



## **PWYLLGOR CYNLLUNIO**

**10.00 AM - DYDD MAWRTH, 25 IONAWR 2022**

**O BELL DRWY TEAMS**

### **RHAID GOSOD POB FFÔN SYMUDOL AR Y MODD DISTAW AR GYFER PARHAD Y CYFARFOD**

#### **Rhan 1**

1. Croeso a galw'r rhestr
2. Datganiadau o fuddiannau
3. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 8*)
4. 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 Gwrthod**

5. Cais Rhif P2021/0400 - Tir y tu ôl i Heol Nedd, Cwm-gwrach, Castell-nedd (*Tudalennau 9 - 16*)  
1 annedd ar wahân a garej ar wahân, a chreu mynedfa i gerbydau ar dir y tu ôl i Heol Nedd, Cwm-gwrach, Castell-nedd.

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

6. Penderfyniadau Dirprwyedig - 6 Rhagfyr 2021 i 17 Ionawr 2022 (*Tudalennau 17 - 36*)
7. Eitemau brys  
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**K.Jones**  
**Prif Weithredwr**

**Canolfan Ddinesig**  
**Port Talbot**

**Dydd Mercher, 19 Ionawr 2022**

## **Aelodaeth Pwyllgor:**

**Cadeirydd:**           **S.Paddison**

**Is-Gadeirydd:**       **S.Pursey**

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

**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

(REMOTELY VIA TEAMS)

**Members Present:**

**14 December 2021**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor S.Pursey

**Councillors:** D.Keogh, R.Mizen, S.Bamsey, R.Davies,  
S.K.Hunt, A.N.Woolcock, S.Renkes and  
R.L.Taylor

**Local Members:** Councillor C.James (Briton Ferry East)

**Officers In Attendance:** C.Morris, S.Ball, M.Shaw, J.Griffiths,  
R.Borthwick, S.Jenkins and T.Davies

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1. **WELCOME AND ROLL CALL**

The Chair welcomed everyone to the meeting and roll call was taken.

2. **DECLARATIONS OF INTEREST**

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

Councillor D.Keogh Re: Planning Application No. P2021/1090,  
as he knew the Applicant personally. He  
considered his interest as prejudicial so  
withdrew from the meeting, and did not  
take part in any of the discussion or voting.

3. **MINUTES OF THE PREVIOUS MEETING HELD ON THE 23  
NOVEMBER 2021**

**RESOLVED:** That the minutes of the previous meeting held  
on 23 November 2021, be approved.

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

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

5. **APPLICATION NO. P2021/1056 - INNOVATIVE CARE LTD, 282 NEATH ROAD, BRITON FERRY, NEATH.**

Officers made a presentation to the Planning Committee on this Application (change of use of guest house (C1) to residential care home (C2) at 282 Neath Road, Briton Ferry, Neath), as detailed in the circulated report.

A typographical error was noted within the report – the date of advertisement of the application on site was 29 October and not 29 September 2021.

The local Member was present to give his representations, along with a registered speaker, and the applicants' agent exercised their right of reply.

**RESOLVED:** That in accordance with Officers' recommendations, and subject to the conditions detailed in the circulated report, Application No. P2021/1056 be approved.

6. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2021/1090 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.

7. **APPLICATION NO. P2021/1090 - MR. GARY DOYLE, 3, CLOS DEWI SANT, BRYN, SA13 2RZ**

Officers made a presentation to the Planning Committee on this Application (retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform at 3 Clos Dewi Sant, Bryn, SA13 2RZ), as detailed in the circulated report.

A registered speaker gave his representations, and the applicants' agent exercised their right of reply.

**RESOLVED:** That in accordance with Officers' recommendations, and subject to the conditions detailed in the circulated report, Application No. P2021/1090 be approved.

8. **APPEALS DETERMINED - 8 DECEMBER 2020 - 6 DECEMBER 2021**

At this point, Councillor D.Keogh returned to the meeting.

Members received a list of Appeal Decisions which had been determined between 8 December 2020 and 6 December 2021, as detailed within the circulated report. Members had been provided with copies of these decisions by email, but they had not yet been reported at the Planning Committee.

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

9. **APPEALS RECEIVED - 8 DECEMBER 2020 - 6 DECEMBER 2021**

Members noted the list of Appeals Received from 8 December 2020 to 6 December 2021.

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

10. **DELEGATED DECISIONS - 8 DECEMBER 2020 - 6 DECEMBER 2021**

Members received a list of Planning Applications which had been determined between 8 December 2020 and 6 December 2021, as detailed within the circulated report.

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

11. **URGENT ITEMS**

None were received.

**CHAIRPERSON**



## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Refusal

<b><u>APPLICATION NO:</u> P2021/0400</b>	<b><u>DATE:</u> 16/04/2021</b>
<b>PROPOSAL:</b>	1 Number detached dwelling and detached garage and creation of vehicular access
<b>LOCATION:</b>	Land Rear Of Heol Nedd, Cwmgwrach, Neath
<b>APPLICANT:</b>	Miss Aimee Moran
<b>TYPE:</b>	FULL
<b>WARD:</b>	Blaengwrach

### BACKGROUND

Cllr Carolyn Edwards requested on 16<sup>th</sup> December 2021 that this application be determined at Planning Committee having regard to the use of land and the fact that the proposed single, albeit larger, dwelling on the plot would still allow for additional dwellings to be constructed on the remainder of the site.

