



PLANNING COMMITTEE

10.00 AM - TUESDAY, 10 NOVEMBER 2020

REMOTELY VIA TEAMS

ALL MOBILE TELEPHONES TO BE SWITCHED TO SILENT FOR THE DURATION OF THE MEETING

PART 1

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

Report/s of the Head of Planning and Public Protection

Section A - Matters for Decision

Planning Applications Recommended for Approval

4. Application No. P2020/0752 - Ysgol Ystalyfera, 2G Sports Pitch (*Pages 9 - 24*)
Construction of 2G sports pitch with associated floodlighting (8no. 15m high mounted columns), and pitch enclosures and associated works at land at Ysgol Gymraeg Ystalyfera, SA9 2JJ.
5. Application No. P2020/0758 - 21 Broad Street, Port Talbot (*Pages 25 - 32*)
Change of use of existing domestic garage to Beauty Treatment Room and storage, at 21 Broad Street, Port Talbot, SA13 1EW.

6. Application No. P2020/0858 - Clipentan Farm, Tairgwaith
(Pages 33 - 38)
Replacement and re-siting of existing septic tank / grey water treatment system at Clipentan Farm, Llwynceilyn Road, Tairgwaith, SA18 1UU.
7. Urgent Items
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

S.Phillips
Chief Executive

Civic Centre
Port Talbot

Wednesday, 4 November 2020

Committee Membership:

Chairperson: **Councillor S.Paddison**

Vice
Chairperson: **Councillor S.Pursey**

Members: Councillors C.J.Jones, D.Keogh, R.Mizen,
S.Bamsey, R.Davies, S.K.Hunt, A.N.Woolcock,
C.Williams, S.Renkes and M.Protheroe

Cabinet
UDP/LDP
Member: Councillor A.Wingrave

Requesting to Speak at Planning Committee

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

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

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

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

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

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

Commenting on planning applications which are to be reported to Committee

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

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

PLANNING COMMITTEE

(REMOTELY VIA TEAMS)

Members Present:

2 October 2020

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

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

Officers In Attendance: N.Pearce, S.Ball, R.MacGregor, H.Bowen, T.Davies, Jenkins, D.Tomkins, S.Blewett, J.Woodman-Ralph and T.Davies

Observers: P.Duffy, (Registered Speaker), P.Moore (Registered Speaker), J.Pyper, S.Patel, C.Mishon and R.McLean

1. **MINUTES OF THE PREVIOUS MEETINGS**

RESOLVED: That the minutes of the previous meetings of Planning Committee held on the dates below, be approved:

14 January 2020
4 February 2020
26 May 2020
16 June 2020
7 July 2020
28 July 2020
18 August 2020
8 September 2020

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

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

3. **APPLICATION NO. P2020/0294 - HARBOURSIDE**

Officers made a presentation to the Planning Committee on this Application (Construction of an access road, flood mitigation works, land contamination remediation works, improving the load capacity of the ground and associated works to facilitate the regeneration of a former brownfield land for future commercial development at Harbourside Strategic Employment Site, Harbourside Road, Port Talbot) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2020/0294 be approved.

4. **APPLICATION NO. P2020/0505 - 2 TAILLWYD ROAD, NEATH ABBEY**

Officers made a presentation to the Planning Committee on this Application (Single storey rear extension at 2 Taillywd Road, Neath Abbey, SA10 7DT) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, Application No. P2020/0505 be approved.

5. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2018/0493 was circulated prior to the meeting, on which the Chairperson had allowed sufficient time for Members to read, in respect of the application item on the published agenda, the Chairperson had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and circumstances being not wanting to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting.

6. **P2018/0493 - AFAN VALLEY ADVENTURE RESORT - UPDATE FOR INFORMATION**

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

In line with the Planning Committee's public speaking protocol, representatives from Afan Valley Limited and from Duff & Phelps Ltd (administrators of Afan Valley Ltd), gave their representations to Members.

RESOLVED: That the report be noted.

CHAIRPERSON

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SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

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|--|--|
| <u>APPLICATION NO:</u> P2020/0752 | <u>DATE:</u> 04/09/2020 |
| PROPOSAL: | Construction of 2G sports pitch with associated floodlighting (8no. 15m high mounted columns), and pitch enclosures and associated works |
| LOCATION: | Land At Ysgol Gymraeg Ystalyfera SA9 2JJ |
| APPLICANT: | Director Of Education – NPT Council |
| TYPE: | Regulation 3 – Council Development |
| WARD: | Ystalyfera |

SITE AND CONTEXT

The site is land located within Ystalyfera in the upper Swansea Valley, on the River Tawe, approximately 13 miles northeast of Swansea. The site is land within the existing Ystalyfera School ground and which forms part of the school's wider playing field space.



The site is detached from the wider school grounds that occupy all of the building and is located to the east of the Afon Twrch on a parcel of land which is currently occupied by playing fields serving the school and wider community. The site lies outside of the settlement boundary defined by Policy SC1.

The existing MUGA on site currently forms a compound which was, and is currently being, used during the construction of phases of development at the school.

Vehicular access to the site is via a single width lane known as Glantwrch which itself is accessed off Gurnos Road, which also serves a property known as 'Abertwrch Farm' which is to the south east. Further to the east is an existing sewerage treatment works which has its own dedicated access.

