's recommendation, the application be REFUSED for the following reasons:

Reasons:

Having particular regard to Policy SC2 (Protection of Existing Community facilities), it is considered that the property is an important existing

community facility under the terms of this policy and it has not been satisfactorily demonstrated that the proposal meets either exception within that policy. Further, that the proposals would result in the loss of a community facility which would have an adverse impact on the sustainability of the community and tourism in the area. Accordingly, the proposal runs contrary to the principles embodied in the Future Generations (Wales) Act and Planning Policy Wales 10, and to Policy SC2 of the adopted Neath Port Talbot Local Development Plan.

6. **APPLICATION NO. P2019/5115 - 1 CLOS LLWYNALLT, ALLTWEN**

(At this point in the meeting Councillor C.J.Jones reaffirmed his interest and left the meeting for the discussion and voting thereon)

Officers made a presentation to the Planning Committee on this Application (Two Detached dwellings and associated works, incorporating off site highway improvements at land at 1 Clos Llwynallt, Alltwen, Pontardawe SA8 3JG) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2019/5115 be REFUSED, for the reason detailed within the circulated report:

Reason:

The increased traffic generated by the proposed development would be unacceptably harmful to highway safety due to the seriously substandard visibility at the junction of Clos Llwynallt and Ty Llwyd Lane and the substandard nature of Clos Llwynallt itself to serve additional development, with such highway and pedestrian safety impacts not being mitigated by the proposed off-site highway improvement and roundabout works. For these reasons it would be contrary to Policies BE1 and TR2 of the adopted Local Development Plan.

7. **APPEALS DETERMINED - 13 MAY TO 21 JULY 2019**

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

Appeal Ref. A20198/0001

Dwelling (outline all matters reserved) at land adjacent to 47 Danygraig Road, Trebanos, Pontardawe SA8 4DS

Decision:

Appeal Allowed

8. **APPEALS RECEIVED - 13 MAY TO 21 JULY 2019**

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

Appeal Ref: A2019/5001

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 at 36 Rockingham Terrace, Briton Ferry, SA11 2PF.

Appeal Ref: 2019/5002

Retrospective Change of use of land into residential curtilage with associated boundary fencing and proposed first floor extension at 83 Brooklyn Gardens, Aberavon, SA12 7PD.

9. **DELEGATED DECISIONS - 13 MAY TO 21 JULY 2019**

Members received a list of Planning Applications which had been determined between 13 May and 21 July 2019, as detailed within the circulated report.

RESOLVED: That the report be noted.

CHAIRPERSON

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2019/5182	<u>DATE:</u> 19/07/2019
PROPOSAL:	Change of use from C3 to C4 (5 bedroom HMO) - Amended Description July 31st 2019
LOCATION:	20 Olive Street, Aberavon, Port Talbot SA12 6EN
APPLICANT:	Mr Joe Furneaux
TYPE:	Full Plans
WARD:	Aberavon

BACKGROUND INFORMATION

Ward Councillor Steffan Ap Dafydd requested on July 24th 2019 that the application be reported to Planning Committee (in summary) because there are local concerns about how such a House of Multiple Occupation (HMO) would impact on the environment of other residents and how such a development could impact on vehicle parking in the area.

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 20 Olive Street, Port Talbot which comprises a two-storey terraced property currently in Class C3 (dwelling) use.

The property is located within the Aberavon settlement limit and is bounded on all sides by residential properties. There is a lane serving the rear of the terrace.

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 development proposes a change of use to a 5 bedroom HMO with no external alterations to the existing building. The submitted plans do however include provision for bin storage and bicycle stores within the rear curtilage.

PLANNING HISTORY

The property has no relevant planning history.

CONSULTATIONS

Aberavon Ward: Objections have been received from the Ward Councillors:

Cllr Nigel Hunt raised the following concerns:

- There are many vulnerable families in Olive Street in terms of young children and the aged.
- The access to the road has also been problematic
- Is their scope for the Landlord to vet the occupants and will the residency be contract based? And if so for how long?
- There is a history of Police being called to the street.
- Housing stock value is reducing which in turn is allowing landlords to buy up cheap properties.
- Residents have concerns about the proliferation of new unsavoury residents that are recently residing in Aberafan and the surge in violence and disorder.
- An Aberafan man has recently been charged with murder, a worker in the nearby shop in Bailey Street was seriously assaulted whilst working.
- A Police Helicopter has been called out several times including an incident with a youngster running amok with an axe.
- Hard drugs are now an everyday sight for residents.

Cllr Steffan Ap Dafydd raised the following concerns:

- There are local concerns about how such a HMO would impact on the environment of the current residents in the area
- Local concerns on how such a development could impact on vehicle parking in the area

Environmental Health: No objections

Head of Engineering and Transport (Highways): No objections

A site Notice was displayed on site on July 22nd 2019.

