



## **PWYLLGOR CYNLLUNIO**

**2.00 PM - DYDD MAWRTH, 5 TACHWEDD 2019**

**COMMITTEE ROOM 1/2 - PORT TALBOT CIVIC CENTRE**

### **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

### **Adroddiad/au gan Bennaeth Cynllunio a Diogelu'r Cyhoedd**

#### **Adran A - Materion i'w Penderfynu**

#### **Ceisiadau Cynllunio wedi'u hargymell ar gyfer Cymeradwyaeth**

4. Cais Rhif. P2019/5389 - Canolfan Croeso, Heol Pontneddfechan, Glyn-nedd (*Tudalennau 9 - 20*)

Cadw'r tŷ allan presennol yn ogystal â'r estyniad ochr unllawr i'w gysylltu â'r prif adeilad er mwyn adleoli'r gegin i'r tŷ allan; adeiladu gât a ffens 2 fedr o uchder er mwyn amgáu'r ardal storio allanol; gosod drws yn lle ffenestr i estyniad ochr y prif adeilad yn y Ganolfan Groeso, Heol Pontneddfechan, Glyn-nedd SA11 5NR.

5. Cais Rhif. P2019/5420 - 14 Cilgant Elba (*Tudalennau 21 - 40*)

Newid defnydd annedd breswyl (C3) i dŷ amlfeddiannaeth â 5 ystafell wely (C4) ac estyniad cefn deulawr yn 14 Cilgant Elba, Twyni Crymlyn, Abertawe SA1 8QQ.

## **Adran B - Materion Er Gwybodaeth**

6. Apeliadau a dderbyniwyd - 18 Medi i 28 Hydref 2019  
(*Tudalennau 41 - 42*)
7. Penderfyniadau Dirprwyedig - 18 Medi i 28 Hydref 2019  
(*Tudalennau 43 - 66*)
8. 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, 30 Hydref 2019**

## **Aelodaeth Pwyllgor:**

**Cadeirydd:** S.Paddison

**Is-Gadeirydd:** S.Pursey

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

**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](http://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](mailto: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:**

**24 September 2019**

**Chairperson:** Councillor S.Paddison

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

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

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

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1. **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the previous meeting held on 3 September, 2019 be approved.

2. **SITE VISITS**

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

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

Officers made a presentation to the Planning Committee on this updated Application, as detailed in the circulated report. Members noted that the Application before Committee today sought an updated resolution on Application No. P2018/0493 (Afan Valley Adventure Resort), which was previously agreed by Committee on 19 March 2019.

**RESOLVED:** 1. That planning permission be GRANTED for the development subject to the conditions

detailed below, and subject to signing of a legal agreement under Section 106 based on the following broad Heads of Terms:

- Inclusion of a Legal Framework to address provision of Solar farm site and another off-site compensation site/s and associated Habitat Management Plans in accordance with a sequential approach
  - Contribution towards / provision of access to and improvements to National Cycle Network Route 885
  - Implementation (as far as practicable having regard to site works) of advanced structural landscaping.
2. That if the required section 106 agreement is not completed by 31 March 2020, 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 Chair of Planning.

That delegated authority be given to the Head of Planning and Public Protection and the Development Manager – Planning, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and outline consent issued.

#### 4. **APPLICATION NO. P2014/0825 - FOEL TRAWSNANT**

Officers made a presentation to the Planning Committee on this Application (Installation of 11 wind turbines with a maximum tip height of 145m to generate up to 33 MW, together with ancillary development including substation and control building, on site

underground electrical cables, stone site access tracks, temporary construction compounds, turbine foundations and temporary crane pads. (Amended application which seeks a reduction in the number of turbines from 13 to 11, an increase in maximum tip height of turbines from 120m to 145m) at Foel Trawsnant, Bryn, Port Talbot) as detailed in the circulated report.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2014/0825 be approved, subject to the conditions detailed in the circulated report.

5. **APPLICATION NO. P2019/5237 - PLAZA CINEMA**

Officers made a presentation to the Planning Committee on this Application (partial demolition of the rear section of the Grade II listed building, erection of replacement extension and change of use of whole building to mixed use community facility comprising cafe (A3), hall (D2), multi-purpose rooms (D2), gymnasium (D2) and ancillary facilities, 2no A1/A2/A3 units, offices (A2/B1) and associated car parking, cycle store, bin store, employee amenity area, drainage, highways and engineering works. (20/08/19 - Revised plans consultation on Preliminary Risk Assessment Report and associated appendices A-G) at Plaza Cinema, Talbot Road, Port Talbot) as detailed in the circulated report.

Officers explained that there was a typing error within the circulated report – Condition 27 should read 06.00hrs and not 07.00hrs.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2019/5237 be approved, subject to the conditions detailed in the circulated report, including the rewording of Condition 27, as above.

6. **APPEAL DETERMINED - 26 AUGUST TO 17 SEPTEMBER 2019**

**RESOLVED:** That the following Appeal determined 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, Neath.

Decision:

Appeal Allowed

7. **DELEGATED DECISIONS - 26 AUGUST TO 17 SEPTEMBER 2019**

Members received a list of Planning Applications which had been determined between 26 August and 17 September 2019, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

**CHAIRPERSON**



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

<b><u>APPLICATION NO:</u> P2019/5389</b>	<b><u>DATE:</u> 26/09/2019</b>
<b>PROPOSAL:</b>	Retention of existing detached outbuilding plus single-storey side extension to connect it with main building to facilitate relocation of kitchen into outbuilding; construction of 2m high fence & gate to enclose external storage area; insertion of door in lieu of window to side elevation of main building
<b>LOCATION:</b>	Tourist Information Centre Pontneathvaughan Road Glynneath SA11 5NR
<b>APPLICANT:</b>	Mr G Richards
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Glynneath

**BACKGROUND INFORMATION**

This application is reported to committee for decision on the basis that it is a property which is owned by the council and has been the subject of enforcement complaints. For this reason a previous application seeking to regularise development at the site was also previously reported to Committee. It should be noted that this application seeks consent to regularise matters relating to the detached building, along with permission for new development, in an open and transparent manner.

**SITE AND CONTEXT**

The application site is located at the former Tourist Information Centre, Pontneathvaughan Road, Glynneath (now known as Sgwd Gwladys). It measures approximately 0.036 hectares in area and comprises a two storey converted former farm building located along the north eastern side boundary of the site. There is also a small single-storey wing of the building located on the south western side of the building that is used as the entrance/kitchen. The building adjoins an adjacent concrete block and metal sheet farm building along the south eastern boundary, but this is outside of the application site. Externally, within the grounds of the property, there is a detached outdoor servery and storage building, together with external seating and a totem sign.

