



## ***PLANNING COMMITTEE***

***10.00 AM - TUESDAY, 29 MARCH 2022***

***REMOTELY VIA TEAMS***

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

### **PART 1**

1. Welcome and Roll Call
2. Declarations of Interest
3. Minutes of the Previous Meeting (*Pages 5 - 8*)
4. 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**

5. Application No. P2022/1010 - 161 Neath Road, Briton Ferry  
(*Pages 9 - 18*)  
Change of use from residential dwelling (Use Class C3) to Children's Care Home (Use Class C2), including provision of car parking to rear, at 161 Neath Road, Briton Ferry, Neath, SA11 2BX.

#### **Section B - Matters for Information**

6. Delegated Decisions - 28 February to 21 March 2022  
(*Pages 19 - 30*)

7. Urgent Items

Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**K.Jones**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

**Monday 21 March 2022**

## **Committee Membership:**

**Chairperson:** Councillor S.Paddison

**Vice  
Chairperson:** Councillor S.Pursey

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

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

**8 March 2022**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor S.Pursey

**Councillors:** D.Keogh, R.Mizen, S.K.Hunt, A.N.Woolcock,  
C.Williams, S.Renkes and C.James

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

**Local Members:** Councillor A.R.Lockyer (Neath North) and  
P.D.Richards (Baglan)

**Officers In Attendance:** C.Morris, M.Shaw, C.Davies, R.Borthwick,  
N.Lake, L.Morgan, M.Thomas, G.White 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 Declarations of Interest were received at the start of the meeting:

Councillor Dennis Keogh - Re Application No. P2021/1268 – Bayview, Fernfield, Baglan, as he knows the Applicant personally – he considered this a prejudicial interest, and withdrew from the meeting and the discussion and voting thereon.

Councillor Steve Hunt - Re Application No. P2021/0965 – The Gym, Quay Road, Neath, as he

knew the applicants personally when they lived in his Ward – he considered this a personal interest, so was able to remain in the meeting and take part in the discussion and voting thereon.

Councillor Chris Williams - Re Application No. P2021/0965 – The Gym, Quay Road, Neath, as he knows the Applicant personally – he considered this a prejudicial interest, and withdrew from the meeting and the discussion and voting thereon.

3. **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the minutes of the previous meeting held on 15 February 2022, 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. P2021/1268 - BAYVIEW, 3 FERNFIELD, BAGLAN**

(At this point in the meeting Councillor D.Keogh reaffirmed his declaration of interest, and withdrew from the meeting, and the discussion and voting thereon.)

Officers made a presentation to the Planning Committee on this Application (increase in ridge-height of existing bungalow to provide accommodation within the roof-space, two-storey rear extension with porch, plus attached garage to the side elevation with roof terrace above and associated retaining works at Bayview, 3 Fernfield, Baglan, SA12 8AL), as detailed in the circulated report.

The local ward member was present to give his representations.

**RESOLVED:** That in accordance with Officers’

recommendations, Application No. P2021/1268 be Approved.

6. **AMENDMENT SHEET**

Note: An amendment sheet in relation to Application Number: P2021/0965 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. P2021/0965 - UNIT 9 GYM, QUAY ROAD, NEATH**

(At this point in proceedings, Councillor D.Keogh returned to the meeting and took part in the discussion and voting thereon, and Councillor C.Williams reaffirmed his declaration of interest, and withdrew from the meeting, and the discussion and voting thereon.)

Officers made a presentation to the Planning Committee on this Application (variation of conditions 1, 3 and 4 of planning permission P2019/5650 to allow a permanent consent, change of opening times to 06:00 to 21:00 Monday to Friday, 07:00 to 16:00 Saturday and 08:00 to 15:00 Sunday, and to allow the playing of amplified music in accordance with submitted noise assessment report at Unit 9 Gym, Quay Road, Neath, SA11 1SL), as detailed in the circulated report.

The local ward member was present to give his representations.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2021/0965 be Approved.

8. **DELEGATED DECISIONS - 6 FEBRUARY TO 27 FEBRUARY 2022**

Members noted the list of Delegated Decisions from 6 February to 27 February 2022.

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

9. **URGENT ITEMS**

None were received.

**CHAIRPERSON**



## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO: P2022/0101</u></b>	
<b>PROPOSAL:</b>	Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), including provision of car parking to rear
<b>LOCATION:</b>	161 Neath Road, Briton Ferry, Neath, SA11 2BX
<b>APPLICANT:</b>	Mr Atkins
<b>TYPE:</b>	Full
<b>WARD:</b>	Briton Ferry East

### BACKGROUND INFORMATION

Cllr Chris James requested on 25/02/2022 that this application be determined at Planning Committee for the following reason:

*“Grounds of Highway Safety. This is because I have received representations from neighbouring properties about Road Safety and Parking”.*

The ‘call-in’ Panel subsequently met and agreed on 09/03/2022 that the application should be determined at Planning Committee on the above grounds.