Neighbours were consulted on July 19th July 2019

A further neighbour consultation was undertaken on July 31st following an amendment to the scheme.

To date a petition of 47 signatures has been received objecting to the proposed development. The petition reads as follows:

'I, the undersigned, object to having this form of occupancy in the community.'

A further 24 signed but identical letters have also been received raising concerns with regard to the proposal. The letters were primarily concerned with how the existing good community spirit will be undermined by allowing this development to be approved and the lack of thought that has been put into the application.

A separate letter has also been received from a resident in the street. Details of which will be provided later on in the Report.

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.

Evolving National Policy Context

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 wellbeing 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 is 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.

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, based on the information accessible to the Council, whilst there are 44 dwellings along the length of the street within which the application site is located, none of them are currently occupied as HMOs. The nearest recorded HMO is a single property located on Arthur Street which is the terrace to the north of Olive Street. Should planning permission be granted for this development it would result in 2.27% of the properties within this terrace being occupied as a HMO. SPGs adopted in other authorities including that within Swansea have referred to a 50m buffer zone being drawn around the application site and a requirement for consideration of the number of HMOs within that zone. In this case there are no other known HMOs within the zone.

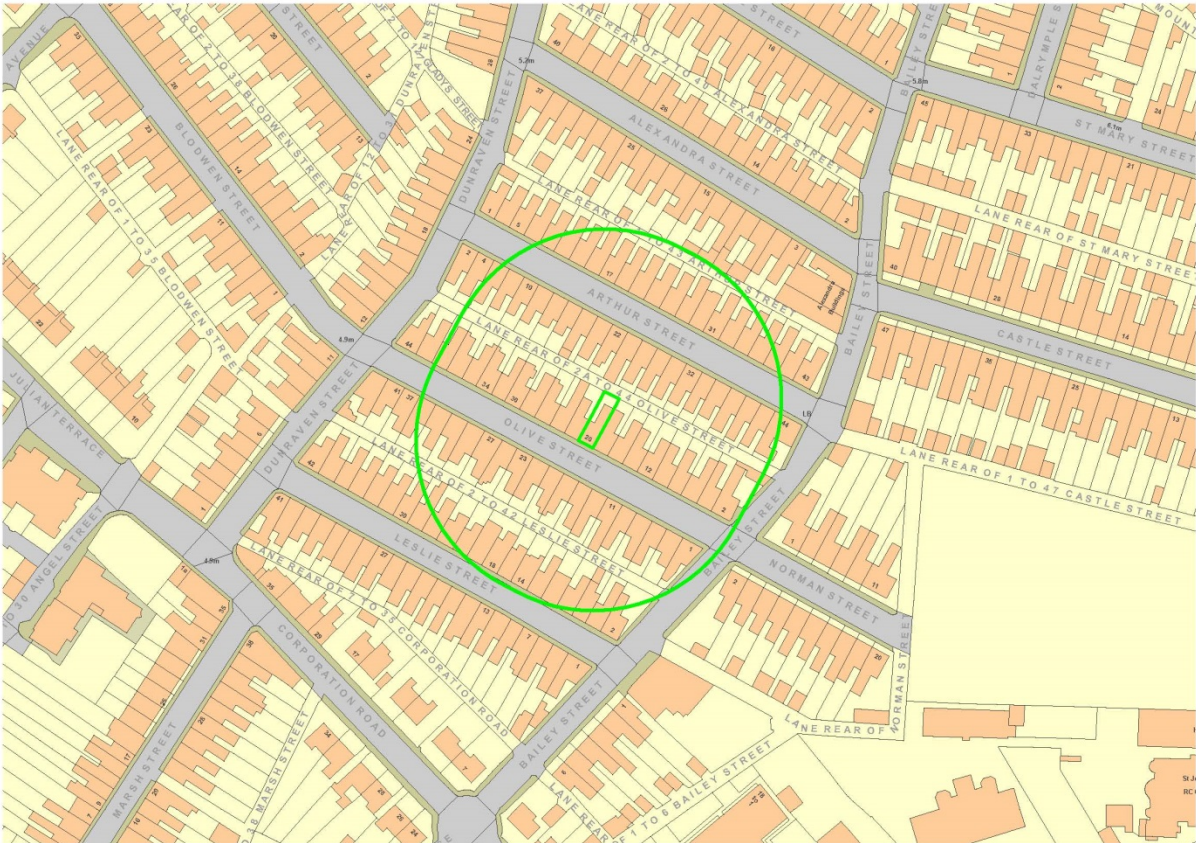


Figure 1: 50m buffer zone:

Current Situation

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 street 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.

To emphasise the extent of local concern, 27 letters of objection have been received albeit they are all identical letters with the address of the objector filled in separately together with a petition containing 47 signatures. Objections have also been submitted by two out of the three local Ward Members

As noted earlier, 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.