## DESCRIPTION OF DEVELOPMENT

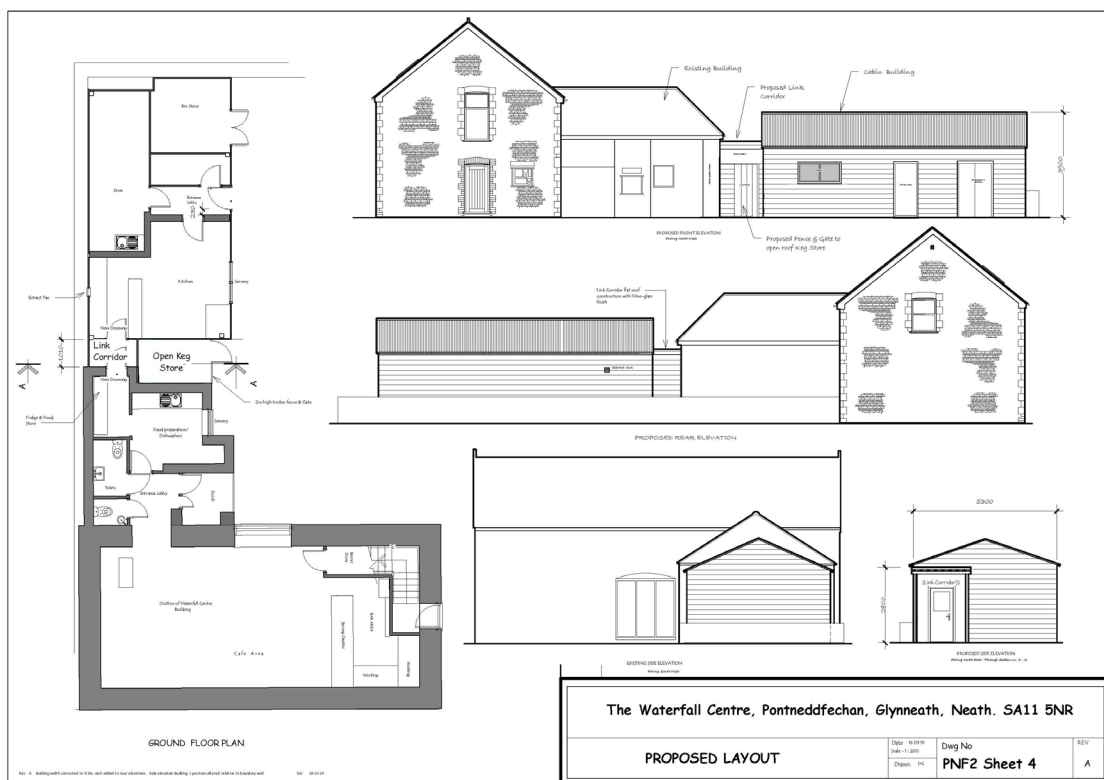
This is a full planning application for the retention of an existing detached outbuilding, plus construction of a single-storey side extension to connect it with the main building to facilitate the relocation of the kitchen into the outbuilding. It also seeks consent for the construction of a 2m high fence and gate to enclose the external storage area, plus the insertion of a door in lieu of a window to the side elevation of the main building.

Members should note that following the granting of planning permission ref. P2018/0860 (which approved the retention and alteration of the detached storage building/servery with new pitched roof in lieu of seating area and stepped access) works have been undertaken to the detached outbuilding to reduce its height etc. However, as part of the ongoing enforcement investigation it has been identified that the building has not been constructed in accordance with the approved plans – hence the submission of this application.

The building measures 9.7m in length by 5.3m in depth and 3.9m in height and is currently approved and used for food storage, bin storage and a servery area. However, following an inspection from the Council's Food Safety Team it has been identified that there is a need to provide enhanced/larger kitchen facilities at the property to comply with relevant standards. The proposal is now therefore to install a window (in lieu of the existing kitchen window) to the side of the property to allow access (via a new covered link corridor) into a replacement kitchen located in the existing servery area - which is larger in size to meet Food Safety's requirements.

The existing 'kitchen' area would then be converted into a food storage, dishwashing and preparation area with the existing window now used as a servery hatch (e.g. for ice creams). In front of the proposed link it is proposed to create an open 'keg' storage area screened by a 2m high timber fence with gate.

It should be noted that all other matters relating to car parking and the use of the building would be as approved under Planning Application ref. P2018/0860. Compliance with such requirements has been the subject of formal enforcement action through the service of a Breach of Condition Notice on the operators.



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

## NEGOTIATIONS

Not Applicable.

## PLANNING HISTORY

The application site has the following relevant planning history: -

- P1987/0697 – Tourist and Visitor Information and Interpretive Centre. Approved 11/12/87.
- P2017/0310 - Change of use of former Tourist Information Centre to a mixed use café (Use Class A3) on ground-floor and tourist residential lodging accommodation at first-floor (Use Class C3). Approved 16/05/17.
- P2017/0505 - Details to be agreed in association with conditions 3 (Bin storage), 4 (parking scheme), 6 (delivery management plan) and 7 (car parking management scheme) of planning permission P2017/0310 granted on 16/05/2017. Approved 12/06/17.

- P2017/0805 - Non-material amendment to P2017/0310 to allow change of window to door - facilitating access to bunk house. Approved 29/08/17.
- P2017/0837 - Variation of Condition 9 (Opening Hours) of Planning Application P2017/0310 granted on 16/05/17 to allow extended operating hours from 18.00pm to 23.00pm. Approved 22/09/17.
- P2018/0859 - Retention of 1 x externally illuminated fascia sign; 6 x non-illuminated signs and 1 x non-illuminated totem sign. Approved 04/12/18.
- P2018/0860 - Retention of premises as café/restaurant/bar (Use Class A3) with tourism accommodation at first-floor (Use Class C1); retention and alteration of detached storage building/servery with new pitched roof in lieu of seating area and stepped access, plus formation of dedicated parking area for 6 vehicles on land to the north-east of the Angel Hotel and one disabled persons parking space on site. Approved 15/01/19.
- P2019/0377 - 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. Approved 03/05/19.
- P2019/0344 - Details to be agreed in association with Conditions 4 (Materials); 5 (Construction Method Statement) and 6 (Fuel Spill Procedure) of Planning Permission P2018/0860 granted on 15/01/19. Approved 14/05/19.

## CONSULTATIONS

**Brecon Beacons National Park:** No objection.

**Environmental Health Section:** No objection, subject to conditions.

**Contaminated Land Unit:** No objection, subject to a condition.

**Head of Engineering & Transport (Highways):** No objection.

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

## REPRESENTATIONS

A site notice was also displayed on 27/09/19. In response, to date, no representations have been received.

## REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### National Planning Policy:

[Planning Policy Wales](#) (Edition 10) was extensively revised and restructured at the end of 2018 to take into account the themes and approaches set out in the Well-being of Future Generations (Wales) Act 2015, and to deliver the vision for Wales that is set out therein.

PPW10 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note 12: Design

### Local Planning Policies

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

## Strategic Policies

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

## Topic based Policies

- Policy SC1 Settlement limits
- Policy TO1 Tourism Development in the Countryside
- Policy EN5 Conversion and Extension of Existing Buildings in the Countryside
- Policy 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)
- [Design](#) (July 2017)

## Issues

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

## Principle of Development

It is noted that the application site is located outside the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP). Nevertheless, the use of the existing building as a café/bar/restaurant with tourism accommodation above, together with the retention and alteration of the outbuilding, has previously been approved as development which complies with one of the permitted exceptions defined within Policy SC1. As this new proposal only seeks approval of minor changes to the approved building itself, and the inclusion of a kitchen within the building (with other associated changes) forms part of the wider approved use for the site, it is

considered that there remain no objections to the principle of development since it continues to comply with Policy SC1.

Accordingly, the general principle is therefore acceptable, provided there are no overriding highway, amenity or environmental objections.

#### Impact on Visual Amenity

It is considered that the retention and alterations to the 'detached' storage building/ servery would be akin to the appearance of the existing agricultural buildings immediately adjacent to the site and, as such, are acceptable in terms of visual amenity. Furthermore, it is considered that the small increase in external dimensions and additional alterations proposed, including insertion of a door and provision of link corridor and keg store, would also be acceptable in terms of visual amenity. As such, the overall development would not be out of keeping with the character and appearance of the area.

#### Impact on Residential Amenity

It is noted that the application site is located approximately 25m away from the closest part of The Angel Inn, which is a Public House located on the northern site of Pontneathvaughan Road, and approximately 90m away from the closest residential property. Furthermore, the existing main building also adjoins farm buildings. As such, it is considered that the retention of the 'outbuilding' plus other alterations, including re-location of the kitchen area, would not result in any unacceptable overlooking, overshadowing or overbearing issues. It is also considered that the level of noise and disturbance associated with the overall development would be comparable to that of the previously approved use and the Public House opposite. As such, it is considered that the proposed development would have no detrimental impact upon the amenity of the occupiers of the adjacent properties.