A footbridge provides a pedestrian link between the school grounds and the playing field site.

The nearest residential properties with clear views of the site are located approx. 95M-100M away to the north. Whilst there are residential properties on the opposite side of the river, these are screened by existing trees.

BACKGROUND TO NPTC 21ST CENTURY SCHOOLS PROGRAMME AND STRATEGIC OVERVIEW

The Council is responsible for promoting high educational standards and for delivering efficient primary and secondary education. Having the right schools in the right place and ensuring that they are fit for the 21st century learner is the challenge facing the Council. Achieving this will involve reviewing the number and type of schools the Council has in its area, and assessing whether or not best use is being made of resources and facilities.

The 21st Century Schools and Education Programme is a unique collaboration between the Welsh Government (WG), the Welsh Local Government Association (WLGA) and the local authorities in Wales, including Neath Port Talbot County Council.

It is a major, long-term and strategic capital investment programme with the aim of creating a generation of 21st century schools in Wales. The programme will focus resources on the right schools in the right places, for early years through to post-16. The programme is partly funded by Welsh Government using a combination of capital and revenue funding, with the remaining funding provided by local authorities and others.

- Reduce numbers of poor condition school buildings

- Reduce surplus capacity and reduce running costs so as to maximise resources available to target improvements to learner outcomes.
- The programme is also able to include proposals that address specific demand for places in Welsh Medium and Faith Based provision.

In 2008 Neath Port Talbot County Borough Council confirmed its commitment to modernising educational provision across the Borough. Through its own Strategic School Improvement Programme more than £123m has been invested in Neath Port Talbot's Educational facilities including: -

- Awel Y Mor – a £7.9m primary school in Sandfields in Port Talbot
- Ysgol Bae Baglan - The award winning £40m all-through school Baglan, Port Talbot
- Ysgol Gymraeg Ystalyfera – A £16m investment in the YGY Campus in the Swansea Valley
- Ysgol Cwm Brombil – A New £30m all-through school
- The £19.3m Ysgol Gymraeg Bro Dur in Sandfields
- The £7m Ysgol Carreg Hir in Briton Ferry

Since the initial funding Neath Port Talbot Council has been developing the next phase of schemes for the Strategic School Improvement Programme. The Welsh Government as part of the 21st Century School Programme has confirmed funding for £67m worth of investment to further the aims of modernising education in the Borough of Neath Port Talbot through the future Band B projects.

DESCRIPTION OF DEVELOPMENT

This is a full application made under Regulation 3¹ for the construction of a floodlit 2G artificial surface playing field with associated enclosures.

The overall pitch dimensions are 97.4 x 63m. The enclosure is a 4.5m high fence surrounding the perimeter of the pitch. 8 no. floodlights are proposed mounted on columns to a height of 15m.

¹ Town and Country Planning General Regulations 1992 (SI 1992/1492) - Consents issued under Regulation 3 are for the benefit of the Council as applicant only.

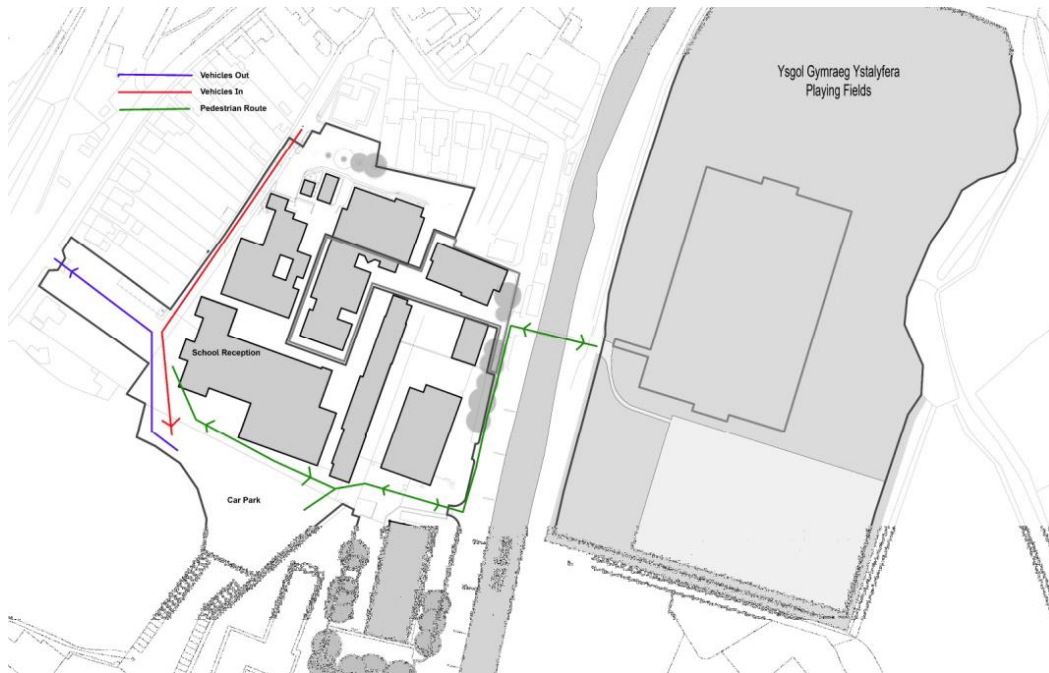
Areas of ancillary hard surfaces and footpaths are also included and generally making good of surfaces and boundaries in the vicinity.