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.

Concerns have been raised that the proposal will result in an increase in nuisance and it is implied that this will in turn adversely affect the character of the area. In response to these concerns the records held by Environmental Health have been checked and they indicate that two noise nuisance complaints have been received since 2016, one of which related to a dog barking.

Consultations have also been undertaken with the Community Safety Team in relation to reported incidents of antisocial behaviour. They have confirmed that they have reports of noise and use of threatening behaviour on two occasions in 2012 and 2013 (neither of which were Houses of Multiple Occupation). They have therefore received no complaints or reports of incidents in the last 6 years.

Whilst it is noted that concerns have been raised by residents and the ward Member(s) regarding nuisance and antisocial behaviour, there does not appear to be any evidence to substantiate such concerns. It is not therefore considered that the proposed change of use will exacerbate impacts upon the existing community which would result in the change in the character of the area to the detriment of the existing community.

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 rooms, 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), as a matter of principle relating to the intensity and character/ nature of use.

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.

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 exception to the bin store and cycle storage which are proposed within the rear curtilage. 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

The proposed development will not result in any external alternations to the property which could further impact upon the amenities of residents within neighbouring properties as a consequence of overbearance, overshadowing or overlooking over and above that currently experienced.

Whilst it is acknowledged that the use of the property will be for up to 5 persons, this number is not significantly different to that of many houses which are occupied by families. It is therefore considered that the noise and disturbance associated with the comings and goings to and from the property are unlikely to be different when compared to a family property.

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.

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 statutory nuisance powers.

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. In this respect the site is situated approximately 640m walking distance from Port Talbot Town Centre with all its facilities, the local school is approximately 482m away, the nearest bus stop being 321 metres away with the nearest cycle route located near Llewelyn Street Aberavon.

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, with both uses requiring a maximum of 3 parking spaces.

The current residential use of the dwelling does not have any off-street parking provision. The property has access to a rear lane. However the lane is gated with restricted access and as such there are no proposals to create off street parking.

Given that the parking requirements are the same for the existing and the proposed uses, it is not considered that the proposed use will increase the impact upon on street parking over and above the current position. As a consequence the Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal.

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 two of the ward members. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made:

- Young children currently play outside on the street.
- The HMO will attract the wrong type of people to the street
- The Noise Pollution will be terrible
- The parking in the street is limited and this will increase parking related issues.
- Residents would never have purchased their properties if they knew HMOs would be located here.
- Concerns expressed that only one site notice was erected.
- Can the Local Authority guarantee that the Landlord will vet potential residents?
- Residents concern about the proliferation of new unsavoury residents that are recently residing in Aberafan.
- HMO's are a money making scheme and the owner will not be putting professionals in there.
- Children and the elderly will feel threatened and intimidated in their own neighbourhood.
- The change of use will result in a drop in property values in the area.
- The ill health of an existing family will be exacerbated by allowing this development.

Many of these issues have already been addressed within this report. Of those that remain it should be noted that the planning system controls the use of the land not the type of future occupant. As a result, the planning application process cannot dictate the type of resident who will potentially occupy this property and as such associated concerns cannot be considered as part of this application. However the licensing and management of private rental properties has been the subject of additional controls following the introduction of Rent Smart Wales. Such controls are encouraging the better management of rental properties which in turn should minimise the potential for nuisance. It is positive to note that children currently play in the street and there is no reason to believe that this cannot continue. The application was advertised by means of letters to both adjoining properties and a site notice. This exceeds the statutory requirement associated with the publicity of planning applications. The impact upon property values is not a material planning consideration.

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.

It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION - Approve

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 plans and documents:

- Red Line Location Plan

- Scale 1:75 Ground Floor Proposed Layout
- Scale 1:75 First Floor Proposed Layout
- Scale 1:75 Ground Floor Existing Plan
- Scale 1:75 First Floor Proposed Layout

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 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.

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2019/5002 **Planning Ref:** P2019/0090

PINS Ref: APP/Y6930/A/19/3227432

Applicant: Ms Julie Mcgrath

Proposal: First floor side extension and COU of land at the rear of the property to residential curtilage (Appeal against imposition of condition)

Site Address: 83 Brooklyn Gardens, Aberavon SA12 7PD

Appeal Method: Written Representations

Decision Date: 22 August 2019

Decision: Dismissed

[Appeal Decision Letter](#)

This was an appeal against the imposition of a condition (no. 2) on the grant of planning permission for the above development. The disputed condition required as follows: -

Notwithstanding the details shown in the application within 2 months of the date of this consent the boundary fence shall be set back to provide a vision splay of 2.4 metres by 2.4 metres along the south western side boundary with the property's driveway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that order with or without modification), this splay shall be retained as such thereafter with nothing erected or grown over 600 mm in height within the splays.