The 'call-in' Panel agreed that the application should be determined at Planning Committee on the above grounds.

### SITE AND CONTEXT

The application site is located on land adjacent to Ty Maes Y Gwair, off Heol Nedd, Cwmgwrach. The site measures approximately 0.3 hectares in area, is flat in profile and currently forms part of the garden area of the donor property, Ty Maes Y Gwair.

The site is bounded by the existing semi-detached residential properties to the east and south and the detached property Ty Maes Y Gwair to the west, while there is a playing field to the north.

The site is located within the settlement limits as defined by Policy SC1 of the Neath Port Talbot Local Development Plan.

### DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of a double fronted, two-storey detached dwelling, plus parking and ancillary works. The proposed dwelling would measure approximately 11.6 metres in length by 11.5 metres in depth, with a detached garage which is joined by the roof measuring approximately 5.65 metres in length and 6.65 metres in width. The dwelling would have a single-storey snug room to the rear and porch to the front elevation.

The ridge height of the proposed dwelling would measure approximately 8.61 metres with an eaves height of 5.59 metres. The ridge height of the garage would measure a 4.4 metres and the porch ridge height measuring 3.69 metres. The proposed dwelling will be predominantly finished in render and also stone cladding with a slate roof. There will be windows on all four proposed elevations.

Externally, car parking and a turning area is proposed to the front elevation, onto the proposed access road.

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

### NEGOTIATIONS

The Agent representing the applicant has been notified of concerns relating to access that have been raised by the Highways Department and the fact that the proposed development does not make the best and most efficient use of the land available in terms of density, and thereby is not in accordance with Policy BE1 – Design.

### PLANNING HISTORY

The application site has the following relevant planning history:

**P2007/0016** Outline planning application for residential development comprising 5 new dwellings. Conditional Approval – 15<sup>th</sup> May 2007

**P2010/0121** Residential Development for 6 dwellings (Outline). Conditional Approval – 23<sup>rd</sup> July 2010.

**P2013/0444** Variation of conditions 3 and 4 of P2010/0121 granted on 23/07/2010 to extend the period for submission of reserved matters and commencement of reserved matters. Conditional Approval – 2<sup>nd</sup> July 2013.

**P2016/0410** Variation of conditions 3 and 4 of P2013/0444 granted on 2/7/13 to extend the period for submission of reserved matters and commencement of development. Conditional Approval – 19<sup>th</sup> January 2017.

**P2017/1148** Proposal: Variation of conditions 3 & 4 of Planning Permission P2016/0410 to extend the date for the submission of reserved matters for a further 12 months, and the time for development commencement. Conditional Approval – 23<sup>rd</sup> February 2018.

### CONSULTATIONS

**Welsh Water:** No objection, subject to conditions.

**Biodiversity Section:** No objection, subject to conditions.

**Head of Engineering & Transport (Highways):** Objection.

**Head of Engineering & Transport (Drainage):** No comment.

### REPRESENTATIONS

The neighbouring properties were consulted on 16<sup>th</sup> April 2021 and a site notice displayed on site on 11<sup>th</sup> November 2021.

To date, 2 no. representations have been received, one of which raised no objection and the other raised an objection in relation to the following issues:

- Effect on privacy, view of the mountain, vehicular traffic, drainage and ecology.

## 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 well-being) 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 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 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 is of relevance:

- Technical Advice Note 12: Design

### Local Planning Policies

The Local 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 Settlements
- Policy SP20 Transport Network
- Policy SP21 Built Environment and Historic Heritage

### 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:

- [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

As the application site is located within the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP), the principle of residential development at this location is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

In respect of residential density levels, Policy BE1 stipulates that development proposals within the Valleys Strategy Area would normally be expected to achieve a minimum of 30 dwellings per hectare. The application site measures approximately 0.3ha and accordingly, the site would be expected to accommodate approximately 9 dwellings to achieve that density.

It is noted that the site was previously granted outline planning permission for 6 dwellings in 2010 (P2010/0121), subsequently being granted three extension of time applications – the permission is now considered to have expired without being made extant. This previous application also fell short of the required density at 20 dwellings per hectare for the application site, however it was successively granted permissions as the initial permission was granted under the previous Unitary Development Plan, which did not have a policy stipulating a density requirement.

While the applicants have submitted a plan showing the potential to construct a further 3 no. dwellings on the remaining land at a future date, this is not part of the current application and cannot therefore form part of its determination.

This application is for a single dwelling with a proposed plot size of approximately 798 square metres and a 'red line' application site area of 0.303 hectares. Based on this plot size alone, the proposal would equate to approximately 12.5 dwellings per

hectare; based on the developable area excluding the proposed road, the proposal would achieve a density of only 6.6 dwellings per hectare; and based on the entire application site boundary would only achieve a density of 3 dwellings per hectare.

Compared to the previously approved development (*now expired*) of 20 dwellings per hectare and the current policy requirement of 30 dwellings per hectare, the proposal is considered to be unacceptable, insofar of it being an inefficient use of land and therefore contrary to Policy BE1.