Having taken advice from the Council's Ecologist the floodlit pitch is proposed away from boundary hedgerows. A proposed external lighting plan has been submitted which demonstrates the limited light spread beyond the pitch, with the proposals having also been informed by Bat Activity Surveys.

In terms of the use of the development the applicant states that the new 2G pitch will be used by the school Monday to Friday during term time and between 9-4p.m.

Out of these hours, the 2G pitch will be made available for community use. It is the intention to provide community groups with the opportunity to hire the facility under strict terms and conditions. These will include the hire of the 2G pitch, the use of the school changing facilities and on-site parking for 60 vehicles. Through a booking system and contract agreements, community groups will be made aware of the requirement to use the official school car park and the entrance and exits which are on Ynysydarren Road. They will be informed that access to the 2G pitch is via Ysgol Gymraeg Ystalyfera school grounds.



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

PLANNING HISTORY

The application site has the following relevant planning history: -

| | | |
|-------------------|--|------------------------------|
| P2014/1175 | Demolition of existing 2/3 storey teaching block and construction of new 2/3 storey teaching block | Approved (5th February 2015) |
| P2016/1090 | Construction of a 2 storey school building (for pupils age 3-11) together with associated parking, playground facilities, lighting and landscaping, plus highway works | Approved (31st January 2017) |
| P2018/0444 | Retention and completion of works to facilitate the creation of additional car parking and enclosure within school grounds | Approved (27th June 2018) |

| | | |
|-------------------|---|---------------------------------|
| P2019/5175 | Retention of existing temporary contractors site accommodation to March 2022 | Approved (19th August 2019) |
| P2019/0419 | Prior Notification for the demolition of the 3 no blocks, Tawe, Maths and Swimming Pool/Gymnasium | Prior Notification Not Required |
| P2020/0425 | Construction of two storey school classroom building and associated works | Approved (7th July 2020) |

CONSULTATIONS

Head of Engineering and Transport, Drainage Section No Objection.

Head of Engineering and Transport, Highway Section No Objection, subject to conditions.

Biodiversity Unit No Objection subject to all development to be carried out in line with the Proposed External Lighting plan 1920-012 SKE02 to prevent light spill onto the surrounding vegetation and bat foraging areas.

Natural Resources Wales No Objections.

REPRESENTATIONS

16 neighbouring properties were consulted on the 7th September 2020. A site notice was also displayed on the 7th September 2020

In response, to date 5 no. representations have been received, with the issues raised summarised as follows: -

- Need and justification for the development at this location and its impact on the character of the area.
- Biodiversity, specifically Bats.
- Impacts on amenity, lighting, noise and pollution, visual, litter, disturbance etc.
- Access, congestion and parking

A petition of 15 names has also been received, objecting to the development on the grounds of impacts on biodiversity, lighting, amenity, parking and lack of public consultation.

One letter of support has been received in relation to the creation of this facility.

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.

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 SP3** Sustainable communities
- **Policy SP4** Infrastructure

- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP20** Transport Network
- **Policy SP22** Welsh Language

Topic Based Policies

- **Policy SC1** Settlement limits
- **Policy SC2** Protection of Existing Community Facilities
- **Policy I1** Infrastructure Requirements
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **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)
- [Pollution](#) (October 2016)
- [Open Space & Greenspace](#) (July 2017)
- [Design](#) (July 2017)
- [Biodiversity and Geodiversity](#) (May 2018)

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, highway safety, and biodiversity.

Principle of Development

Although located outside of the settlement limits defined by Policy SC1, the proposed development provides all weather playing facilities on an existing playing fields, as such the use of the site is unchanged. In this respect, while the proposal introduces built development and would mean that the use of the site would increase due to its all-weather nature and the provision of floodlighting, including for potentially longer hours in the

winter months, the principle of such enhanced recreational facilities for the school is considered to be acceptable under Policy SC1.

Moreover, as set out previously within this report, the provision of this facility complements the Authority's 21st Century schools programme, and is an essential facility for this welsh medium school, but also one that will benefit the wider community providing a modern training and playing surface that will encourage health and wellbeing within the wider catchment. It thus accords with the wider strategic objectives of Policy SP2 Health which seeks to promote the development of community facilities and services in accordance with the settlement framework.

In principle it is therefore considered that the provision of the proposed 2G sports pitch facilities on these existing sports field provision is acceptable.

Impact on Visual Amenity

The proposals will provide an all-weather surface, fencing and lighting, which is not dissimilar to provision all around the County Borough or seen on other playing fields in the country. The site is also presently used for playing fields, and therefore the proposed new all-weather facility would not be out of keeping with the overall character of the area.

The site is located centrally within the site, and some distance from the northern and southern boundaries, and as such is not in close proximity to those residential properties to the north that bound the existing open pitch and will be bounded to the south by the existing multi-use games area, also fenced off, which is presently being used temporarily for a contractors compound during construction of the next phase of school improvements.