The main issue thus concerned the effect that varying or removing the disputed condition would have on highway safety.

The Inspector noted that the fence in question was in situ approximately 1.6m in height and abuts the back edge of the pavement. As the fence runs along the entire length of the access drive he considered that it almost entirely restricts drivers' visibility from the drive towards the adjacent highway.

While appreciating that this part of Brooklyn Gardens is a quiet rear access road which only serves eight dwellings, he considered it would be unfeasible for anyone leaving the drive in a forward direction to have a full view of the pavement until after the bonnet of the car has left the drive and manoeuvred onto the pavement. It would be even more difficult to see the pavement if reversing off the drive.

Retaining the fence in its current position would thus result in an unacceptable risk to the safety of pedestrians, especially small children, harmful to pedestrian safety.

Accordingly, he concluded that removing or varying the disputed condition would significantly harm highway safety, contrary to Policy TR2 of the Neath Port Talbot County Borough Council Local Development Plan which stipulates a number of criteria including that development does not have an adverse impact on highway safety.

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 22ND JULY AND 26TH AUGUST 2019

App No: **P2013/0972**

Proposal: Details to be agreed in association with Condition 6 (Safety Audit) of P2010/1059 granted on 16/02/11

Location: Land Adjacent To Ty Maes Marchog Heol Gaer (A4109) Dyffryn Cellwen Neath SA10 9HR

Decision: Approved

Ward: Onllwyn

App No: **P2016/0176**

Proposal: Application to discharge condition 5 (phased restoration) and condition 13 (revised aftercare scheme) as required by planning permission P2014/0356 (as amended by the Non-Material Amendment approved under P2015/0411)

Location: Port Talbot Docks Sand And Gravel Site Land West Of Margam Steelworks Margam Port Talbot SA13 1NB

Decision: Approved

Ward: Taibach

App No: **P2018/0636**

Proposal: Variation of Conditions 1, 2, 18 and 82 attached to planning permission reference P2012/1073 to extend coaling operations until 31st May 2019; to extend the period for removal of coal stocks until 1st March 2020; to extend the use of the GCG Railpad until 1st March 2020 and extend the time period for the submission of the final proposed buttress to be placed against the eastern high wall until 1st March 2019 (amended from 31st October 2018).

Location: East Pit Surface Mine Tairgwaith Ammanford Neath SA18 1UP

Decision: Approved subject to a 106 agreement

Ward: Gwaun Cae Gurwen

App No: **P2019/0003**
Proposal: Two detached dwellings (Outline with all matters reserved)
Location: Plot Rear Of 83 Ynysmeudwy Road Pontardawe SA8 4QJ
Decision: Approved
Ward: Pontardawe

App No: **P2019/0112**
Proposal: Discharge of Conditions on planning permission P2014/0729, Condition 77 (Scheme for the continuation of the Site Technical Working Party Meetings) and Condition 76 (Scheme for the continuation of the Site Liaison Committee)
Location: Aberpergwm Colliery Glynneath Neath SA11 5AJ
Decision: Approved
Ward: Glynneath

App No: **P2019/0319**
Proposal: First floor side extension
Location: Swiss Cottage Longford Road Longford Neath SA10 7AJ
Decision: Approved
Ward: Dyffryn

App No: **P2019/0351**
Proposal: Details to be agreed in association with Conditions 5 (Finished Floor Levels); 6 (Foul Water Drainage Scheme); 7 (Land Contamination Assessment) and 8 (Remediation Scheme) of Planning Permission P2019/0074 granted on 15/03/19
Location: Land North Of Evelyn Terrace Port Talbot SA13 1BW
Decision: Approved
Ward: Port Talbot

App No: **P2019/0394**
Proposal: Certificate of Lawful Development (Proposed) for a single storey detached domestic garage
Location: Llwyncelyn House Kennels Pontardawe Road Pontardawe Swansea SA8 4ST
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2019/0398**
Proposal: Details to be agreed in association with Condition No 1 (Report of results of archaeological investigation) of P2013/0600 granted on 28/8/13
Location: Pen-Y-Cymoedd Wind Farm South of the Heads of the Valleys Road (A465) between Neath and Aberdare to the North of Maerdy, Treorchy and Glyncorwg and east of Tonmawr
Decision: Approved
Ward: Cymmer

App No: **P2019/0402**
Proposal: Two storey side hipped roof extension, first floor rear and side flat roofed extension.
Location: 95 Albion Road Baglan Port Talbot SA12 8DD
Decision: Approved
Ward: Baglan

App No: **P2019/0442**
Proposal: Submission of details for conditions 3 (drainage), 4 (external materials) and condition 8 (floor level) of planning application P2016/0269 approved on 20th December 2016
Location: Land Adjacent To Fairview Bungalow Aberdulais Neath SA10 8LE
Decision: Approved
Ward: Aberdulais