It should also be noted that the Environmental Health Section offers no objection subject to a condition relating to the provision of an extraction/odour control scheme. This matter has been discussed with the developer in conjunction with the Environmental Health Officer and the developer has confirmed that they would look to install professional catering style/size extraction equipment internally with the necessary odour control functions (e.g. filters) which would require a small ventilation grille to the rear elevation and avoid the need for an external chimney flue (which would have consequential visual impacts).

## Parking and Access Requirements and Impact on Highway Safety

It should be noted that the parking arrangements for the property including 'off-site' parking bays and provision of an 'on-site' disabled space would remain as approved under Planning Application P2018/0860. The provision of these remains the subject of ongoing enforcement action.

Due to the scale and nature of this development the Head of Engineering and Transport (Highways Section) offers no objection. It is therefore considered that there would be no detrimental impact upon highway or pedestrian safety.

## Contaminated Land

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

## 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 overall development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TO1, EN5, 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 subject to the following 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:

Dwg. No. PNF2 Sheet 1 - Location Plan.

Dwg. No. PNF2 Sheet 2 - Existing Block Plan.

Dwg. No. PNF2 Sheet 3 - Proposed Block Plan.

Dwg. No. PNF2 Sheet 4 - Existing Layout.

Dwg. No. PNF2 Sheet 4 - Proposed Layout.

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 Prior to works commencing on the link extension hereby approved a scheme for the extraction and control of cooking odours from the new kitchen shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in accordance with the DEFRA document "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems". Prior to the first beneficial use of the new kitchen the approved scheme shall be constructed, operated and maintained in accordance with the approved scheme, and retained as such thereafter.

Reason:

The increased kitchen area will require catering size/standard equipment and to protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

## Regulatory Conditions

- 4 The linked outbuilding hereby approved shall be retained with grey galvanised roof sheets, and the walls will be finished with timber cladding stained dark grey/charcoal as approved under P2019/0344 granted on 14/05/19. The proposed link and fence hereby approved shall also be finished with timber cladding stained dark grey/charcoal to match those used in the existing linked outbuilding, and retained as such thereafter.

### 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.

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

### Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 6 The linked outbuilding hereby approved shall only be used as a kitchen and storage area/ bin store in connection with the use of the main building as a café/restaurant/bar, and the use shall be laid out and thereafter retained in accordance with drawing ref. PNF2 Sheet 4 (Proposed Layout).

Reason:

In the interest of clarity and to comply with the requirements of 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**

<b><u>APPLICATION NO:</u> P2019/5420</b>	<b><u>DATE:</u> 12/09/19</b>
<b>PROPOSAL:</b>	Change of use from residential dwelling (C3) to a 5 bedroom H.M.O. (C4) and a two storey rear extension
<b>LOCATION:</b>	14 Elba Crescent, Crymlyn Burrows, Swansea SA1 8QQ
<b>APPLICANT:</b>	Mr A. Bointon
<b>TYPE:</b>	Change of Use
<b>WARD:</b>	Coedffranc West

**BACKGROUND INFORMATION**

Ward Councillor Helen Ceri Clarke requested on 21<sup>st</sup> October 2019 that the application be reported to Planning Committee (in summary) on the grounds that there will be an over-intensification of HMO properties in Crymlyn Burrows to above 20% which will have a detrimental effect on the overall feel and appearance of the village; an adverse impact on community cohesion; further exacerbate the problems experienced by permanent residents in respect of noise, litter, parking issues and antisocial behaviour at the properties already approved for HMO status; and that there is a very real danger of it becoming the sort of place that families will not wish to purchase property in, meaning that it eventually becomes a village of transient population with no investment in the community or civic life.

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.

**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 14 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. There is an existing garage which is accessed off the rear lane which will be demolished to facilitate this application.

## 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) incorporating five bedrooms. The proposal also includes a two storey rear extension.

The proposed extension will be 5.4 metres in width, 2.7 metres in depth and will have a flat roof to the height of 5.43 metres. The extension will provide space for a lounge on the ground floor and a bedroom on the first floor. There will only be fenestration on the rear elevation of the extension and the materials used will match the existing dwelling.

Three car parking spaces will be provided in the rear garden area (following demolition of an existing garage) with access off the existing rear lane. Cycle parking is also proposed.

In support of the application the applicant has provided a statement setting out their intentions for the property, and specifically stating that the potential tenants would not be students but professional lecturers, tutors and professional IT persons involving personnel mainly but not exclusively from the Netherlands and Belgium on 4 and 6 week secondments.

## PLANNING HISTORY

The property has no planning history.

## CONSULTATIONS

**Coedffranc Town Council** - Object on the following grounds:

1. Members believe that there are too many HMO's in Crymlyn Burrows
2. Parking concerns for extra residents as there is already an issue due to the university and existing HMO's and the application site cannot accommodate all the parking spaces required for the proposal
3. The residents feel as if they are being pushed out of the area and what provision will be made for the residents that remain in the area.

**Head of Engineering &Transport (Highways)** – Initial concerns as parking spaces shown were not of adequate size (since addressed).

**Environmental Health (Noise)** - No objection, subject to conditions

**Biodiversity Section** – No objection

## REPRESENTATIONS

The neighbouring properties were consulted on 2<sup>nd</sup> October 2019 with a site notice also displayed on the same date.

In response, to date 7 no. representations have been received in total from 7 different properties 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.
- 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 development could cause further parking problems where there are already parking problems due to the university students and HMO university students.
- Concerns regarding potential noise 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 and there is plenty of student accommodation being built in Swansea

- Concerns over the state of the rear lane and any further vehicular traffic could cause flooding to the objectors property
- Concerns over the extension as it would be constructed over the objectors kitchen and would prevent light to the objectors garden and close to the objectors bedroom window

## 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, social cohesion, 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 number of applications have previously been reported to Committee on 2<sup>nd</sup> October 2018 (no. 17 Elba Crescent) and 11<sup>th</sup> June 2019 (no's 3 and 38 Elba Crescent).

All of the above applications were approved, the conclusion being reached on each proposal that there were no grounds to refuse the application on

the basis of unacceptable impact upon residential amenity or over concentration of HMOs, having particular regard to the percentage and spatial distribution of HMOs present in the existing area. Nevertheless, Members were advised that the HMO situation in Crymlyn Burrows would continue to be monitored / investigated.

### *Evolving National Policy Context*

Welsh Government 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 person's 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.

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.

### *Assessment of Current Application*

In the absence of a HMO Policy, this application (like others that have preceded it) 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.

### *Current Situation*

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.

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".

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 (7 no. to date on this application) 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.

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.

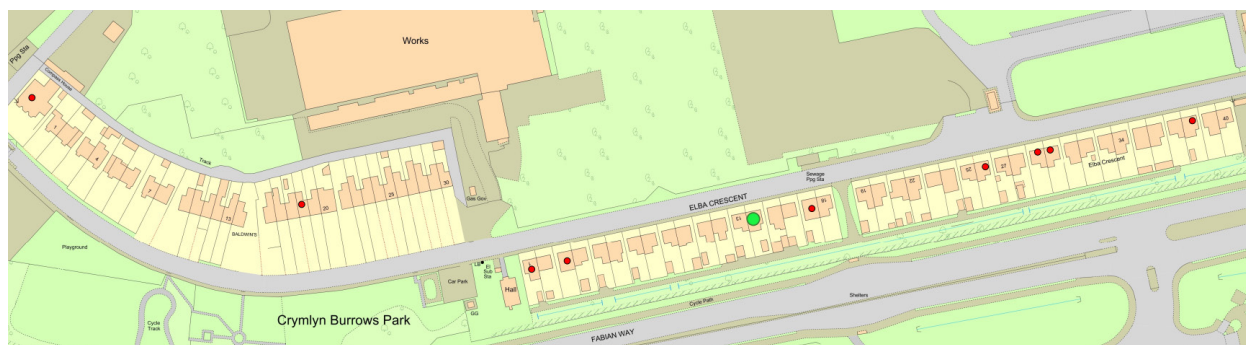
It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or indeed at what point the number of HMOs within an area will have an impact upon the existing community. 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.