### SITE AND CONTEXT

The application site is located at 161 Neath Road, Briton Ferry.

The application site comprises a two-storey mid-terrace property currently used as a residential dwelling (Use Class C3).

The plot measures approximately 0.0153 hectares in area and is bounded by a residential dwelling to the north, Neath Road (A474) to the east, Dominos Pizza with residential flat above to the south, with an access lane and further dwellings to the west.

### DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from residential dwelling (Use Class C3) to children's care home (Use Class C2), including provision of car parking to the rear yard.

Members should be aware that planning permission (ref. P2021/0637) has previously been granted on this property for the change of use from dwelling to a 5-bed HMO. However, the proposal under consideration as part of this application is now for the

change of use of the property into a 3-bedroom care home for children. The agent has indicated that there would be three children aged between 8 and 16 years old residing at the property, typically for a number of years, with 24-hour care provided by staff.

It should be noted that no external alterations are proposed to the property itself, as any works required to facilitate the conversion (such as the creation of en-suite bathrooms) would be internal only. To the rear of the property it should be noted that 2 new parking spaces would be created (accessed off the rear lane), together with a small recreation area and storage denoted for bins.

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

### NEGOTIATIONS

Not Applicable.

### PLANNING HISTORY

The application site has the following relevant planning history:

- P2021/0637 - Change of Use from Residential (Use Class C3) to a 5 bed House of Multiple Occupation (HMO)(Use Class C4). Approved 22/07/2021.

### CONSULTATIONS

**Briton Ferry Town Council:** Objection on the following grounds:

- i. Overdevelopment of the site.
- ii. Detrimental to the amenity of the area.
- iii. Primarily a residential area and this is an unsuitable development.
- iv. Lack of adequate parking for staff and visitors.
- v. Lack of adequate amenity or play area.
- vi. Lack of frontage poses risk to children in care.
- vii. Issue with similar establishment in Neath Port Talbot area.

**Head of Engineering & Transport (Highways):** No objection, subject to conditions.

**Environmental Health Section:** No objection.

**Natural Resources Wales:** No objection.

**Policy Crime Prevention:** No objection, subject to informatives.

### REPRESENTATIONS

The neighbouring properties were consulted on 16/02/2022, with a site notice also displayed on 16/02/2022.

In response, to date, 2 No. representations have been received. The objections are summarised as follows:

- Query regarding the ages of the children.
- Concerns regarding potential disruption in/around the area.
- Concerns that the proposal could affect property values.
- Concerns with potential noise and disturbance and impact upon sleep.
- Concerns regarding the safety of the children.

## 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 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 are of relevance: -

- Technical Advice Note 12: Design

#### Local Planning Policies

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

#### Strategic Policies:

- [Policy SP7](#) [Housing Requirement](#)
- [Policy SP20](#) [Transport Network](#)

#### Topic Based Policies:

- [Policy SC1](#) [Settlement limits](#)
- [Policy TR2](#) [Design and Access of New Development](#)
- [Policy BE1](#) [Design](#)

#### *Supplementary Planning Guidance:*

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

#### Issues

Having regard to the above, the main issues to consider in this application relate to the principle of the development at this location, 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 the change of use at this location is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

#### Material Change of Use

Section 55 of the 1990 Act states that 'development' includes *'the making of any material change in the use of any buildings or other land'*. Accordingly, a consideration under this application is if the proposed use does fall under C2, rather than C3, whether or not this amounts to a 'material' change of use of the property which requires the benefit of planning permission.

In this regard, it is emphasised that the above conclusion does not automatically mean that planning permission is required. Indeed, the North Devon case (*North Devon District Council v First Secretary of State* [2004]) makes clear that the fact that there is a change from a C3 use to a C2 use does not mean that the change requires planning permission. It must be considered whether the change is a *material* one. *"It will only be material if, as a matter of fact and degree in the circumstances of an individual case, the change of use was material."*

Whether the proposal constitutes a material change of use is a matter of fact and degree and depends upon the particular circumstances in each case. Established case law provides that it is necessary to look at whether the change gives rise to planning considerations, which can include the effects of the change on local amenity.

In this respect, a review of information on-line has revealed that a change of use from Class C3 to C2 will not generally be considered material if it doesn't change the actual daily use and character of the property. This is a matter of fact and degree in each case, with considerations including noise levels, increased pressure on parking caused by visits from carers, and whether additional security measures, such as alarms, are installed at the property. The number of resident children/young people is also relevant too - six children living together is likely to be considered higher impact than the average family home, whereas two to three *might* not be.