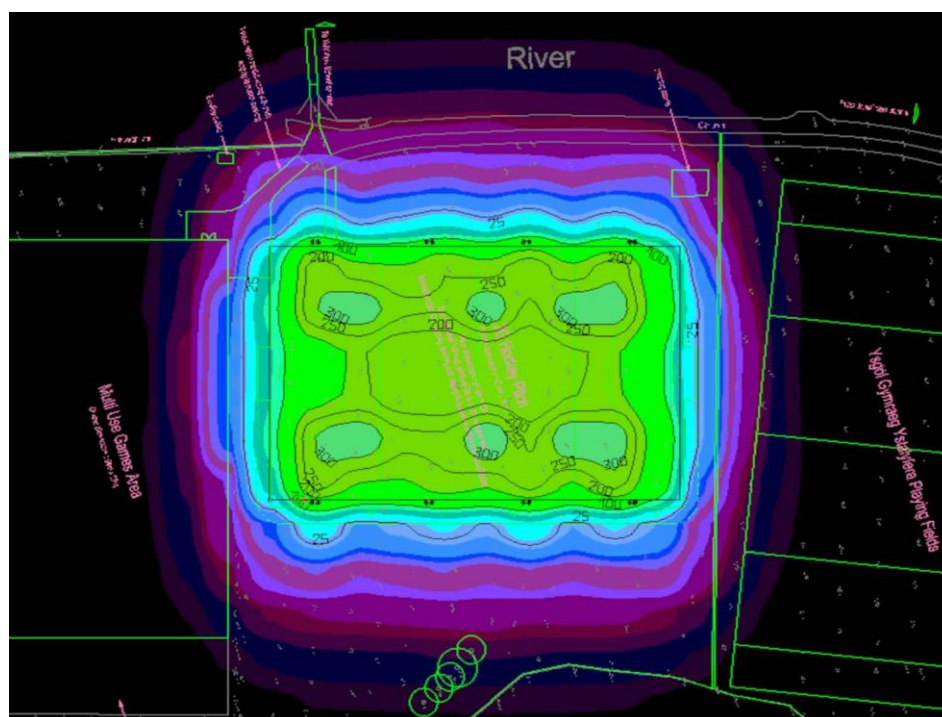
Although the external lighting of the facility would introduce a change in character during the early evening (in winter), control will be imposed by condition over its hours of use, and overall it is considered that the development would not result in any unacceptable impacts on visual amenity or the character of the area as a whole.

A condition will also be added to any permission issued requiring details of the external finish and materials for the lighting and fencing.

Impact on Residential Amenity

Concerns have been raised in respect of the impacts of the development itself on amenity, notably due to the introduction of floodlighting.

Due to the ecological sensitivities (as well as potential residential impacts), the applicant has provided details of the lighting design which has been carefully designed to ensure that lighting levels to the boundary of the site are limited due to the ecological constraints. The plan extract below indicates that the lighting levels will drop significantly outside of the pitch itself, and at a significant distance away from residential receptors.



The sensitive ecological boundary / hedging is the closest to the site, and as will be clarified within the ecological section of this report, is considered to be acceptable. The sensitivity of this is higher than any potential impacts on residential amenity, and the design ensures that light levels beyond the pitch are to acceptable levels. The residential properties are located much further away, and while the pitch would be visible from these properties, including when illuminated at night, from the information submitted Officers are satisfied that there will be no unacceptable impacts upon the amenity of any adjoining properties from the lighting.

In terms of the operation of the lighting, a condition will be imposed to ensure that the lighting is turned off no later than 9.10PM in the evening

to ensure that amenity in the later evening hours are further protected (with use of the pitch itself needing to cease by 9pm).

Other amenity issues have been raised including noise and nuisance from users of the facility and from litter and noise from vehicles. However, as set out previously, the site is already playing fields with no restrictions on hours of operation or use. The activity associated with use of the site for sports recreation is already in place, and it is considered that the use of a condition to prevent use after 9pm would ensure that amenity is protected through the potential use of the facility after hours due to the provision of floodlighting and an all-weather surface.

Accordingly, subject to these conditions, the development is considered to have no unacceptable impacts on residential amenity.

Parking and Access Requirements and Impact on Highway Safety

The primary use of the facility is one to serve the school, and as such the impact on traffic generation and parking will not alter over and above that already in existence in the area.

However, it is clear that the facility would be used after hours by others due to the lighting and the all-weather surface. Whilst this may be also in connection with the school, as stated previously the facility will provide a valuable asset to the wider community and as such has the potential to be used by others for training or matches in the evenings or weekends. Concerns have therefore been raised locally that the development will give rise to indiscriminate parking, congestion and traffic issues in the surrounding area due to the lack of on-site parking provision.

It is noted that all parking for the school is located within the school grounds, with pupils using a footbridge off Glan Yr Avon to access the site. In this regard, the applicant has stated that the school will allow persons wishing to use the site out of hours to utilise the school parking, and potentially the rugby club car park. However, whilst this may be available, it is acknowledged that there can be no guarantee that this will be used, and as a consequence additional indiscriminate parking may take place outside of these parking areas including in surrounding streets.