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.

Within the above context, the Authority (through determination of recent applications at Planning Committee in October 2018 and June 2019) has accepted that the number and spatial distribution of HMOs currently in Elba Crescent and Baldwins Crescent would not have an unacceptable impact on local character. In terms of percentages, the existing situation is shown in the table below.

	Existing HMO No's
Elba Crescent (all)	7 out of 40 (17.5%)
Elba Crescent (1 - 18)	3 out of 18 (16.7%)
Elba Crescent (19 - 40)	4 out of 22 (18.2%)
Elba & Baldwins Crescent (all)	9 out of 71 (12.7%)

The spatial distribution of existing HMOs is shown on figure 1 below (existing HMO's are red with the application site a green dot)



Previous reports have emphasised to Members that Officers have liaised with Council Tax and Environmental Health colleagues, served Planning Contravention Notices (PCNs) on 12 properties, reviewed the register of electors, council tax records and undertaken visits to the area, including recent door-to-door visits, all of which 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.

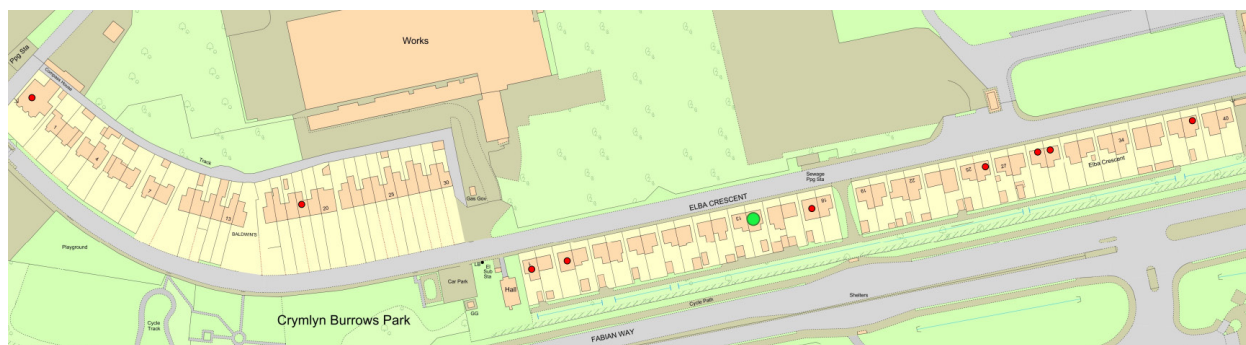
It remains the case that the conclusions reached by previous Planning Committees at that time were robust and sound.

The proposed change of use of this property would introduce one more HMO into Elba Crescent, taking the total of HMOs in Elba Crescent to 8 (20% of 40 properties). This is shown on the table below

	Existing HMO No's	Resulting HMO (incl. no. 14)
Elba Crescent (all)	7 out of 40 (17.5%)	8 out of 40 (20%)
Elba Crescent (1 - 18)	3 out of 18 (16.7%)	4 out of 18 (22.22%)
Elba Crescent (19 - 40)	4 out of 22 (18.2%)	4 out of 22 (18.2%)
Elba & Baldwins Crescent (all)	9 out of 71 (12.7%)	10 out of 71 (14.08%)

Taking this 'section' of Elba Crescent on its own, the figure would be 4 out of 18 (22.22%) but it is strongly considered that this would not be appropriate since there is a need to consider the distribution of HMOs within the street to ensure there would be no demonstrable impact on local character, and in this case this is best considered by looking at Elba Crescent as a whole, and then in smaller 'chunks' (such as the 50m distance advocated in the Swansea Policy).

Based on such an assessment, it is considered that the overall 20% figure for Elba Crescent, coupled with the location of this property away from any identified concentration or grouping of HMOs (see figure below), would mean that the proposal would not result in a disproportionate or unacceptable over intensification of HMO uses in this location.



## *Noise and Disturbance*

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. There have been 8 complaints from residents in the area, 5 of these related to current noise investigation on a single property which is being jointly investigated by the Council and Swansea University. It should be noted that the working relationship with the University to resolve and enforce these issues of “expected behaviour” of students has seen positive results. For example a letter from the University directly to the occupiers of the property saw an instant improvement of the issue.

Of the remaining 3 complaints 2 related to noise during the first week of student occupation only and were resolved by reporting the complaints to the landlords and the other was regarding an overgrown bush impinging on the pavement.

Relating to waste issues, a complaint was received previously which 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.

## *Nature of Proposed Occupancy*

The applicant has provided a supporting statement which sets out the nature of occupancy proposed, which includes the following submissions:-

*“We have been approached by a Dutch online software development company and members of the Erasmus University, Rotterdam who have agreed to develop software programmes to work in conjunction with Cardiff Bay University computer degree courses. This is intended to lead to employee training for an IT developer in the Neath Port Talbot area.”*

*The heads of agreement provides for an initial four year programme which will involve personnel mainly but not exclusively from the Netherlands and Belgium on 4 and 6 week secondments and will be lecturers, researchers and instructors.*

*The occupation will be mainly in the University term time but running over into the other periods. These are professional folk, rather than students and levels of occupancy are not specifically defined.*

*The fact that the tenants will not be students but professional lecturers, tutors and professional IT persons, will also help in supporting the application as these professional people are not the same as students in their social activities and habits.”*

It is of note firstly that the Environmental Health Officer has clarified as follows:-

“Although the Planning definition of a HMO is directly aligned with that contained in Housing Act 2004 (i.e. 3 persons forming 2 or more households), section 254 of the Housing Act 2004 requires that a series of additional tests are applied when determining if a property is a HMO under that legislation. All of these tests contain the requirement that “the living accommodation is occupied by those persons as their only or main residence”. Based on the supporting statement provided by the applicant, the persons would only be residing here temporarily while maintaining homes elsewhere, and the property would not be a HMO and therefore subject to the additional powers contained in the Housing Act 2004 to deal with HMOs. Furthermore, as the property is occupied under licence rather than a tenancy, the property and its landlord would also not be subject to the requirements to register and licence under the Housing (Wales) Act 2016 (otherwise known as Rent Smart Wales). It is acknowledged however that if planning permission is granted, the property could resort to a more typical HMO occupation at any time, and that Housing Act 2004 powers would then come into use.”

These comments are noted, however as the EHO has clarified the Planning Definition of a HMO does not differentiate in the status or employment of the occupiers, and planning seeks only to control the use of land. Accordingly, while it is noted that the intention of the applicant is to have ‘professionals’ as tenants – which may be potentially less worrying to nearby residents in terms of potential for noise and disturbance for example – this cannot be controlled by the Planning Authority. It is also arguable that the proposed nature of occupation is itself more transient than student occupied properties, which could have different impacts in relation to community and social cohesion. In this respect, the proposal must be treated as an ‘open’ Class C4 HMO use.

Accordingly, based on the location and number of HMO uses within the area and within the current LDP Policy context, and 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.

### Layout and Capacity of Property

The Environmental Health Officer has raised no objections to the principle of this development and states that he has no complaints relating to the property conditions or management of the existing HMO's in this area.

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).