In respect of the examples referenced by the applicant of other developments granted approval, whilst these cannot and should not form part of the decision making process on this application, they have nevertheless been reviewed with the following site specific justification given:

- *P2021/1101 (Land adjacent to 12 Heol y Glyn)* – while this site did benefit from an earlier permission for one dwelling this permission had lapsed. The application site is however, very steeply sloping and elevated above the classified highway. As such, a denser development would not be in keeping with the established pattern of development in this area and could potentially have an adverse impact upon the classified highway.
- *P2021/0019 (37 Parish Road, Blaengwrach)* – outline planning on a plot previously housing one dwelling, the proposed plot and dwelling size matching those in the established street-scene.
- *P2020/0501 (Land off March Hywel, Cilfrew)* – account was taken into consideration of the extensive and recent planning history on this site for a similarly designed scheme, as well as on site constraints such as the position of trees covered by Tree Preservation Orders that limited the developable area. Accordingly, it was considered that while the policy requirement in respect of density was not met, there were mitigating circumstances that justified this.
- *P2018/0081 (39 Nant Celyn, Crynant)* – Planning was granted for self-build plots prior to the density requirement, this application takes into account the extant planning permission plot sizes.

### Impact on Visual Amenity

It is noted that the application is located adjacent to two linear rows of semi-detached and terraced hipped roof housing along Heol Nedd and Fothergill Road. The proposed scheme would have a modern and contemporary design, and the use of render and stonework would not be considered unacceptable with the streetscene, and would in any respect be located behind the existing street-scene. It is therefore considered that the scale and design of the proposed development would not have a detrimental impact upon the character and appearance of the surrounding area or streetscene.

### Impact on Residential Amenity

In respect of potential overlooking, the windows to the southern elevation would overlook the proposed access road located to the rear of the dwellings on Heol Nedd. The nearest dwellings would be located approximately 35 metres away and therefore well in excess of the Council's design guidance of 21 metres between habitable room

windows. The windows on the western elevation are located over 43 metres away from the host dwelling which is also not directly facing; and the properties located along Fothergill Road will be located approximately 78 metres from the eastern elevation of the proposed dwelling. These distances would be sufficient to ensure that there would be no loss of privacy or overlooking to adjacent dwellings.

With regards to potential overbearing and overshadowing, due to the proximity of the proposed dwelling relative to the neighbouring properties, it is considered that the development would not create any unacceptable overbearing or overshadowing issues and would have no detrimental impact upon the residential amenity of the occupiers of the adjacent dwellings.

### Parking and Access Requirements and Impact on Highway Safety

In terms of highway and pedestrian safety, the Head of Engineering and Transport (Highways) has objected to the proposal and recommended refusal on the basis that the proposed detached dwelling does not have an independent vehicular access that connects directly to the public highway at Heol Nedd. The proposal indicates the vehicular access as an extension to the existing drive that serves the property known as Ty Maes Y Gwair, before it continues on to connect with Heol Nedd. As such, it is deemed the proposed application site access does not connect to the public highway.

Under the 'Manual for Streets' there is a requirement that a single dwelling be within 45 metres of a highway vehicular access for a fire appliance in particular, this is not achievable for the proposed development.

In addition, the Council operates a kerb side refuse and recycling service where residents are not expected to carry waste more than 30 metres to a collection point on the public highway. The proposed dwelling is approximately 66 metres from the public highway at Heol Nedd and therefore would not conform to this requirement.

Policy BE1 requires, amongst other things, that new development has no significant adverse impact on highway safety. In addition, Policy TR2 emphasises that development proposals will only be permitted where all of the stated criteria are satisfied, including that "*...The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation*".

Due to the proposed length of the shared drive and the lack of direct access to the public highway, which as recommended in Manual for Streets should be no more than 45 metres, the proposed layout is considered to be detrimental to highway and pedestrian safety and contrary to both Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

### Biodiversity / Ecology

The Council's Ecologist has advised that they would have no objection to the proposal subject to a condition being imposed to require the provision of artificial bird breeding boxes. Provided a suitably worded condition is imposed requiring a scheme to be submitted for such provision, it is considered that the proposal would be acceptable in terms of biodiversity.

## Others

As identified earlier in this report, one objection was received in response following the publicity exercise. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made.

In relation to the concerns about loss of view of the mountains, this is not a material planning consideration, as there is no right to a view.

Issues related to surface water drainage from the application site would be addressed as part of a SAB consent prior to the commencement of any development on site.

## CONCLUSION

The decision to recommend refusal of 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 Future Wales – the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

While the proposal would not have any unacceptable impact upon residential amenity, the character and appearance of the surrounding area, or any adverse impact upon ecology or drainage issues, it is considered that the proposed single dwelling would be an inefficient use of land that would be contrary to Policy BE1; and the access to serve the site would fail to connect to the public highway, would be overly long and would fail to comply with the recommendations of Manual for Streets to the detriment of highway and pedestrian safety. Accordingly, the proposed development would be contrary to Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Refuse

Reasons for Refusal:

1. The proposed single dwelling would fail to meet the required housing density and would be an inefficient use of land that would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan.
2. The proposed access to serve the development would fail to connect to the public highway, would be overly long, would fail to comply with the recommendations of Manual for Streets to the detriment of highway and pedestrian safety, and therefore would be contrary to both Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Mae'r dudalen hon yn fwriadol wag



## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 6<sup>th</sup> DECEMBER 2021 AND 17<sup>th</sup> JANUARY 2022