App No: **P2019/5005**
Proposal: Works to trees protected by Tree Preservation Order T272 consisting of T1 Sessile Oak reduce height and spread by approx. 2 metres, T2 Sessile Oak reduce 1 stem overgrowing neighbours garden to a height of 7.0 metres to suitable growth points and T3 remove moderate and major deadwood.
Location: 6 Crud Yr Awel Caewern Neath Neath Port Talbot SA10 7PG
Decision: Approved
Ward: Bryncoch South

App No: **P2019/5009**
Proposal: Single storey rear extension and detached outbuilding
Location: 24 Chestnut Road Cimla Neath Neath Port Talbot SA11 3PB
Decision: Approved
Ward: Neath South

App No: **P2019/5010**
Proposal: Works to trees protected by Tree Preservation Order T89/A1 consisting of T1 Horse Chestnut lateral reduction of one branch overhanging property by 2-2.5 metres, lateral reduction of one branch overhanging neighbours roof by 1.5 metres and reduction of 1 branch overhanging house and drive by 3.0 metres in length
Location: 21 The Avenue Neath Neath Port Talbot SA11 2FD
Decision: Approved
Ward: Neath East

App No: **P2019/5013**
Proposal: Gabion Wall to the rear of the property
Location: 30 Pine Valley Cwmavon Port Talbot Neath Port Talbot SA12 9NE
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2019/5039**
Proposal: Two storey rear/side extension
Location: 5 High Street Cwmgwrach SA11 5SY
Decision: Approved
Ward: Blaengwrach

App No: **P2019/5043**
Proposal: A new classroom with a fenced enclosure to the front elevation accessed principally off the main building, rearrangement of the existing toilets at the rear and provision of a new Nursery classroom to the rear with attached enclosed play area including covered canopy structure.

Location: Tyle'r Ynn Welsh Primary School Llansawel Crescent Briton Ferry SA11 2UN
Decision: Approved
Ward: Briton Ferry West

App No: **P2019/5048**
Proposal: First floor rear extension including balcony
Location: 107 Wern Road Ystalyfera SA9 2LZ
Decision: Approved
Ward: Ystalyfera

App No: **P2019/5056**
Proposal: Proposed Garage Conversion and Glazed Front Extension.
Location: 27 Cefn Road Gwaun Cae Gurwen SA18 1HF
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2019/5066**
Proposal: Single storey rear extension and detached garage
Location: 13 Tawe Terrace Pontardawe Swansea Neath Port Talbot SA8 4HA
Decision: Approved
Ward: Pontardawe

App No: **P2019/5078**
Proposal: 3 Bedroom Detached Residential Dwelling with
Associated Parking & Landscaping
Location: Plot 29 Owen Jones Way Bryn SA13 2RF
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2019/5080**
Proposal: Re-building of partially collapsed dwelling including
two-storey flat-roof rear extension with roof terrace plus
retention of use of land to rear for garden purposes in
association with No. 8
Location: 8 Thorney Road Baglan SA12 8LW
Decision: Approved
Ward: Baglan

App No: **P2019/5083**
Proposal: Variation of condition 6 (replacement car parking space
in association with a garage conversion) and Condition
17 (no new windows) of P2003/0961 granted on the
09/09/03 to facilitate conversion of garage to living
accommodation
Location: 45 Ascot Drive Baglan SA12 8YL
Decision: Approved
Ward: Baglan

App No: **P2019/5085**
Proposal: Details pursuant to Condition 4 (Materials) of Planning
Application P2018/1009
Location: Plot 21 Forest Lodge Lane Cwmavon Port Talbot
SA13 2RX
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2019/5087**
Proposal: One detached dwelling and associated works
Location: Plot 1 Parc Pen-Y-Bryn Goytre Port Talbot SA13
2XZ
Decision: Approved
Ward: Taibach

App No: **P2019/5089**

Proposal: Side dormer extension, 4 roof lights and insertion of windows in front and rear elevations of loft room

Location: 73 Mariners Point Sandfields SA12 6DN

Decision: Approved

Ward: Sandfields East

App No: **P2019/5096**

Proposal: Works To Two Trees Covered By Tree Preservation Order T21/W8:

T1 Sycamore - Crown Reduction (Approx 3m), Crown Lift (Approx 7m), Approx 7 X Limbs (Inc. Old Ripped Limbs)

T2 Hazel - Crown Lift (Approx 3m), 2 X Limbs

Location: Land To The Rear Of 35 Glannant Way Cimla Neath Neath Port Talbot

Decision: Approved

Ward: Cimla

App No: **P2019/5101**

Proposal: Demolish Garage, Construction of new Cat Sanctuary Building

Location: Tynant Lodge Viaduct Road Cymmer Port Talbot Neath Port Talbot

Decision: Approved

Ward: Cymmer

App No: **P2019/5102**

Proposal: 4 freestanding post mounted signs, with graphics to the front, and powder coated posts to the reverse.