Given its existing playing field use, and in discussion with the Highway Officer, a number of conditions are recommended which will, in summary, require: -

- That the facility shall only be used in connection with education and sports associated with Ysgol Gymraeg Ystalyfera until such time as a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such Parking Management Plan shall include, but not be limited to
 - details for how any community organisation or external group that may be granted access to the facility will be managed, including copies of draft rental agreements, which shall include stipulations on access and parking in connection with any rental use agreement, and measures for non-compliance;
 - a plan for monitoring and means of addressing each individual organisation outside the school who are permitted to use the facility should any indiscriminate parking along the local highway network result from the use of the facility;
 - measures for how breaches of these procedures will be dealt with, and recorded; and
 - a complaints procedure

- That in the event of sustained and justified complaints being received in relation to indiscriminate parking and/or non-compliance with the parking management plan, a requirement for submission of a suitable and appropriate assessment of parking and to produce the findings and recommendations in a written report, and thereafter implement the recommendations.

While there are no restrictions on use of the adjacent highway for public parking, including in connection with using the facility out of hours, it is considered that the above conditions would ensure that the Authority has appropriate control over the users of the facility, and will be able to address any issues if they arise.

In relation to private rights of access and covenants regarding use, these matters lie outside of planning and are not material to the determination of this application.

Biodiversity / Ecology

The Biodiversity unit have considered the information submitted in relation to the potential impacts of the lighting upon protected species and general biodiversity impacts. As stated earlier within this report, objections were received from the public in relation to potential impacts on ecology, especially bats, in relation to predominantly the lighting.

The Biodiversity Section however offers no objection to the proposed development subject to compliance with the submitted lighting scheme being implemented.

Flood Risk / Drainage

NRW and the Drainage Section offer no objection. The Head of Engineering and Transport, Drainage section notes that the development may require a SABS application for the drainage.

CONCLUSION

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

It is considered that the proposal represents an appropriate form of development that, subject to conditions, would have no unacceptable impacts on biodiversity, residential or visual amenity or highway and pedestrian safety Accordingly, the proposed development is in accordance with Policies SC1, SP3, SP4, SP6, SP15, SP16, SP20, I1, EN6, EN7, EN8, 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 conditions

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:

YGY-LAW-X-X-DR-A-039102_Location Plan
YGY-LAW-X-X-DR-A-069100_Proposed Site Plan
YGY-LAW-X-X-DR-A-900100_Proposed 2G Sports Pitch
1920-012 SKE02 Proposed External Lighting Plan
YYG Pitch Lighting Calculations 30/03/2020
6685-BHP-00-XX-DR-C-(50)050 Drainage plan

Reason:

In the interests of clarity.

Action Conditions

- 3 The facility hereby approved shall only be used in connection with education and sports associated with Ysgol Gymraeg Ystalyfera, and shall not be used by any other external body or organisation until such time as a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The required Parking Management Plan shall as a minimum include, but not be limited to: -
 - a. Details for how any community organisation or external group that may be granted access to the facility will be managed, including copies of draft rental agreements, which shall include stipulations on access and parking in connection with any rental use agreement, and measures for non-compliance.
 - b. A plan for monitoring and means of addressing each individual organisation outside the school who are permitted to use the facility should any indiscriminate parking along the local highway network result from the use of the facility, and measures for how breaches of these procedures will be dealt with, and recorded.
 - c. A complaints procedure, to include contact details and procedures for the public to make complaints to the school, and a requirement

for copies of all complaints received, and what measures were implemented, to be retained and available for inspection by the Local Planning Authority at any time.

The scheme shall be fully implemented in accordance the approved details.

Reason

In the interests of Highway and Pedestrian safety and Policy TR2 of the Local Development Plan.

- 4 In the event of sustained and justified complaints being received in relation to indiscriminate parking and/or non-compliance with the Parking Management Plan as approved under condition 3 of this permission, the Local Authority will formally require the applicant to undertake a suitable and appropriate assessment of parking and produce the findings and recommendations in a written report. The assessment and subsequent report shall be submitted to the Local Authority within 6 weeks of the Authority making the request (or other such agreed timescale should the Local Planning Authority agree in writing an extension of time within 2 weeks of the initial request).

The assessment shall be undertaken by a suitably qualified and competent person, and should be based on the evidence obtained via complaints logged under the Parking Management Plan procedures. The methodology shall be agreed with the Local Authority prior to the assessment.

Recommendations contained within the report shall be implemented within 4 weeks of submitting the report to the Authority.

If the applicant fails to submit the required details or implement the mitigation in accordance with the approved recommendations, use of the facility for any outside bodies shall cease, and the use shall revert to those associated with the education and sporting activities for Ysgol Gymraeg Ystalyfera only.

Reason:

To ensure that the highway and pedestrian safety in the vicinity of the site are protected, and to ensure compliance with Policy TR2 and BE1 of the Local Development Plan.

- 5 The floodlighting hereby approved shall be installed in full accordance with the lighting plan, specifications and pitch calculations hereby approved, and shall not be used (other than for purposes of testing) until such time as the lighting levels have been checked on site, and a report provided to the Local Planning Authority demonstrating compliance with the approved specifications. The floodlighting shall thereafter only be operated in accordance with the approved details.

Reason

In the interests of amenity, and biodiversity, and to accord with Policy BE1 and EN6 and EN7 of the Local Development Plan.

Regulatory Conditions

- 6 The pitch and lighting hereby approved shall be used between the following hours only;
8.30am to 9pm Monday to Saturday
9.00am to 5pm on a Sunday.