### Impact on Visual Amenity

The proposed extension will be an infill extension and is relatively modest in size. While designed with a flat roof, which does not respect the character of the main dwelling, given its location at the rear and the significant screening to the main road beyond, it is considered that any impacts would not be significant or warrant refusal on design grounds.

It is further 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

While a flat roof two storey rear extension is proposed, this would be modest in scale and is separated from the adjoining property (no 13) by an existing single storey extension on the application property itself. The restricted height and depth of the extension would not cause any unacceptable issues with regard to residential amenity to the residents of either neighbouring property, complying with the Council's 45 degree guideline.

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 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.

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

In light of the above it is considered that there are no justifiable grounds to refuse planning permission on residential amenity grounds.

#### 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 initially raised concerns regarding the size of the parking spaces shown on the plan. However, the parking spaces have since been increased in size, and this represents an improvement on the existing car parking provision serving the property. 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 have been 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 provide additional parking provision to serve the new use, and would represent an acceptable form of development in a sustainable location, such that there would be 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:

- Concerns that students are causing rubbish issues at the properties and in the street, both of which could attract rats, would not be a material planning concern and would be an environmental health issue.
- 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.

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:            Approval with 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:

Drawing No 062/05 - Proposed Elevations

Drawing No 552/04 - Proposed Floorplans

Drawing No 552/04 - Floorplans and roof plans

Drawing No 062/01 - Site Plans

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 062/01 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 runoff 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 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.



## SECTION B – MATTERS FOR INFORMATION

### APPEALS RECEIVED

#### a) Planning Appeals

**Appeal Ref:** A2019/5004      **Planning Ref:** P2019/5070

**PINS Ref:** APP/Y6930/A/19/3238694

**Appellant:** Mr S Bailey

**Proposal:** Change of Use from Public House (Class A3) to a Dwelling (Class C3)

**Site Address:** Farmers Arms Glynneath Road Resolven SA11 4DW

**Start Date:** 21 October 2019

**Appeal Method:** Written Representations

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**Appeal Ref:** A2019/5005      **Planning Ref:** P2019/5292

**PINS Ref:** APP/Y6930/D/19/3239260

**Appellant:** Mr Robin Adams

**Proposal:** Single-storey storeroom extension to front/side of dwelling

**Site Address:** 5 Queen Street Glyncorrwg SA13 3BL

**Start Date:** 25 October 2019

**Appeal Method:** Fast Track

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 18<sup>th</sup> SEPTEMBER 2019 AND 28<sup>th</sup> OCTOBER 2019

App No: **P2018/0491**

Proposal: Section 73 application to vary conditions 3 and 4 (To allow an extension of time for the submission of reserved matters in relation to the remaining phases of the development) of Planning Permission P2010/0222 for the erection of a university campus originally approved on the 31/08/12

Location: Bay Campus Fabian Way Neath

Decision: Approved subject to a 106 agreement

Ward: Coedffranc West

App No: **P2018/0724**

Proposal: 5 dwellings (outline) with associated highway improvements including details of access, layout and scale

Location: Rear of 11-19 Castle Street Skewen Neath

Decision: Approved subject to a 106 agreement

Ward: Coedffranc Central

App No: **P2019/0098**

Proposal: Removal of condition 1 to allow for permanent retention of two storey office building and variation of conditions 3, 4 and 5 (Land contamination) of planning permission P2015/0972 granted on 29-Jan-2016 to allow submission of details post commencement of development / post first beneficial use of two storey office building (Ground investigation report received 01.04.19)

Location: Sandvik Osprey Ltd Milland Road Industrial Estate Neath SA11 1NJ

Decision: Approved

Ward: Neath East

App No: **P2019/0224**  
Proposal: Details to be agreed in association with Condition 3 (Drainage) 4 (land contamination) of Planning Permission P2018/0769 granted on 19/11/2018  
Location: Unit 1 Ynysygerwn Avenue Aberdulais Neath SA10 8HH  
Decision: Approved  
Ward: Aberdulais

App No: **P2019/0326**  
Proposal: Single storey rear extension to office building  
Location: Sandvik Osprey Limited Milland Road Industrial Estate Neath SA11 1NJ  
Decision: Approved  
Ward: Neath East

App No: **P2019/0449**  
Proposal: Works to tree protected by Tree Preservation Order T314/W7 - 3 No. Silver Birch trees consists of topping and reducing the crown by 25%.  
Location: Land To The Rear Of 11 Llys Y Ddraenog Margam Village Port Talbot SA13 2TQ  
Decision: Refused  
Ward: Margam

App No: **P2019/5029**  
Proposal: Planning application for the retrospective change of use of an existing building from a car assembly and distribution plant (class B2/B8) to an online auction house and distribution unit (mixed use B2/B8/Sui Generis), with the retention of existing office space (class B1), a DVLA compound (Sui Generis) and associated containers , means of enclosure, a customer cafe (class A3), amendments to the exterior of the building.  
Location: Unit 36 Kenfig Industrial Estate Road Margam SA13 2PE  
Decision: Approved  
Ward: Margam

App No: **P2019/5050**  
Proposal: Retention of use of part of the second floor as an apartment for use as an ancillary rest area for employees.  
Location: Unit 36 Kenfig Industrial Estate Road Margam Port Talbot Neath Port Talbot  
Decision: Refused  
Ward: Margam

App No: **P2019/5082**  
Proposal: Demolition of an existing building and erection of a new biomass boiler house building to house woodchip fed biomass plant (Max 2 MW thermal output), plus chimney and associated works.  
Location: The Metal Box (Hale) 2 Milland Road Industrial Estate Milland Road Neath SA11 1NJ  
Decision: Approved  
Ward: Neath East

App No: **P2019/5111**  
Proposal: Detached dwelling (outline with all matters reserved) (Amended Plans Received 17th September 2019)  
Location: Land Adj To 31 Dyffryn Road Pontardawe SA8 3BX  
Decision: Approved  
Ward: Alltwen

App No: **P2019/5114**  
Proposal: Details to be agreed in association with conditions 6 (Demolition and Construction Method Statement), 7 (Existing Tree Protection Measures) and 8 (Highway Condition Survey) of application P2018/0746 granted on 29 March 2019.  
Location: Land At Parc Newydd Briton Ferry Neath SA11 2UP  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2019/5129**  
Proposal: Demolition of garage, replacement roof structure to main dwelling and two storey rear extension  
Location: 44 Neath Road Tonna Neath SA11 3DJ  
Decision: Approved  
Ward: Tonna

App No: **P2019/5170**  
Proposal: Demolition of single storey rear extension and construction of a single storey extension  
Location: 22 Afan Terrace Salem Road Cwmavon Port Talbot SA12 9ET  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2019/5194**  
Proposal: Single storey extension rear/side extension.  
Location: 26 Regent Street West Briton Ferry Neath Neath Port Talbot SA11 2PN  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2019/5199**  
Proposal: Erection of stables and creation of paddock  
Location: 6 The Oaks Heol Y Glo Kenfig Hill Bridgend Neath Port Talbot  
Decision: Approved  
Ward: Margam

App No: **P2019/5211**  
Proposal: Detached Dwelling  
Location: Plot 22 Forest Lodge Lane Cwmavon Port Talbot SA13 2RX  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2019/5217**

Proposal: Demolition of two storey and single storey rear extensions, temporary office building, and roofs to three storey extension. The erection of a 3 storey rear extension incorporating a pitched roof over the existing 3 storey rear extension and internal refurbishments works to the main building. The creation a new vehicle access and a parking area to the rear plus associated works for use as Offices.

Location: 8 Wind Street Neath Neath Port Talbot SA11 3EH

Decision: Approved

Ward: Neath North

App No: **P2019/5221**

Proposal: To vary by written agreement Condition 20 of planning permission P2005/0393 (Approved on the 8/2/08) in relation to phasing of strategic sewerage strategy.