Location: Roundabout 6 A4241 Afan Way Southdown Road SA12 7AQ

Decision: Approved

Ward: Sandfields West

App No: **P2019/5103**
Proposal: Proposed single storey rear extension and front porch
Location: The Bungalow Cemetery Road Cwmgors SA18 1PS
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2019/5116**
Proposal: 2 Storey Rear Extension (s) to No. 82 & No. 84 Cimla Road
Location: 82-84 Cimla Crescent Cimla Neath SA11 3NP
Decision: Approved
Ward: Neath South

App No: **P2019/5131**
Proposal: Conversion of part of existing Public Toilets block (use class sui generis) into a Cafe (use class A3) and retention of remaining public toilet facilities (use class sui generis).
Location: Resolven Public Toilets Car Park Adjacent To A465 Resolven
Decision: Approved
Ward: Resolven

App No: **P2019/5138**
Proposal: Variation of condition 1 of Planning Application 2/3/75/0030/02 to remove agricultural occupancy restriction.
Location: Gelli Deg Court Fairyland Road Tonna Neath SA11 3QD
Decision: Approved
Ward: Tonna

App No: **P2019/5141**
Proposal: Vehicular crossing and hard standing
Location: 29 Elba Avenue Taibach Port Talbot Neath Port Talbot SA13 2HT
Decision: Approved
Ward: Taibach

App No: **P2019/5142**
Proposal: Lawful Development Certificate (Existing) Outbuilding
Location: 59 Min Y Coed Glynneath Neath SA11 5RT
Decision: Issue Certificate
Ward: Glynneath

App No: **P2019/5143**
Proposal: Change of use from A1 to A3 (Cafe)
Location: Florist 47 Herbert Street Pontardawe Swansea SA8 4EB
Decision: Approved
Ward: Pontardawe

App No: **P2019/5144**
Proposal: Single storey side extension
Location: 2 Glynneath Road Resolven Neath Neath Port Talbot SA11 4DP
Decision: Approved
Ward: Resolven

App No: **P2019/5146**
Proposal: Retrospective planning submission for garage conversion
Location: 52 Bryn Morgrug Alltwen Pontardawe SA8 3DP
Decision: Approved
Ward: Alltwen

App No: **P2019/5149**
Proposal: Extension to existing roof lantern
Location: Helios Drive Baglan Energy Park Port Talbot SA12 7AX
Decision: Approved
Ward: Baglan

App No: **P2019/5153**
Proposal: Detached two storey dormer bungalow
Location: Land Adjacent To 1 Neath Road Abergarwed Neath
SA11 4DN
Decision: Approved
Ward: Resolven

App No: **P2019/5154**
Proposal: Two storey rear extension
Location: 11 Grove Lane Skewen Neath SA10 6HB
Decision: Approved
Ward: Coedffranc Central

App No: **P2019/5155**
Proposal: Change of use of existing ancillary factory offices to self-contained speculative office units (Class B1). Plus rebuilding and enclosure of existing external fire escape staircase and alterations to existing entrance steps to provide disabled access lift.
Location: Former Crown Packaging Buildings Neath
Decision: Approved
Ward: Neath East

App No: **P2019/5156**
Proposal: Single storey rear extension, balcony sited within part of extension roof with opaque screening to sides and rear of balcony
Location: 27 St Illtyds Close Baglan Port Talbot SA12 8BA
Decision: Approved
Ward: Baglan

App No: **P2019/5158**
Proposal: Details to be agreed in association with Condition 6 (Japanese Knotweed Management Plan), of Planning Permission P2018/0883 granted on 04/06/19
Location: Hafod Residential Home Wenham Place Neath SA11 3AH
Decision: Approved
Ward: Neath North

App No: **P2019/5159**
Proposal: Single storey front extension
Location: 121B Pen Y Cae Road Port Talbot SA13 2EG
Decision: Approved
Ward: Port Talbot

App No: **P2019/5162**
Proposal: Single storey rear extension
Location: 24 Ynys Fach Avenue Resolven Neath SA11 4LP
Decision: Approved
Ward: Resolven

App No: **P2019/5163**
Proposal: Part single, part two storey rear extensions
Location: 10 Lorraine Close Sandfields Port Talbot SA12 6PJ
Decision: Approved
Ward: Sandfields East

App No: **P2019/5164**
Proposal: Retention of two fascia signs, totem sign at site entrance, 9 car parking signs and bin store sign (non-illuminated)
Location: Vale Of Neath Primary Care Centre Glynneath Neath
Decision: Approved
Ward: Glynneath