Notwithstanding the above hours of operation, the lighting shall only be used when the pitch is in use, and shall be switched off no later than 10 minutes after the approved hours of use.

Reason

In the interests of amenity, the environment and sustainability, and policy BE1 of the Neath Port Talbot Local Development Plan.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

| | |
|--|---|
| <u>APPLICATION NO:</u> P2020/0758 | <u>DATE:</u> 08/09/2020 |
| PROPOSAL: | Change of use of existing domestic garage to Beauty Treatment Room and storage. |
| LOCATION: | 21 Broad Street, Port Talbot SA13 1EW |
| APPLICANT: | Mrs Samara Richards |
| TYPE: | Port Talbot |
| WARD: | Full Plans |

BACKGROUND

Following a delegated panel, the three Port Talbot Ward Members have requested that the application is determined at Planning Committee due to their concerns about parking and highway safety.

The Call-In Panel subsequently met and agreed that the application should be reported to Committee.

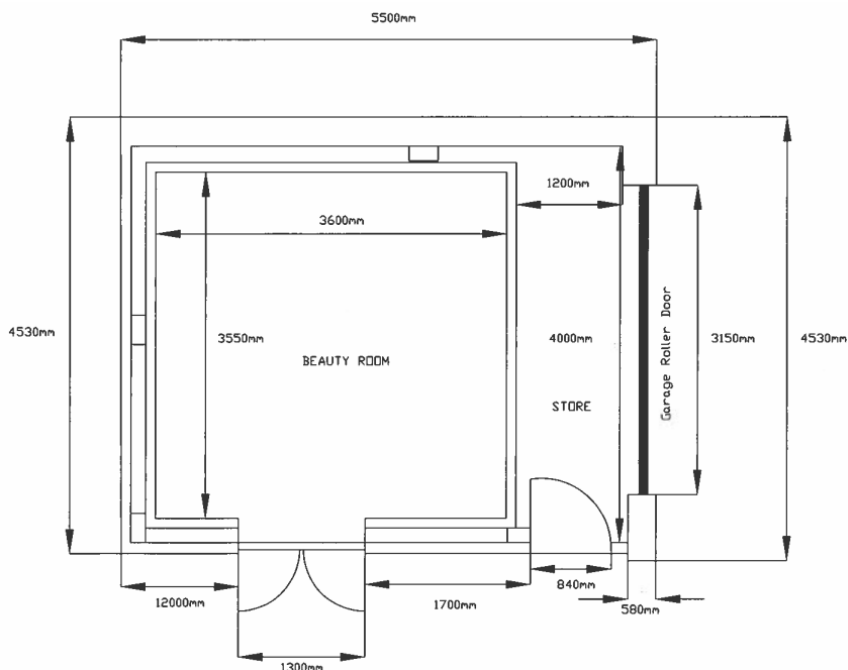
SITE AND CONTEXT

The application property consists of a detached garage located within the garden of an end of terrace residential property at 21 Broad Street, Port Talbot.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the change of use of part of an existing single car garage into a room for beauty treatments, the remaining space will be used for storage ancillary to the enjoyment of the dwelling (see plan extract below).

External alterations proposed to the garage include changing an existing window into an access door in order to facilitate access through the garden. The existing garage door fronting York Place will remain unchanged.



The supporting information details the use as 'beauty treatments' administered on a one-to-one basis. The number of clients admitted each day is expected not to exceed 4 in number, with each made by appointment only (no drop-ins). The opening hours are 10.00am to 5.00pm Mondays to Friday and 10.00am to 1.00pm on a Saturday. Access to the facility is detailed as being through the side access gate of the residential property into the garden amenity space before reaching the garage.

NEGOTIATIONS

None

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Environmental Health: No objections

Head of Engineering and Transport (Highways): Initially raised objection, however have since confirmed that they do not raise objection (based on the temporary nature of the consent and that the garage door on York place will remain with a sign indicating garage in constant use).

REPRESENTATIONS

The neighbouring properties were consulted on September 8th 2020. 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.

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:

- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development

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 impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Impact on Visual Amenity

The proposed alterations to the garage are minor and involve the replacement of a window within the side elevation (facing the garden) to patio doors. These alterations are considered to be minor and in keeping with the design of the garage structure. Consequently, they will not adversely affect the visual appearance of the structure nor that of the residential setting to which the garage is located.

In view of the above, there is no adverse impact on visual amenity.

Impact on Residential Amenity

The change to patio doors has the potential to increase overlooking over and above what is currently experienced by the existing window. The reason being the increased frequency that the garage could potentially be in use following the proposed change of use. Therefore to eliminate the potential overlooking on the neighbour, a condition is recommended requiring the patio doors to be obscurely glazed.

In terms of noise and disturbance associated with the use, this will have to be strictly controlled in order to safeguard the amenity of the immediate neighbouring properties. In this respect an intensive, full-time use would be unlikely to be acceptable. The proposal, however, is for a maximum number of 4 customers each day, operating Monday through to Friday (10.00am to 5.00pm) and Saturdays (10:00 to 1.00pm).

In this respect, it is anticipated that the majority of noise will not come from the treatment itself but the comings and goings/visitations of the customers. This will thus need to be controlled by imposition of a

condition which restricts the maximum number of customers each day, as well as hours of operation with appointments made by pre-booking with only 1 number customer allowable on the premises at any given time.