App No: **P2021/0029**

Proposal: Reconstruction of river bank retaining wall comprising 3 metre high gabion baskets and raising of existing block wall to a height of 1.49metre and topped with a 1.15 metre high timber fence together with re-profiling of adjacent land (Additional information received 21-4-21)(Additional information -Construction Management Statement and Ecology Report Rec 19-8-21)

Location: Garage Adjacent To 87 Commercial Road Rhydyfro Pontardawe SA8 4SL

Decision: Approved

Ward: Pontardawe

App No: **P2021/0380**

Proposal: Outline application for two residential development plots (including layout and scale)

Location: Land At Blaenavon Terrace, Tonmawr Neath

Decision: Approved

Ward: Pelenna

App No: **P2021/0412**

Proposal: Two number wooden lodges for tourist accommodation including internal access and car parking

Location: Oakfield House Heol Y Glo Pen Y Bryn Pyle CF33 6RA

Decision: Approved

Ward: Margam

App No: **P2021/0417**

Proposal: Change of use of ground floor from former hairdressers (A1) to a cafe /bar (A3)

Location: 2 Swansea Road Pontardawe SA8 4AB

Decision: Refused

Ward: Pontardawe

App No: **P2021/0428**  
Proposal: Development of 52 affordable dwellings and associated access, landscaping and site infrastructure (Amended plans/documents received 23/6/21 and 5/7/21) (Amended Plans/Documents Rec 26/7/21 and 29/7/21)(Protected Species Surveys Rec 2/8/21)(Addendum Ecological Report 23/8/21)(Amended site layout, external engineering works and drainage strategy rec 3/9/21) (Amended landscape scheme rec 6/9/21 )  
Location: Land Off Meadow Road Eaglesbush Valley Neath SA11 2AF  
Decision: Approved subject to a 106 agreement  
Ward: Neath East

App No: **P2021/0496**  
Proposal: Proposed two-storey rear extension, two-storey side extension & single storey side extension. Works include alterations to the existing dwelling house, increasing the ridge height of original dwelling & the demolition of existing rear extension. The works also propose the partial demolition of the existing side extension, which currently acts as a retaining structure, the external walls of the side extension shall remain in place at a reduced height, to continue as retaining walls supporting the ground levels to their northwestern sides.  
Location: 100 Commercial Road Rhydyfro Pontardawe SA8 4SS  
Decision: Approved  
Ward: Pontardawe

App No: **P2021/0608**  
Proposal: Two storey rear extension  
Location: 4 Ferry View Talbot Road Skewen Neath Neath Port Talbot  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2021/0616**

Proposal: Retention and completion of two dwellings and associated works commenced under previously approved full planning permission, Ref No.P2014/0876  
Location: Land Rear Of 18 Leyshon Road Gwaun Cae Gurwen Ammanford Neath Port Talbot  
Decision: Approved  
Ward: Gwaun Cae Gurwen

App No: **P2021/0628**  
Proposal: Details pursuant to condition 3 (cooking extraction system) of Planning Application P2020/0945 granted on 22.4.21 (amended details)  
Location: 14 Angel Street Neath Neath Port Talbot SA11 1RS  
Decision: Approved  
Ward: Neath North

App No: **P2021/0698**  
Proposal: New vehicular access to facilitate new parking area and dropped kerbs.  
Location: Plas Y Bryn 36 Tonclwyda Clyne SA11 4BS  
Decision: Refused  
Ward: Resolven

App No: **P2021/0725**  
Proposal: Retention of engineering works to form tiered section of rear garden  
Location: 111 Crymlyn Parc Skewen SA10 6EF  
Decision: Approved  
Ward: Coedffranc West

App No: **P2021/0735**  
Proposal: Change of use of residential dwelling (C3) to a 5 bedroom HMO (C4) plus single-storey extension and alterations to windows and doors  
Location: 5 Mount View Terrace Aberavon SA12 6HH  
Decision: Approved  
Ward: Aberavon

App No: **P2021/0787**

Proposal: Proposed single storey extensions to rear elevation and porch to front elevation, creation of windows to rear and side elevation and replacement doors within existing door openings, patio area and wooden burner chimney.

Location: Tre-Nache Farm Bryncoch Neath SA10 8AA

Decision: Approved

Ward: Bryncoch North

App No: **P2021/0794**

Proposal: Proposed double storey extension to the rear of existing property. Works include the creation of a raised patio area to the rear with privacy screening, the installation of solar panels and the installation of an air source heat pump in the rear garden area.

Location: 19 The Greenway Llandarcy SA10 6JA

Decision: Approved

Ward: Coedffranc West

App No: **P2021/0798**

Proposal: Proposed change of use and subdivision of public house to create 5no retail units (A1/A2 and A3) to include external alterations to building facade

Location: 24-42 The Parade Neath Neath Port Talbot SA11 1RA

Decision: Approved

Ward: Neath North

App No: **P2021/0814**

Proposal: Details pursuant to the discharge of condition 22 in respect of affordable housing provision of planning permission P2019/0021

Location: Land At Heritage Gate Crown Way Llandarcy Neath

Decision: Approved

Ward: Coedffranc West

App No: **P2021/0837**

Proposal: Retention and completion of garage conversion and the creation of a parking space to the front for the displaced space from the garage