App No: **P2019/5165**
Proposal: Single storey front extension
Location: 69 Western Avenue Sandfields Port Talbot SA12 7NB
Decision: Approved
Ward: Sandfields West

App No: **P2019/5166**
Proposal: Single storey front, side and rear extensions plus detached outbuilding
Location: 7 West Crossways Pontardawe Swansea SA8 4NE
Decision: Approved
Ward: Pontardawe

App No: **P2019/5171**
Proposal: Certificate of Lawful Development (Proposed) for the addition of an MOT Test Centre to the existing Vehicle Repair Garage (Use Class B2)
Location: Gower Yard Lane Rear Of 59 To 97 Hunter Street Briton Ferry Neath SA11 2RT
Decision: Issue Certificate
Ward: Briton Ferry East

App No: **P2019/5172**
Proposal: Certificate of lawful development (proposed) for a single storey rear extension
Location: 15 Chapel Close Aberavon Port Talbot Neath Port Talbot SA12 7DB
Decision: Issue Certificate
Ward: Aberavon

App No: **P2019/5175**
Proposal: Retention of existing temporary contractors site accommodation to March 2022.
Location: Ysgol Gyfun Ystalyfera Ynnyddarren Road Ystalyfera SA9 2DY
Decision: Approved
Ward: Ystalyfera

App No: **P2019/5180**
Proposal: Part single/part two storey rear extensions
Location: 21 Bertha Road Margam Port Talbot SA13 2AW
Decision: Approved
Ward: Margam

App No: **P2019/5181**
Proposal: Retention of gym and training facilities for use by the Ospreys Rugby Club for a temporary period until 31st October 2020
Location: Unit 17 Llan Coed Court D'arcy Business Park Llandarcy Neath
Decision: Approved
Ward: Coedffranc West

App No: **P2019/5183**
Proposal: Change of use from place of worship (Class D1) to a personal training studio and beauty room for beauty and aesthetic treatments (sui generic)
Location: Church Adj To 90 Dynevor Road Skewen Neath SA10 6TH
Decision: Approved
Ward: Coedffranc North

App No: **P2019/5187**
Proposal: Detached Garage
Location: 69 Gwilym Road Cwmllynfell Swansea SA9 2GN
Decision: Approved
Ward: Cwmllynfell

App No: **P2019/5190**
Proposal: Details pursuant to Condition 11 (Travel Plan) of Planning Application P2015/0641 granted on March 3rd 2017
Location: Ty'r Orsaf Station Road Port Talbot SA13 1BS
Decision: Approved
Ward: Port Talbot

App No: **P2019/5196**
Proposal: An internally illuminated ATM Collar Sign to existing ATM.
Location: 75 Neath Road Briton Ferry Neath SA11 2DQ
Decision: Approved
Ward: Briton Ferry East

App No: **P2019/5197**
Proposal: Part two storey/part single storey rear extensions
Location: 2 Olive Branch Crescent Briton Ferry Neath SA11 2UF
Decision: Approved
Ward: Briton Ferry West

App No: **P2019/5198**
Proposal: Certificate of Lawful Development (proposed) - CCTV camera
Location: 30-32 Station Road Port Talbot SA13 1JR
Decision: Issue Certificate
Ward: Port Talbot

App No: **P2019/5202**
Proposal: Works to 3 trees covered by Tree Preservation Order T179/W1:
T1 Sycamore (within G528) - remove to ground level - severe decay at base of tree
T2 Oak - fell to high stump, extensive decay at base
T3 Sycamore - remove to ground level - dysfunction and decay present on the compression face of the stem and exposed to wind loading
Location: Land To The Rear Of 1-10 Ten Acre Wood Margam SA13 2SU
Decision: Approved
Ward: Margam

App No: **P2019/5204**
Proposal: Detached garage and new section of wall to replace existing gate on side of rear garden
Location: 6 Ropewalk Neath Neath Port Talbot SA11 1EW
Decision: Approved
Ward: Neath North

App No: **P2019/5206**
Proposal: Non-material amendment to Planning Application P2018/0472 relating to the following:- Ground floor: Change area of bedroom from 11m² to 6.5m² and change area of Kitchen on ground-floor from 8m² to 4.4m². First Floor: bathroom door on left hand side changed from bedroom area to living area; bedroom door re-located to accommodate larger door and door location for bedroom at the back changed to improve the head-height / door-height
Location: 58 Neath Road Briton Ferry Neath SA11 2YR
Decision: Approved
Ward: Briton Ferry East

App No: **P2019/5207**

Proposal: Application made to the Welsh Ministers under The Developments of National Significance (Wales) Regulations 2016 Notice for a Development of National Significance (DNS) for: Part retrospective application for an existing electricity generation operating reserve compound to support the National Grid comprising 10 no. generating containers, together with associated switchgear, site access, boundary treatments and ancillary plant and equipment with proposed installation of additional ancillary plant and equipment including the installation of Selective Catalytic Reduction units.