In addition, in order to fully ascertain the impact of this new use on residential amenity, it is recommended that any permission granted would be of a temporary nature (2 years from consent being granted).

Furthermore it is emphasised that this use is only considered acceptable given the limited nature/ intensity detailed by the applicant. Any further intensity to that described by the applicant would be more akin to full-time commercial use, which would be likely to have greater impacts on amenity and thus be more appropriately located within a retail area or shopping street.

The Environmental Health department offered no adverse comments.

Therefore in view of the above it is considered that the subject to the imposition of conditions there will not be an unacceptable impact on residential amenity.

Parking and Access Requirements and Impact on Highway Safety

The Head of Engineering and Transport (highways) initially raised an objection due to the applicants statement that “there is ample parking in the area to accommodate one vehicle which I assume could be parked in front of the garage door as this will no longer be required for vehicle access”. The concerns related to the fact that parking in front of the garage would obscure visibility for vehicles exiting the adjoining rear lane.

Officers have noted that there are no current restrictions (i.e. double yellow lines) precluding parking in front of the garage currently, nor generally within the immediate vicinity. Moreover, it is considered that the level of traffic generated as a result of a maximum 4 customers spread out over a 7 hour period, on an area with a reasonable amount of available, unrestricted on street parking, would not impact on highway and pedestrian safety at a level that would warrant refusal of the application. Nevertheless, discussions with the highway officer have raised potential concern over parking in front of the garage, and it is considered that this can be addressed through the retention of the garage door (which is to be retained in any event) and a condition requiring

provision (and retention) of signage to indicate that the garage is in constant use, thus acting as a deterrent to parking in front of the structure.

The Head of Engineering and Transport (Highways) has assessed the proposal and is of the opinion that due to the temporary nature of the proposed consent (which would allow an assessment of any highway safety impacts during its initial period of operation) coupled with the aforementioned signage, highway and pedestrian safety will not be adversely affected. Accordingly, the highway officer has withdrawn initial objections, and now raises no objection.

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, subject to conditions restricting the intensity of use and a limitation to a two year temporary permission, that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

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 with Conditions

Conditions:-

Time Limit Conditions

- 1 The use shall be discontinued and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the structure shall be restored to its former use within 2 years of the granting of the planning permission hereby approved.

Reason:

To allow the Local Planning Authority to assess the potential impacts of the development over time, having regard to the need to protect amenity and highway safety as required by Policy BE1 of the Neath Port Talbot Local Development Plan.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:
 - Site Plan 1:200
 - Red Line Location Plan 1:1250
 - Project NO 1 Drawing NO 2
 - Project NO 1 Drawing NO 1
 - Project NO1 Drawing NO 3
 - Project NO1 Drawing NO 4

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 The use hereby approved shall only be operated in association with, and by a single person residing in, no. 21 Broad Street, Port Talbot.

Reason:

Since the use is only considered acceptable (on a temporary basis) and in compliance with Policy BE1 of the Local Development Plan in respect of its impacts on residential amenity and highway safety, as a small-scale business run by a person residing in the existing dwelling at 21 Broad Street

- 4 The use shall not be carried out outside the hours of 10.00am to 5.00pm Monday to Friday, 10.00am to 1.00pm on Saturdays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 5 The use hereby approved shall be restricted to a maximum number of 4 customers each day, Monday through to Friday and a maximum 2 number customers on Saturday. There shall be no cross-over of customers with appointments made by pre-booking with only 1 number customer allowable on the premises at any given time.

Reason

In the interest of residential amenity and to ensure the proposal accords with Policy BE1 of the Local Development Plan.

- 6 Prior to the first operation of the Beauty Treatments use hereby approved, the patio doors within the side elevation shall be fitted with obscured glazing, and shall thereafter be retained as approved.

Reason

In the interest of residential amenity and to ensure the proposal accords with Policy BE1 of the Local Development Plan.

- 7 The use hereby permitted shall not commence until such time as a sign has been displayed on the garage doors stating "Please Do Not Park : Garage in Constant Use" and thereafter the use shall only operate when such signage is in place.

Reason

In the interest of highway safety and to ensure the proposal accords with Policies BE1 and TR2 of the Local Development Plan.

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

| | |
|--|---|
| <u>APPLICATION NO:</u> P2020/0858 | <u>DATE:</u> 9/10/2020 |
| PROPOSAL: | Replacement and re-siting of existing septic tank / grey water treatment system |
| LOCATION: | Cilpentan Farm, Llwynceilyn Road, Tairgwaith SA18 1UU |
| APPLICANT: | Mr Clint Budd |
| TYPE: | Full Plans |
| WARD: | Lower Brynamman |

BACKGROUND INFORMATION

The application is reported to Planning Committee under the Council's delegated arrangements as the applicant is the husband of Councillor Sonia Reynolds (Gwaun-Cae-Gurwen Ward).