As such, it is possible to conclude that no material change of use has occurred if there is no material difference in activity to that which may be anticipated in the case of a conventional residential use. So, if the premises has the look and character of a conventional residential dwelling, and the use gives rise to no greater level of disturbance or amenity effects than could be generated by a C3 use, then it can be argued that no material change of use has occurred. Again, a key issue relates to the numbers of residents involved, whether or not staff work shift patterns or have a permanent residence at the site.

Notwithstanding the above, it should be noted that the applicant has chosen to submit a planning application for the change of use from C3 to C2 and they have confirmed that only the children would be resident – the staff would rotate and live elsewhere. In light of this, and the scale of the property, it is therefore confirmed that the proposal would constitute a 'material' change of use that requires the benefit of planning permission in this instance.

Impact on Visual Amenity

It is noted that the no external alterations are proposed to the property itself, with the formation of a parking and recreation area to the rear (plus bin storage) being the only visible changes. In light of this, it is therefore considered that the property would retain a residential appearance, and the overall proposal would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene, and would therefore comply with Policies BE1 of the LDP.

#### Impact on Residential Amenity

In respect of potential overlooking, it is noted no new windows are proposed. Whilst there are a number of existing side-facing windows on the property as these already serve habitable rooms, it is considered that the proposed change of use would not create any additional or unacceptable overlooking over and above that currently experienced.

Turing to potential overbearing and overshadowing, it should be noted that no extensions or alterations are proposed to the property itself. As such, the proposal would not create any unacceptable issues in these regards.

In respect of potential noise and disturbance, Members should note that whilst the current lawful use of the property is still a residential dwelling (Use Class C3), there is extant planning permission (ref: P2021/0637) to change the use of the property into an HMO (Use Class C4) - which will be a material consideration in the determination of this application. The submitted details have been assessed by the Environmental Health Officer. They advise that the proposed C2 use is less intensive in terms of residents at the property, compared to the previously approved C4 use, and they have had discussions with the applicant to confirm that the premises will be operated as a true care facility and not as a HMO by 'stealth', which can happen for Care Homes for residents over 16 years old. On this basis the Environmental Health Officer, therefore, has no objections to this application.

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

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

It is noted that the existing property is located off Neath Road (A474) which is the main route through Briton Ferry into Neath. It is also noted that it is very busy and there is limited on-street parking availability and parking restrictions on Neath Road which the site fronts onto. However, it is also noted that there are no parking restrictions on Grandison Street, which is to the south side of the site. The existing residential property would have a parking requirement, as detailed in the Parking Standards SPG,

for 1 space per bedroom up to a maximum of three spaces. At present there is a gravel area to the rear of the property which could be used for 2 parking spaces. Therefore, the existing use as a residential dwelling is technically deficient by 1 space.

The Head of Engineering and Transport (Highways Section) has assessed the proposal and offers no objection to the development, subject to conditions. This is on the basis that the proposed use would comply with the Authority's Parking Standards SPG which requires the following:

- 1 space per 3 non-resident staff (staff parking) – 1 space required;
- 1 space per 4 beds (visitor parking) - 1 space would be required.

Members will note that the existing planning permission in place for a HMO at the property benefits for 5 adult residents that could generate up to 5 separate vehicles being parked in the locality on a more permanent basis.

In light of the above and the information provided within the application, the proposal to provide 2 off-street car parking spaces to the rear of the property, accessed off an adopted lane access, is in compliance with the authority's parking standards and the proposal is therefore acceptable in terms of highway and pedestrian safety.

In respect of staff changer over, it is noted that only 1 'staff' parking space would be provided on site, but there is a need for up to 3 staff on site at any one time. The applicant has confirmed that staff changeover will be staggered from 7.30am, with other changes overs taking place 8.00am and 9.00am respectively. Whilst this means that it could result in staff cars being parked on the nearby streets for a short period during the hand-overs, it is noted that there are no parking restrictions on the top of Grandison Street - indicating that there are no 'on-street' parking pressures there currently. Furthermore, given the existing lawful use of the site and the HMO already granted consent, together with the sustainable location of the site (i.e. on a bus route), it is considered that the overall proposal would be acceptable in terms of highway and pedestrian safety, and refusal of the application on highway/parking grounds could not be substantiated at appeal.