Location: Coed Darcy Former Llandarcy Oil Refinery Llandarcy Neath

Decision: Approved

Ward: Coedffranc West

App No: **P2019/5224**

Proposal: Non Material amendment to Planning Permission P2006/0880 to alter the external appearance and to reduce in footprint 3 No. FOG units, together with adjustment to associated parking arrangements for 3 no. detached dwellings.

Location: Heritage Gate Coed Darcy Neath

Decision: Approved

Ward: Coedffranc West

App No: **P2019/5225**  
Proposal: Approval of Details pursuant to Condition 1 (External Materials), Condition 2 (Levels), Condition 5 (Boundary treatments), Condition 20 (Drainage) of Planning Permission P2006/0880.  
for 3 no. FOGS and 3 no. detached houses only pursuant to Reserved Matters Approval P2006/0880 granted on 31/10/2006.  
Location: Heritage Gate Coed Darcy Neath  
Decision: Approved  
Ward: Coedffranc West

App No: **P2019/5226**  
Proposal: Demolition of existing Chapel (Use Class D1) and formation of a new car parking area (Sui Generis Use)  
Location: St Joseph's Chapel Chapel Street Cymmer Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Cymmer

App No: **P2019/5235**  
Proposal: Change of use of ground floor to 1 no. retail unit and 1 no. office unit, provision of 4 no. flats over first and second floors and demolition of outbuildings  
Location: 30 High Street Neath SA11 3GA  
Decision: Approved  
Ward: Neath North

App No: **P2019/5240**  
Proposal: Details pursuant to the partial discharge (plots 2 to 9 only) of condition 8 (Verification report which demonstrates the effectiveness of the approved and implemented contamination remediation measures only) of outline planning permission P2013/0038 allowed at appeal (reference: APP/Y6930/A/14/2218029) on 21.08.15 (Additional contamination information received 10/09/2019)  
Location: Alltwen Industrial Estate Lon Hir Alltwen Pontardawe SA8 3DE  
Decision: Approved  
Ward: Alltwen



App No: **P2019/5243**  
Proposal: Change of use from B8 (Storage & Distribution) to B2 (General Industrial), erection of storage building, cycle racks, waste compound, plant compound; installation of roof flues, windows and louvres to main building; and new car parking and servicing layout  
Location: Unit 3 (Zone 3) Kenfig Industrial Estate Margam SA13 2PE  
Decision: Approved  
Ward: Margam

App No: **P2019/5266**  
Proposal: Works to trees protected by Tree Preservation Order T283/T12. T13 \_ T14n - 3 No. Sessile Oak consisting of T`1(T12) removal of 1 No. overhanging branch, T2(T13) removal of 2 No. small overhanging branches and T3(14) removal of 1 No. overhanging branch.  
Location: 1 Derwen Deg Bryncoch Neath Neath Port Talbot SA10 7FP  
Decision: Approved  
Ward: Bryncoch South

App No: **P2019/5275**  
Proposal: Pitched roof with cladding to gable end to existing first floor side extension and pitched roof to front porch  
Location: 35 Glannant Way Cimla Neath Neath Port Talbot SA11 3YA  
Decision: Approved  
Ward: Cimla

App No: **P2019/5279**  
Proposal: Single storey front and side extension  
Location: 7 Heol Llwyn Celyn Caewern Neath Neath Port Talbot SA10 7PT  
Decision: Approved  
Ward: Bryncoch South

App No: **P2019/5286**  
Proposal: Detached dwelling  
Location: Land Adjacent To 2 Garbett Place Crynant SA10  
8PQ  
Decision: Approved  
Ward: Crynant

App No: **P2019/5288**  
Proposal: Details to be agreed in association with Conditions 3  
(Notice of Commencement); 4 (Dust Management  
Plan) and 8 (Ground Investigation Report) of Planning  
Permission P2019/5028 granted on 30/07/19  
Location: Cefn Saeson Comprehensive School Afan Valley  
Road Cimla SA11 3TA  
Decision: Approved  
Ward: Cimla

App No: **P2019/5289**  
Proposal: Details to be agreed in association with Condition 10  
(archaeological watching brief) of Planning Permission  
P2018/0765 granted on 06/11/2018  
Location: Water Street Neath SA11 3EP  
Decision: Approved  
Ward: Neath North

App No: **P2019/5292**  
Proposal: Single-storey storeroom extension to front/side of  
dwelling  
Location: 5 Queen Street Glyncorrwg SA13 3BL  
Decision: Refused  
Ward: Glyncorrwg

App No: **P2019/5303**  
Proposal: Felling of 1 No. Copper Beech Tree protected by Tree  
Preservation No. T229/T1  
Location: 17 Brynawel Pontardawe Swansea Neath Port Talbot  
SA8 4JP  
Decision: Refused  
Ward: Pontardawe

App No: **P2019/5309**  
Proposal: Vehicle hard standing within front curtilage, retaining walls and access steps  
Location: 71 Park Street Tonna SA11 3JQ  
Decision: Approved  
Ward: Tonna

App No: **P2019/5314**  
Proposal: Change of use of land from public park to land associated with existing scout hut / use and construction of new means of enclosure including gate  
Location: Skewen Scout Hut Wern Road Skewen Neath Neath Port Talbot  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2019/5315**  
Proposal: Conservatory at rear of property, conversion of integral garage to living accommodation and retention of additional hard surfacing at front of property  
Location: 19 Graig Y Fforest Godre'r Graig Swansea Neath Port Talbot SA9 2DP  
Decision: Approved  
Ward: Godre'rgraig

App No: **P2019/5317**  
Proposal: Retrospective planning application for the retention of use for storage purposes for Glantawe Landscapes.  
Location: Land Adjacent To Green Croft Ynysydarren Road Ystalyfera Neath  
Decision: Approved  
Ward: Ystalyfera

App No: **P2019/5321**  
Proposal: Details pursuant to the discharge of conditions 3 (a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site), 4 (Contamination remediation scheme), 5 (Method statement for protecting reptiles), 15 (samples of the materials to be used in the construction of the external surfaces of the development, including retaining structures and driveways / turning areas) and 19 (means of Enclosure) of Planning Permission P2018/0136 granted on 06/02/2019  
Location: Thomas And Sons (Minerals) Ltd Old Wern Road Ystalyfera SA9 2LL  
Decision: Approved  
Ward: Ystalyfera

App No: **P2019/5324**  
Proposal: Single storey rear extension with balcony above, new garage and cycle store and terrace enclosed with part glazed balustrade and part timber fencing  
Location: 52 Maes Ty Canol Baglan Port Talbot Neath Port Talbot SA12 8UW  
Decision: Approved  
Ward: Baglan

App No: **P2019/5325**  
Proposal: Retention and completion of raising roof height by 1 metre and new roof  
Location: Quarr Road Neath SA11 1AE  
Decision: Approved  
Ward: Neath East

App No: **P2019/5333**  
Proposal: Details pursuant to the discharge of Condition 3 (Noise and odour assessment reports) of Planning permission P2019/0103  
Location: Crown And Sceptre Main Road Cadoxton SA10 8AP  
Decision: Approved  
Ward: Cadoxton

App No: **P2019/5337**  
Proposal: Change of use to Bus Depot, alterations to the existing office building, new workshop building, installation of a septic tank, erection of a security fence and the installation of a column and CCTV camera's.  
Location: Old William Press Yard Abbey Auto Dismantlers Penrhyn Street Taibach SA13 1LU  
Decision: Approved  
Ward: Margam

App No: **P2019/5343**  
Proposal: Single storey rear extension  
Location: 122 Old Road Skewen SA10 6AT  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2019/5347**  
Proposal: Two storey rear extension plus front porch  
Location: 40 Graig Road Gwaun Cae Gurwen SA18 1EH  
Decision: Approved  
Ward: Gwaun Cae Gurwen

App No: **P2019/5350**  
Proposal: Details to be agreed in association with Condition 3 (Intrusive Investigation Scheme for Coal) of Planning Permission P2019/0357 granted on 11/06/19  
Location: Plot 22 Clos Dewi Sant Bryn Port Talbot SA13 2RZ  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2019/5352**  
Proposal: Retention of means of enclosure, reprofiling of garden levels and raised decking.  
Location: 5 The Highlands Neath Abbey Neath Neath Port Talbot SA10 6PB  
Decision: Approved  
Ward: Coedffranc North

App No: **P2019/5360**

Proposal: Works to trees protected by Tree Preservation Order T204/A1 - 3 No. Oak trees consisting of T1 Remove epicormic growth on lower stem, to first branch at approx. 5 metres in height. T2 \_ T3 remove epicormic growth to first branch or to a maximum of 5 metres in height.