Location: 143 Crymlyn Parc Skewen SA10 6EF

Decision: Approved  
Ward: Coedffranc West

App No: **P2021/0849**  
Proposal: Orangery style extension to rear of the dwelling  
Location: 15 Bryn Derwen Pontardawe Swansea Neath Port  
Talbot SA8 4LF  
Decision: Approved  
Ward: Pontardawe

App No: **P2021/0895**  
Proposal: Discharge of condition 4 relating to the scheme of  
extraction of original planning permission P2021/0386  
(approved 13 July 2021)  
Location: 1A Alfred Street Neath Neath Port Talbot SA11 1EF  
Decision: Approved  
Ward: Neath North

App No: **P2021/0912**  
Proposal: Listed Building Consent for repairs, strengthening,  
refurbishment and replacements to river Neath swing  
bridge including steelwork repairs and replacement  
(including the replacement of bracing members; cutting  
back the corroded sections to sound material and over  
plating and replacing pin headed and missing rivets  
and replacement of overhead bracing of the swing  
bridge), bearing repairs, steelwork surface preparation  
and repainting, masonry repairs and repointing to all  
embankments and abutments, waterproofing of the  
swing span (span 4) and like for like replacement of  
corroded spigots beyond repair and missing downpipes  
Location: River Neath Swing Underbridge  
Decision: Approved  
Ward: Coedffranc Central

App No: **P2021/0959**  
Proposal: Details pursuant to the discharge of conditions 28  
(flood warning scheme) of planning permission  
P2021/0678 granted on 26/10/2021  
Location: Land Adjacent To CSN Precision Engineering Neath  
Abbey Road Neath SA10 7BR

Decision: Approved  
Ward: Bryncoch South

App No: **P2021/0966**  
Proposal: Proposed first floor extension to provide new living area and to vacate the existing ground floor  
Location: The Clogery B4242 From Aberdulais To Abergarwed Neath SA10 8HN  
Decision: Approved  
Ward: Aberdulais

App No: **P2021/0976**  
Proposal: Retention of hardcore hard standing and the siting of a storage container to house spare parts and equipment associated with Baglan photovoltaic (PV) array.  
Location: Baglan Photovoltaic (PV) Array Former BP Chemicals Ltd Seaway Parade, Sandfields, Port Talbot SA12 7BR  
Decision: Approved  
Ward: Baglan

App No: **P2021/0982**  
Proposal: Proposed two-storey left hand side / rear extension, the works for which include the demolition of an existing single storey side extension plus the widening of the existing parking provision onsite.  
Location: 47 Cimla Road Neath Neath Port Talbot SA11 3TW  
Decision: Approved  
Ward: Neath South

App No: **P2021/0987**  
Proposal: Temporary (until July 2023) construction compound (Upper Site) to facilitate necessary maintenance works to Cwmwernderi Reservoir  
Location: Land At Cwmwernderi Reservoir Between Bryn And Goytre, Port Talbot  
Decision: Approved  
Ward: Margam

App No: **P2021/1006**

Proposal: Proposed single storey side/rear extension, the works for which include the partial demolition of an existing side/rear extension.

Location: 10 Ena Avenue Neath SA11 3AD

Decision: Approved

Ward: Neath North

App No: **P2021/1007**

Proposal: Conversion of existing integral garage to a new lounge and utility area, the works for which include widening the existing onsite parking provision.

Location: 2 Derwen Fawr Cilfrew SA10 8NX

Decision: Approved

Ward: Aberdulais

App No: **P2021/1011**

Proposal: Double storey rear extension, dormer to the rear elevation to facilitate the conversion of roof space to living accommodation and raised platform.

Location: Ynys Y Coed Coedffaldau Road Rhiwfawr SA9 2RL

Decision: Approved

Ward: Cwmllynfell

App No: **P2021/1012**

Proposal: Proposed part double/part single storey rear extension and two additional windows to the first floor, side elevation of existing dwelling.

Location: 12 Harlech Street Tairgwaith SA18 1YH

Decision: Approved

Ward: Lower Brynamman

App No: **P2021/1014**

Proposal: Construction of retaining walls and associated ground works related to Planning Permission P2020/0614 (Detached dwelling and detached garage)

Location: Land At 15 Glyn Road Brynamman SA18 1SS

Decision: Approved

Ward: Lower Brynamman

App No: **P2021/1039**

Proposal: Two-storey rear extension  
Location: 165 Swansea Road Trebanos Pontardawe SA8 4BS  
Decision: Approved  
Ward: Trebanos

App No: **P2021/1043**  
Proposal: Change of use of former pub / restaurant / function venue to a community facility (Use Class D1) providing support for families with children with additional needs, resource and training, place of worship and 1no single bedroom first floor self-contained accommodation  
Location: 36 Westernmoor Road Neath SA11 1BZ  
Decision: Approved  
Ward: Neath South

App No: **P2021/1057**  
Proposal: Details pursuant to the discharge of conditions 5 (foul drainage scheme), of planning permission P2021/0226 granted on 31/08/2021 (amended description)  
Location: Former Afan Lido Site Aberafan Seafront Port Talbot  
Decision: Approved  
Ward: Sandfields East

App No: **P2021/1058**  
Proposal: Certificate of Lawful Development (proposed) - Single storey rear extension.  
Location: 50 Ruskin Street Briton Ferry SA11 2HY  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2021/1062**  
Proposal: Two storey rear extension to include external alterations  
Location: 37 Regent Street West Briton Ferry Neath Neath Port Talbot SA11 2PL  
Decision: Approved  
Ward: Briton Ferry West

App No: **P2021/1063**  
Proposal: Proposed detached annexe in rear garden



Location: Victoria Court Main Road Cadoxton SA10 8AP  
Decision: Approved  
Ward: Cadoxton

App No: **P2021/1075**

Proposal: Change of use of part of ground floor from cafe/takeaway (use class A3) to hairdressers (use class A1) and new shop front to the frontage of the property.