Location: Land Behind Unit 6A D'arcy Business Park Llandarcy Neath

Decision: Local Impact Report Issued to Inspectorate

Ward: Coedffranc West

App No: **P2019/5219**

Proposal: Single storey rear extension - Certificate of Lawful Development Proposed

Location: 49 Margam Road Taibach SA13 2HR

Decision: Issue Certificate

Ward: Taibach

App No: **P2019/5220**

Proposal: Non-Material Amendment to Planning Application P2018/0968 - Reduction in footprint of the single storey rear extension, one additional window in rear elevation of the extension and change in window design in rear elevation of main aspect of the proposed extension from two small windows to one larger window.

Location: 64 Wern Road Skewen SA10 6DL

Decision: Issue Certificate

Ward: Coedffranc West

App No: **P2019/5229**

Proposal: Certificate of Lawful Development (Proposed) for a single storey rear extension

Location: 25 New Road Cilfrew SA10 8LL

Decision: Issue Certificate

Ward: Aberdulais

App No: **P2019/5230**
Proposal: Lawful Development Certificate (Proposed) to convert garage into living accommodation and erect conservatory on rear elevation
Location: 2 Maes Llwynonn Cadoxton SA10 8AQ
Decision: Issue Certificate
Ward: Cadoxton

App No: **P2019/5231**
Proposal: Details to be agreed in association with Requirement 18(4) (Contaminated Land and Ground Water Verification Report) in relation to Stage 1 - Phase 1A Gas Protection Measures for the Turbine Hall of the Port Talbot Steelworks Generating Station Development Consent Order.
Location: Port Talbot Steelworks Grange Road Margam Port Talbot Neath Port Talbot
Decision: Approved
Ward: Margam

App No: **P2019/5234**
Proposal: Installation of temporary buildings for a period of 24 months for use as School classrooms and facilities.
Location: Sports Field Adj Cwmtawe Community School Pontardawe Swansea SA8 4EG
Decision: Approved
Ward: Pontardawe

App No: **P2019/5252**
Proposal: Consultation from Neighbouring Authority RCTCBC for the temporary use of land for low speed, non-competitive activities such as vehicle testing, drive/rider training, customer experience days, promotional activities, product launch days, filming and photography etc. of both motor cycles and cars
Location: Land At Cwm Hwnt Off Mount Road/Parish Road Rhigos Hirwaun CF44 9UR
Decision: Objections
Ward: Outside Borough

App No: **P2019/5253**
Proposal: Non material amendment application to planning application no P2019/5076 approved on 3rd July 2019 to relocate the granny annexe 2m forward and 1m to the side of the original siting
Location: 1 Wern Olau Cilfrew SA10 8LX
Decision: Approved
Ward: Aberdulais

App No: **P2019/5271**
Proposal: Lawful Development Certificate (Proposed) for a single storey side extension
Location: 45 Waun Daniel Rhos Pontardawe SA8 3HR
Decision: Issue Certificate
Ward: Rhos

App No: **P2019/5278**
Proposal: Single storey side/rear extension - Certificate of Lawful Development Proposed
Location: 6 Oakwood Avenue Pontrhydyfen Port Talbot Neath Port Talbot SA12 9SD
Decision: Issue Certificate
Ward: Bryn And Cwmavon

App No: **P2019/5287**
Proposal: Non-material Amendment to application P2014/0995 to add a List of Approved Plans Condition.
Location: Land At Cramic Way Port Talbot SA13 1RU
Decision: Approved
Ward: Margam

App No: **P2019/5306**
Proposal: Non-Material Amendment to Planning Application P2016/0515 in respect of re-siting of garage so it attaches to dwelling
Location: Land Adjacent To The Barracks Queen Street Pontrhydyfen Port Talbot SA12 9TF
Decision: Approved
Ward: Pelenna

App No: **P2019/5318**
Proposal: Single storey rear extension - Certificate of Lawful
Development Proposed
Location: 6 Woodland Park Glynneath Neath Neath Port Talbot
SA11 5AY
Decision: Issue Certificate
Ward: Glynneath

App No: **P2019/5326**
Proposal: Certificate of Lawfulness (Proposed) - Single storey
rear extension
Location: 26 The Highlands Neath Abbey Neath Neath Port
Talbot SA10 6PB
Decision: Issue Certificate
Ward: Dyffryn

App No: **P2019/5328**
Proposal: Certificate of Lawfulness (Proposed) - Construct
permeable surface to front garden to create a car
parking space
Location: 4 Millbank Waunceirch SA10 7FJ
Decision: Issue Certificate
Ward: Bryncoch South