Location: 115 Delffordd Rhos Pontardawe Swansea Neath Port Talbot

Decision: Approved

Ward: Rhos

App No: **P2019/5361**

Proposal: Ecclesiastic Exemption Consultation: for the following works  
Roof repairs including fascias and guttering, repairs porch, restoration of church tower including new floors and bell cradle.

Location: Church Of St Mary The Virgin Church Street Briton Ferry Neath Port Talbot

Decision: Ecclesiastical Observations

Ward: Briton Ferry West

App No: **P2019/5362**

Proposal: Retention of existing single storey side extension (Formally used as holiday accommodation but now to be incorporated into residential dwelling) plus new single storey rear extension.

Location: Bwthyn Felgaws Ty Llwyd Bryncoch Neath Port Talbot SA10 7DX

Decision: Approved

Ward: Bryncoch North

App No: **P2019/5365**  
Proposal: Works to 2No. Oak Trees covered by Tree Preservation Order T204 ( identified as T1 and T2 on the submitted block Plan) comprising of :-  
T1 - Reduce lateral branches growing over corner of garden by a maximum of 2.5m in length.  
T2- Thin re-growth over garage by 15% and reduce one leggy lateral branch immediately adjacent by 1.5m to a suitable growth point.  
Location: 75 Waun Daniel Rhos Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2019/5366**  
Proposal: Works to 1No. Oak Tree covered by Tree Preservation Order T204/Tree T1 - comprising of the removal of 2 x lower branches ( 150mm -200mm in diameter ) to stem to lift canopy over garden plus removal of epicormic growth to a height of approximately 5m.  
Location: 76 Waun Daniel Rhos Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2019/5367**  
Proposal: Works to Beech Tree (T1) within rear garden, covered by Tree Preservation Order T176/T5 comprising of reducing the remaining canopy to match work previously undertaken to the side of the tree overhanging the neighbouring property  
Location: 56 Old Road Baglan Port Talbot Neath Port Talbot SA12 8TT  
Decision: Approved  
Ward: Baglan

App No: **P2019/5371**  
Proposal: Change of use from a Retail Shop (A1) to a Cafe Bar (A3)  
Location: 47 Wind Street Neath SA11 3EN  
Decision: Approved  
Ward: Neath North

App No: **P2019/5373**  
Proposal: Rear boundary treatment including wooden fencing and glass balustrading  
Location: 7 Stanley Place Cadoxton SA10 8BE  
Decision: Approved  
Ward: Cadoxton

App No: **P2019/5374**  
Proposal: Replacement access steps to rear garden to provide level safe play area  
Location: 36 Cymmer Road Glyncorrwg SA13 3AB  
Decision: Approved  
Ward: Glyncorrwg

App No: **P2019/5375**  
Proposal: Details pursuant to the discharge of Condition 3 (External Materials) of Planning Permission P2018/1027 ( 8 Dwellings)  
Location: Land Off Crown Way Llandarcy Neath SA10 6FE  
Decision: Approved  
Ward: Coedffranc West

App No: **P2019/5376**  
Proposal: Details to be agreed in association with Condition 9 (Parking Survey) of Planning Permission P2017/0248 granted on 28/06/17  
Location: Ysgol Carreg Hir Old Road Briton Ferry Neath Neath Port Talbot  
Decision: Approved  
Ward: Briton Ferry East



App No: **P2019/5377**  
Proposal: Details to be agreed in association with Condition 4  
(Construction Environmental Management Plan) of  
Planning application P2018/0987 granted on 09/05/19  
Location: Aberavon Seafront  
Decision: Approved  
Ward: Sandfields West

App No: **P2019/5379**  
Proposal: Details to be agreed in association with Condition 5  
(Rising Main Protection) of Planning Permission  
P2018/0987 granted on 09/05/19  
Location: Aberavon Seafront  
Decision: Approved  
Ward: Sandfields West

App No: **P2019/5380**  
Proposal: Details to be agreed in association with Condition 6  
(Historic Environment Mitigation) of Planning  
Permission P2018/0987 granted on 09/05/19  
Location: Aberavon Seafront  
Decision: Approved  
Ward: Sandfields West

App No: **P2019/5381**  
Proposal: Details to be agreed in association with Condition 7  
(Construction Transport Management Plan) of Planning  
Permission P2018/0987 granted on 09/05/19  
Location: Aberavon Seafront  
Decision: Approved  
Ward: Sandfields West

App No: **P2019/5382**  
Proposal: Single storey side extension  
Location: 11 Park Field Tonna Neath Neath Port Talbot SA11  
3JN  
Decision: Approved  
Ward: Tonna

App No: **P2019/5383**  
Proposal: Proposed change of use of ground floor former chapel into residential unit  
Location: The Carmel Chapel Heol Cae Gurwen Gwaun Cae Gurwen SA18 1HG  
Decision: Approved  
Ward: Gwaun Cae Gurwen

App No: **P2019/5386**  
Proposal: Porch to front elevation and detached summerhouse/store in rear garden  
Location: 23 Cwmclais Road Cwmavon SA12 9LU  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2019/5387**  
Proposal: Two storey side extension  
Location: 57 Graig Newydd Godre'r Graig Swansea Neath Port Talbot SA9 2DG  
Decision: Approved  
Ward: Godre'rgrraig

App No: **P2019/5388**  
Proposal: 1x 42" LCD media screen, 3x 1250mm x 700mm flag pole signs, overall 2400mm in height  
Location: Tesco Supermarket Prior Street Port Talbot SA13 1YA  
Decision: Approved  
Ward: Port Talbot

App No: **P2019/5391**  
Proposal: Certificate of Lawful Development for a proposed field shelter used in association with an existing agricultural use of land for the grazing of horses  
Location: Field To The Rear Of Rock Chapel Pwll Y Glaw Cwmafan Port Talbot  
Decision: Issue Certificate  
Ward: Bryn And Cwmavon

App No: **P2019/5397**  
Proposal: Details pursuant to the partial discharge (plots 10 to 13 only) of condition 8 (Verification report which demonstrates the effectiveness of the approved and implemented contamination remediation measures) of outline planning permission P2013/0038 allowed at appeal (reference: APP/Y6930/A/14/2218029) on 21.08.15  
Location: Alltwen Industrial Estate Lon Hir Alltwen Pontardawe SA8 3DE  
Decision: Approved  
Ward: Alltwen

App No: **P2019/5398**  
Proposal: Alterations to front elevation to include rendering and alterations to doorway.  
Location: G6 Sportsbar 60 Station Road Port Talbot SA13 1LZ  
Decision: Approved  
Ward: Port Talbot

App No: **P2019/5403**  
Proposal: Details to be agreed in association with Condition 4 (Bollard Scheme) of Planning Permission P2018/0870 granted on 03/07/19  
Location: The Queens Queen Street Glyncorrwg Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Glyncorrwg