Location: 280 Margam Road Margam Port Talbot Neath Port Talbot SA13 2DB

Decision: Approved

Ward: Margam

App No: **P2021/1077**

Proposal: Replacement of existing conservatory with revised glazing and replica tile roof.

Location: 2 Main Road Bryncoch SA10 7PD

Decision: Approved

Ward: Bryncoch South

App No: **P2021/1078**

Proposal: Retention of change of use of ground floor from shop to residential use associated with existing first floor residential use at 28 Wern Road so the property can be used as a single dwelling house

Location: 28 Wern Road Ystalyfera SA9 2LY

Decision: Approved

Ward: Ystalyfera

App No: **P2021/1079**

Proposal: Works to Oak Tree (T2) covered by Tree Preservation order T219/T2 - To crown reduce by 2.5m to achieve a clearance of 3m away from property. To reduce remaining crown by 1.5m to maintain natural shape.

Location: Land To The Front Of 10 Caegwenith Close Tonna Neath Neath Port Talbot SA11 3ER

Decision: Approved

Ward: Tonna

App No: **P2021/1080**  
Proposal: Detached garage with attached shed  
Location: 4 Tudor Grove Taibach SA13 2ST  
Decision: Approved  
Ward: Margam

App No: **P2021/1083**  
Proposal: Details to be agreed in association with condition 7 (verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 4) of planning application P2018/0136 granted on 06/02/2019  
Location: Land At Former Thomas And Sons (Minerals) Ltd Old Wern Road Ystalyfera SA9 2LL  
Decision: Approved  
Ward: Ystalyfera

App No: **P2021/1084**  
Proposal: Non-material amendment to condition 20 (to allow for 12 month intervals for submission of monitoring of the existing spring water supply at Cefn Faes Uchaf Farm instead of the current 6 month interval) and condition 80 (to amend the frequency of TWP meetings) attached to planning permission P2019/5299  
Location: Gilfach Quarry Gilfach Road Bryncoch SA10 8AD  
Decision: Approved  
Ward: Bryncoch North

App No: **P2021/1085**  
Proposal: Non-material amendment to condition 10 (to allow for 12 month intervals for submission of monitoring of the existing spring water supply at Cefn Faes Uchaf Farm instead of the current 6 month interval) and condition 72 (to amend the frequency of TWP meetings) attached to planning permission P2019/5301  
Location: Gilfach Quarry Gilfach Road Bryncoch SA10 8AD  
Decision: Approved  
Ward: Bryncoch North

App No: **P2021/1106**

Proposal: Change of use from retail (use A1) to tanning salon  
(use Sui Generis)  
Location: 4 Station Road Port Talbot Neath Port Talbot SA13  
1JB  
Decision: Approved  
Ward: Port Talbot

App No: **P2021/1111**  
Proposal: Details to be agreed in association with condition 3  
(dust management plan) and condition 4 (surface water  
drainage strategy) of permission P2021/0046 granted  
on 16.03.2021  
Location: Margam Youth Leisure Centre Knights Road Margam  
SA13 2DT  
Decision: Approved  
Ward: Margam

App No: **P2021/1114**  
Proposal: Non material Amendment of planning permission  
P2021/0226 approved on 31/08/2021 to alter the  
wording of condition 4 (potable water scheme) from  
prior to commencement to prior to occupation due to  
delays with the Hydraulic modelling Assessment being  
undertaken by Welsh Water.  
Location: Former Afan Lido Site Aberafan Seafront Princess  
Margaret Way Port Talbot SA12 6QW  
Decision: Approved  
Ward: Sandfields East

App No: **P2021/1120**  
Proposal: Discharge of condition 71 (relating to the remediation of  
the Rock Tip) attached to planning permission  
P2014/0729 (for the extension to and reconfiguration of  
the underground coal workings) at Aberpergwm  
Colliery  
Location: Aberpergwm Colliery Engine Cottage Site B4242  
From Rheola To Glynneath Glynneath Neath  
Decision: Approved  
Ward: Glynneath

App No: **P2021/1126**

Proposal: Installation of 5 x external air conditioning condenser fans and 1 x square mesh and grill with a hood to the side elevation  
Location: Unit C Ty'r Orsaf Station Road Port Talbot SA13 1JD  
Decision: Approved  
Ward: Port Talbot

App No: **P2021/1127**

Proposal: Advertisement Consent for the installation of 3 x retractable awnings to the front elevation with non-illuminated signage printed on  
Location: Unit C Ty'r Orsaf Station Road Port Talbot SA13 1JD  
Decision: Approved  
Ward: Port Talbot