SITE AND CONTEXT

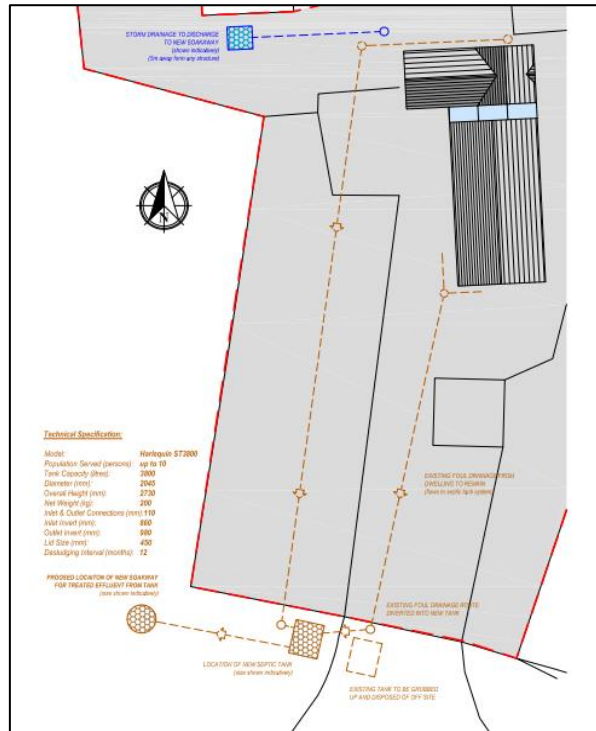
The application site lies outside of settlement limits to the south of the settlement of Tairgwaith. The wider site comprises farm land, however the application site is limited to the existing farmhouse, outbuildings, and immediate curtilage.

DESCRIPTION OF DEVELOPMENT

The proposed development comprises the replacement and re-siting of an existing septic tank / grey water treatment system.

The property has an existing septic tank that falls below existing standards, and as such the applicant wishes to upgrade. It is to be sited in a similar location as the existing (see plan below).

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



PLANNING HISTORY

The application site has the following relevant planning history: -

- **L1992/0033** Proposed construction of extension to existing farmhouse. Approved: 12th March 1992
- **P2001/0995** Approval of detail under condition 2 (external materials) of previous planning application P/2001/0652 Approved: 30th August 2001
- **P2001/0652** Building for agricultural storage, Approved: 29th June 2001
- **P2006/0826** Conservatory Approved: 4th August 2006
- **P2012/0170** Construction of two ponds and associated works Approved: 9th November 2012
- **P2019/5335** Demolition of existing detached barn, and reconstruction of two storey side extension to dwelling to provide annexe accommodation and/or tourist accommodation.
Approved 27th November 2019

CONSULTATIONS

Head of Engineering and Transport, Drainage Section - No Objection.

Natural Resources Wales – No Objection.

REPRESENTATIONS

A site notice was displayed on 6th October 2020. To date no objections 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.

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 SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP6** Development in the Valleys Strategy Area
- **Policy SP16** Environmental Protection

Topic Based Policies:

- **Policy SC1** Settlement limits
- **Policy EN8** Pollution and Land Stability
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Pollution](#) (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, pollution and the environment.

Principle of Development

The proposed development comprises a replacement private sewerage treatment facility to upgrade that already existing on the site, but to meet modern permitting standards. The proposed development would therefore ensure compliance with up to date environmental standards, and therefore be considered an appropriate form of development outside of an area served by public sewers.

Impact on Visual Amenity

The development will be underground, in a location adjacent to the existing, and as such would not result in any unacceptable visual impacts over and above that of the existing. A condition ensuring that the site of the existing location is made good would be added to any permission issued.

Impact on Residential Amenity

There are no nearby residential properties that would be affected by the development, and as such there is no impact upon residential amenity.

Biodiversity / Ecology

Natural Resources Wales (NRW) offers no objection to the development proposals noting that the applicant will require other permits as part of the process, outside of planning permission.

They also note that the application is for a replacement septic tank on a site that lies approximately 160m away from the boundary of one of the fields of Tairgwaith Site of Special Scientific Interest (SSSI). However, having considered the submission and based on the information submitted and topography of the site, have stated that the proposed development is not likely to damage the features for which the SSSI is of special interest.

To ensure environmental protection the new system should be installed in accordance with the requirements of '*Guidance of Pollution Prevention (GPP) 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer*' and '*The Building Regulations for Drainage and Waste Disposal*', both available online. The system should also be registered with Natural Resources Wales.¹

Having regard to the above, it is considered that the proposed development would not result in any unacceptable impacts upon biodiversity or the environment and as such would be in accordance with Policies EN6 and EN7 of the Neath Port Talbot Local Development Plan.

Drainage

The Head of Engineering and Transport, Drainage Section offer no objection to the proposed development.

CONCLUSION

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

¹ <https://naturalresources.wales/permits-andpermissions/water-discharges-and-septic-tanks/register-your-septic-tank-or-small-sewagetreatment-plant/?lang=en>

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the environment or visual amenity. Accordingly, the proposed development is in accordance with Policies BE1, EN6, EN7 and EN8 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 with conditions

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:

001 - SITE LOCATION PLAN

002 - EXISTING and PROPOSED DRAINAGE PLANS

Reason:

In the interests of clarity.

Action Conditions

- 3 Within 1 month or earlier of the installation and operation of the replacement septic tank, the redundant tank, and all associated apparatus and pipework shall be removed, and the land reinstated.

Reason

In the interests of visual amenity, and the environment, and to accord with Policies EN6 and BE1 of the Local Development Plan.