App No: **P2019/5408**  
Proposal: Works one number Tree (T13 Sessile Oak), removal and disposal of 2 number limbs/branches which are deemed to be a potential harm to residential property and/or person.  
Location: Three Oak's 47 The Paddocks Tonna Neath Neath Port Talbot  
Decision: Approved  
Ward: Tonna

App No: **P2019/5409**  
Proposal: Construction of a 3 bay workshop  
Location: Garden City Garage Dulais Road Seven Sisters  
SA10 9ES  
Decision: Approved  
Ward: Seven Sisters

App No: **P2019/5410**  
Proposal: Part two storey, part single storey rear extension  
Location: 6 Stanley Road Skewen Neath Neath Port Talbot  
SA10 6LW  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2019/5412**  
Proposal: Works to 6 Beech Trees (T1, T2, T3, T4, T5, T6)  
covered by Tree Preservation Order T314/W7 - Crown  
Reduction by 30% : reduced by 3 Metres  
Location: 5 Llys Y Ddraenog Margam Port Talbot Neath Port  
Talbot SA13 2TQ  
Decision: Approved  
Ward: Margam

App No: **P2019/5413**  
Proposal: Conversion of existing integral garage to habitable  
room plus replacement parking  
Location: 9 Cae Morfa Skewen SA10 6EE  
Decision: Approved  
Ward: Coedffranc West

App No: **P2019/5417**  
Proposal: Change of Use from photographic studio into 1No.  
residential dwelling plus external alterations  
Location: 30 Ropewalk Neath Neath Port Talbot SA11 1ES  
Decision: Approved  
Ward: Neath North

App No: **P2019/5419**  
Proposal: Covered play area  
Location: Neath Welsh Primary School Woodland Road Neath  
SA11 3AL  
Decision: Approved  
Ward: Neath North

App No: **P2019/5422**  
Proposal: Works to trees covered by Tree Preservation Order  
T314 to tree numbers T1 -T14 and woodland area G1  
and G2 (as indicated within the submitted tree report)  
to include such work as crown reduction, removal of  
deadwood and damaged branches, pruning, ivy  
removal and the felling of tree T3.

Location: 5 Carreg Erw Coed Hirwaun Port Talbot Neath Port  
Talbot SA13 2XY  
Decision: Approved  
Ward: Margam

App No: **P2019/5425**  
Proposal: Lawful Development Certificate for a proposed use for  
Slice and Dice (Use Class B2)  
Location: Group 4 Engineering Alloy Industrial Estate  
Pontardawe Swansea Neath Port Talbot  
Decision: Issue Certificate  
Ward: Pontardawe

App No: **P2019/5429**  
Proposal: Change of use of ground-floor into 2 x self-contained  
flats; construction of a first-floor to provide 1 x self-  
contained flats with external stairway access and solar  
panels to roof; provision of off-street car parking and  
2.8m high retaining wall  
Location: Carmel Welsh Independent Chapel Bryngyros Street  
Bryn Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2019/5433**  
Proposal: Conversion of existing integral garage to habitable room plus replacement parking  
Location: 113 Crymlyn Parc Skewen SA10 6EF  
Decision: Approved  
Ward: Coedffranc West

App No: **P2019/5435**  
Proposal: Replacement of existing flat roof and front elevation parapet with pitched roof to existing garage  
Location: 28 New Road Gellinudd Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2019/5437**  
Proposal: Single storey rear extension (to replace existing conservatory)  
Location: The Retreat 13 Rugby Avenue Neath Neath Port Talbot SA11 1YT  
Decision: Approved  
Ward: Neath East

App No: **P2019/5443**  
Proposal: Single Storey Rear Extension and External Lift  
Location: 3 Heol Tewdwr Croeserw Cymmer SA13 3NY  
Decision: Approved  
Ward: Cymmer

App No: **P2019/5444**  
Proposal: Certificate of Lawfulness (proposed) Single storey rear extension  
Location: 54 Cefn Yr Allt Aberdulais Neath Neath Port Talbot SA10 8HE  
Decision: Issue Certificate  
Ward: Aberdulais

App No: **P2019/5452**  
Proposal: Dormer extension to rear roof plane  
Location: Coedffaldau Farm Coedffaldau Road Rhiwfawr SA9  
2RL  
Decision: Issue Certificate  
Ward: Cwmllynfell

App No: **P2019/5460**  
Proposal: 4 freestanding post mounted signs  
Location: Roundabout 11 Neath Abbey SA10 7BS  
Decision: Approved  
Ward: Dyffryn

App No: **P2019/5468**  
Proposal: Works to three number trees. T1 Oak, Reduce upper canopy by approx 2.5-3m. Removing overhang of roof, remove 1 number storm damaged limb. T2 Oak, reduce upper canopy remove 1 number storm damaged lower canopy. T3 Horse Chestnut, remove to ground level.  
Location: 2 The Nook Henfaes Road Tonna Neath Port Talbot SA11 3FH  
Decision: Approved  
Ward: Tonna

App No: **P2019/5471**  
Proposal: Non material amendment to Planning Permission P2019/0367 (Approved on the 31/05/2019 for a Single storey rear extension) to allow for the removal of parapet wall and returning wall to the east elevation including reduction in roof height.  
Location: 9 Brynawel Close Crynant SA10 8TG  
Decision: Approved  
Ward: Crynant

App No: **P2019/5472**  
Proposal: Non-material amendment to P2018/0274 granted on 16/05/18 - Amendment to design of two storey side extension/single storey rear extension  
Location: 147 Tyn Y Twr Baglan Port Talbot Neath Port Talbot SA12 8YE  
Decision: Approved  
Ward: Baglan

App No: **P2019/5474**  
Proposal: Details to be agreed in association with Condition 3 (Drive Surfacing Scheme) of Planning Permission P2019/5255 granted on 12/09/19  
Location: 15 Pontneathvaughan Road Glynneath Neath Neath Port Talbot SA11 5AR  
Decision: Approved  
Ward: Glynneath

App No: **P2019/5487**  
Proposal: Certificate of Lawful development (Proposed) for a single storey rear extension  
Location: 1 Heol Pentwyn Skewen Neath Neath Port Talbot SA10 6DX  
Decision: Issue Certificate  
Ward: Coedffranc West

App No: **P2019/5490**  
Proposal: Certificate of Lawful Development (Proposed) for a single storey rear extension  
Location: 5 Taillywd Road Neath Abbey SA10 7DT  
Decision: Approved  
Ward: Dyffryn

App No: **P2019/5516**  
Proposal: Conversion of garage to living accommodation - Lawful Development Certificate Proposed  
Location: 8 Harvey Crescent Sandfields Port Talbot Neath Port Talbot SA12 6DF  
Decision: Issue Certificate  
Ward: Sandfields East



App No: **P2019/5519**  
Proposal: Non-material amendment to P2018/0083 granted on 05/03/18 - Amendments to ground and first floor rear windows of two storey rear extension including a Juliet style balcony at first floor  
Location: 5 Ridgewood Gardens Cimla Neath Neath Port Talbot SA11 3QQ  
Decision: Approved  
Ward: Cimla

App No: **P2019/5530**  
Proposal: Certificate of Lawfulness (proposed) - Single storey side extension  
Location: 9 Davies Road Pontardawe Swansea Neath Port Talbot SA8 4PH  
Decision: Issue Certificate  
Ward: Pontardawe

App No: **P2019/5534**  
Proposal: Certificate of Lawfulness (proposed) - Single storey side extension  
Location: 45 Waun Daniel Rhos Pontardawe Swansea Neath Port Talbot  
Decision: Issue Certificate  
Ward: Rhos

Mae'r dudalen hon yn fwriadol wag