App No: **P2021/1130**

Proposal: Change of roof to Scout Hall from flat roof to monopitch plastic coated profiled steel sheeting. Provision of disabled egress ramp to fire exit at rear of hall. Fencing to close off ground to South of building as a secure area for the young persons to carry out scouting activities.  
Location: Scout Hall Located At Little Warren, Port Talbot  
Decision: Approved  
Ward: Sandfields East

App No: **P2021/1131**

Proposal: Increase in roof pitch and provision of cat-slide dormer to the rear of the property with Juliet-balcony, plus roof-lights to front elevation  
Location: 13 Thorney Road Baglan SA12 8LW  
Decision: Approved  
Ward: Baglan

App No: **P2021/1134**

Proposal: Proposed single storey rear extension, the works for which would include the demolition of an existing single storey rear extension, plus a replacement roof on the existing 'office' extension.  
Location: Ffrwd Vale Lodge Dwr Y Felin Road Caewern Neath Neath Port Talbot

Decision: Approved  
Ward: Bryncoch South

App No: **P2021/1135**  
Proposal: Single storey rear extension and first floor side extension.  
Location: 90 Alexander Road Rhyddings SA10 8EG  
Decision: Approved  
Ward: Bryncoch North

App No: **P2021/1137**  
Proposal: Proposed single storey side extension  
Location: 30 Ffynnon Dawel Aberdulais SA10 8EQ  
Decision: Approved  
Ward: Aberdulais

App No: **P2021/1143**  
Proposal: Conversion of garage into bedroom and shower room, the works for which include the widening of the existing parking provision onsite  
Location: 29 Crymlyn Gardens Skewen SA10 6EU  
Decision: Approved  
Ward: Coedffranc West

App No: **P2021/1144**  
Proposal: Replacement shop front  
Location: Gift Shop The Mews Courtyard Margam Country Park Water Street Margam  
Decision: Approved  
Ward: Margam

App No: **P2021/1148**  
Proposal: Single storey rear/side extension.  
Location: 33 Ashwood Drive Gellinudd Pontardawe SA8 3HL  
Decision: Approved  
Ward: Rhos

App No: **P2021/1155**  
Proposal: Retention of front porch

Location: 1 Mill Race Neath Abbey SA10 7FL  
Decision: Approved  
Ward: Bryncoch South

App No: **P2021/1156**  
Proposal: Single storey rear extension - Lawful Development Certificate Proposed  
Location: 91 Village Gardens Aberavon SA12 7LP  
Decision: Issue Certificate  
Ward: Aberavon

App No: **P2021/1160**  
Proposal: Retention of 2no temporary freestanding non illuminated signs (advertising the future residential development) each measuring 2m wide by 3.6m high; the signs are pole mounted to have a maximum height of 4.7m from ground level  
Location: Former Afan Lido Site The Princess Margaret Way Sandfields Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Sandfields East

App No: **P2021/1162**  
Proposal: Replacement roof to existing dormer and the construction of additional dormer to main roof of dwelling  
Location: 13 Ravenswood Close Bryncoch SA10 7BB  
Decision: Approved  
Ward: Bryncoch South

App No: **P2021/1164**  
Proposal: To convert an existing office/comms facility within an existing sheltered housing block into a new 1 bed flat, together with associated works  
Location: Ty Llansawel, Hunter Street Briton Ferry  
Decision: Approved  
Ward: Briton Ferry East

App No: **P2021/1166**

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of McDonald's, Glynneath. Two existing parking spaces will become EV charging bays, along with associated equipment.

Location: McDonald's Glynneath A465 Glyn-Neath Business Park Cwmgwrach Roundabout Glyn-Neath SA11 5NZ

Decision: Approved

Ward: Blaengwrach

App No: **P2021/1168**

Proposal: Single storey side extension

Location: 1 Glantwrch Ystalyfera SA9 2JN

Decision: Issue Certificate

Ward: Ystalyfera

App No: **P2021/1169**

Proposal: Works to 2 trees covered by Tree Preservation Order T169/A2 - Ash Tree (Fraxinus Excelsior) T327 - Fell to retain 2 metre trunk to maintain cavity wildlife habitat and Common Oak Tree (Quercus Robur) T329 - due to form and increased exposure from removal of adjacent Ash Tree, reduce south and eastern sides of crown by up to 3.5 metres in branch length to suitable pruning points to form a more compact crown. All works detailed in submitted arborists report.

Location: 3 Ffawyddden Cwmavon Port Talbot Neath Port Talbot SA12 9BJ

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2021/1170**

Proposal: Proposed new external aluminium windows/ doors to front (north) elevation, side (east) elevation, block up existing external doorway to plinth level with stone and new aluminium window(north-east corner), all to match existing profiles.

Location: S And S Stores 142-143 New Road Skewen Neath Neath Port Talbot

Decision: Approved

Ward: Coedffranc West

App No: **P2021/1173**  
Proposal: Certificate of Lawful Development (Proposed) for the introduction of 24 No. new mechanical ventilation (supply/extract) louvres to the front elevation of NPT Resource Centre  
Location: Port Talbot Resource Centre Moor Road Aberavon SA12 7BJ  
Decision: Issue Certificate  
Ward: Aberavon

App No: **P2021/1175**  
Proposal: Single storey side extension - Lawful Development Certificate Proposed  
Location: 34 Greenwood Drive Cimla SA11 2BW  
Decision: Issue Certificate  
Ward: Cimla

App No: **P2021/1176**  
Proposal: Single storey side/rear extension.  
Location: 47 Heol Camlas Cwmavon Port Talbot Neath Port Talbot SA12 9PT  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2021/1180**  
Proposal: Demolition of existing garage and rear extension and construction of new integral garage, rear extension and front extension with porch and cloakroom to front.  
Location: 20 Llewellyn Avenue Neath Neath Port Talbot SA10 7AL  
Decision: Approved  
Ward: Bryncoch South

App No: **P2021/1182**  
Proposal: Prior Notification Application for the demolition of Jerusalem Chapel  
Location: Former Chapel Wern Road Ystalyfera SA9 2LX  
Decision: Prior Notification Required  
Ward: Ystalyfera



App No: **P2021/1188**  
Proposal: Single storey rear extension  
Location: 5 Aelfryn Terrace Brynna Road Cwmavon Port Talbot  
Neath Port Talbot  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2021/1194**  
Proposal: Single storey rear extension.  
Location: 1 Chrome Avenue Sandfields SA12 7RF  
Decision: Approved  
Ward: Sandfields West

App No: **P2021/1195**  
Proposal: Proposed extension to canteen  
Location: Groundhog Uk Ltd Ynysygerwn Avenue Aberdulais  
SA10 8HH  
Decision: Approved  
Ward: Aberdulais

App No: **P2021/1196**  
Proposal: Part single/part two storey rear extensions.  
Location: 1 Dan Y Coed Cwmavon SA12 9NH  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2021/1199**  
Proposal: Details to be agreed in association with condition 3  
(carport retaining structure details & structural  
calculations) of planning application no. P2021/0308  
granted 18/11/2021.  
Location: 4 Corner Meadow Rhos Pontardawe Swansea  
Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2021/1204**

Proposal: Two storey rear extension and new window to first floor side elevation of main dwelling.  
Location: 39 Purcell Avenue Sandfields SA12 7TF  
Decision: Approved  
Ward: Sandfields West

App No: **P2021/1211**  
Proposal: Single storey rear extension - Lawful Development Certificate Proposed  
Location: 25 Channel View Sandfields Port Talbot Neath Port Talbot SA12 6JF  
Decision: Issue Certificate  
Ward: Sandfields East

App No: **P2021/1217**  
Proposal: Non-material amendment to alter the wording of condition 16 (surface water drainage strategy) of planning permission P2020/0174 to allow for the submission of revised drainage details.  
Location: Land at Cramic Way  
Decision: Approved  
Ward: Margam

App No: **P2021/1219**  
Proposal: First floor rear extension, patio doors to replace window in first floor rear elevation of main dwelling and juliet balcony.  
Location: 13 Brynteg Street Bryn Port Talbot Neath Port Talbot SA13 2SD  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2021/1222**  
Proposal: Prior Notification for the demolition of several storage/workshop buildings and portacabin-type units  
Location: Ex Simec Property Phoenix Wharf Road Port Talbot Docks Port Talbot SA13 1RA  
Decision: Prior Notification Not Required  
Ward: Margam

App No: **P2021/1226**  
Proposal: Single storey rear extension, the works for which include the demolition of an existing rear conservatory.  
Location: 7 Golwg Y Cwm Cwmgors Ammanford Neath Port Talbot SA18 1RS  
Decision: Issue Certificate  
Ward: Gwaun Cae Gurwen

App No: **P2021/1231**  
Proposal: Non-material amendment to approved planning application P2021/0472:  
-Removal of a window at the rear of the first floor bedroom above the existing garage.  
Location: 2 Dol Werdd Waunceirch Neath Neath Port Talbot SA10 7QX  
Decision: Approved  
Ward: Bryncoch South

App No: **P2021/1249**  
Proposal: Details pursuant to the discharge of condition 12 (landscape management plan) of planning permission P2019/5611  
Location: 1 Melyn Close Neath SA11 2DH  
Decision: Approved  
Ward: Neath East

App No: **P2021/1252**  
Proposal: Non-Material Amendment to Planning Application P2021/1055 in respect of changes to the roof pitch of the extension to a flat-roof, and replacing three roof-lights with three lantern windows  
Location: 11 Beverley Street Port Talbot SA13 1EB  
Decision: Approved  
Ward: Port Talbot

App No: **P2021/1257**

Proposal: Non material Amendment of planning permission P2021/0226 approved on 31/08/2021 to alter the wording of condition 8 (off site highway works) from prior to any work commencing on site to prior to the construction of any dwelling to allow some works to commence whilst off site works required by the condition are being finalised.

Location: Former Afan Lido Site and adjacent Car Park, Aberavon, Port Talbot

Decision: Approved

Ward: Sandfields East

App No: **P2021/1271**

Proposal: Details to be agreed in association with conditions 3 (method statement for glass fixing to wall); 4 (method statement for glass fixing to roof) and 5 (screen manifestation) of listed building consent P2021/0803 granted on 15/10/2021

Location: The Orangery Margam Country Park Water Street Margam Port Talbot

Decision: Approved

Ward: Margam

App No: **P2022/0039**

Proposal: Request for Screening opinion under Regulation 6 of the Environmental Impact Assessment Regulations 2017 for the erection of an industrial manufacturing unit, including storage, welfare facilities and offices and associated works.

Location: Land At Baglan Way Port Talbot

Decision: Not EIA Development

Ward: Aberavon