### Other Matters

As identified earlier in this report, a number of objections were received in response to 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 that the proposal will decrease property values, it should be noted that this is not a material planning consideration, so cannot be taken into account when determining this application.
- In respect of the concerns regarding the safety of the children it should be noted that this is also not a material planning consideration and would be under the control of the Care Inspectorate Wales. Noting that staff are present on site on a 24 hour basis.

In respect of the objections raised by Briton Ferry Town Council, the following comments are made:

- With regards to the concerns regarding overdevelopment of the site, it should be noted that a 3-bed care home would be akin to a 3-bed residential dwelling and would be less intensive than the 5-bed HMO granted consent.
- Turning to the concerns that it would be detrimental to the area and unsuitable in a residential area, Members should note that there would be no external alterations to the property itself, with the only visible changes being the car parking provision, amenity area and bin storage – again features typical of a residential dwelling. As such, these would not be considered defensible reasons for refusal of the application if the applicant chose to appeal.
- Turning to the comments regarding the adequacy of the amenity area and front garden it should be noted that these are not a material planning consideration and would be assessed by Care Inspectorate Wales. Furthermore, if deemed necessary, a gate could be installed at the front boundary off the existing pillar up to 1m high under 'permitted development' without the need for any planning permission.
- Finally, in respect of the concerns regarding similar establishments in Neath Port Talbot area, it should be noted that this would not be a reason to refuse the application, as each application is considered on its individual merits.

## 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 Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

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

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION: Approval, subject to conditions

Time Limit



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 and Documents

2. The development shall be carried out in accordance with the following approved plans and documents:

Dwg. No. 010 Rev A.

Dwg. No. 001.

Dwg. No. 002.

Dwg. No. 102.

Dwg. No. 110.

Reason:

In the interests of clarity.

#### Action

3. Prior to the first beneficial occupation of the Children's Care Home hereby approved (Use Class C2) the rear parking area detailed on the approved block plan, to accommodate two car parking spaces, shall be provided on site accessed via the adopted rear lane. The parking area shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface to a permeable porous area or surface within the curtilage of the property, with no surface water allowed to flow out onto the public highway. A minimum of two spaces shall be permanently maintained and available for use for parking of vehicles within the curtilage of the property thereafter, with no enclosure permitted to be provided at any time which would impede the use of such spaces for the parking of vehicles.

Reason:

In the interest of off-street car parking provision and highway safety, and to comply with Policy TR2 of the Neath Port Talbot Local Development Plan.

4. Prior to the first beneficial occupation of the Children's Care Home (Use Class C2) hereby approved the designated bin storage area and recreation area, as detailed on the approved block plan, shall be provided on site and retained for such use thereafter.

Reason:

In the interest of visual and residential amenity and to comply with Policies BE1 and TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

5. The use hereby approved shall benefit for a maximum of 3 residents only.

Reason:

In the interests of clarity.

## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 28/02/22 AND 21/03/22

App No: **P2019/0345**

Proposal: Variation of Condition 1 (List of Approved Plans) of Planning Permission P2015/0597 granted on 27/09/16 for the retention of the residential development comprising 1 x detached dwelling and 2 x pairs of semi-detached dwellings and associated works - including amendments to parking layout and installation of new pedestrian vehicle cross-overs (Amended Plans received 15/05/19)

Location: THE WILLOWS B4282 FROM CWMAVON TO BRYN CWMAVON PORT TALBOT SA13 2RD

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2021/0167**

Proposal: Discharge of Conditions 58 and 62 of Planning permission P2018/0636

Location: East Pit East Surface Mine Tairgwauth Gwaun Cae Gurwen Ammanford SA18 1UP

Decision: Approved

Ward: CwmllynfellCwmllynfellCwmllynfell

App No: **P2021/0282**

Proposal: Retention, alteration and completion of development to facilitate the change of use of building to provide 23 No. one bed flats, and 9 No. 2 bed flats, plus associated works. (Amended plans and description)

Location: 18 Orchard Street Neath Neath Port Talbot SA11 1DU

Decision: Approved subject to a 106 agreement

Ward: Neath North

App No: **P2021/0732**

Proposal: Proposed detached dwelling and associated works and access (amended plans received 18 January 2022)  
Location: Land Adj To 2 Garbett Place Crynant SA10 8PQ  
Decision: Approved  
Ward: Crynant

App No: **P2021/0862**  
Proposal: Retention of use of land as storage yard for scaffolding supplier (Sui Generis use), plus construction of a new detached building with associated works  
Location: Land South Of Neath Road Abergarwed Neath SA11 4DD  
Decision: Refused  
Ward: Resolven

App No: **P2021/0922**  
Proposal: Retention of use of open land into residential garden area, plus retention of raised decking and fences and proposed access steps  
Location: 34 Falcon Drive Cimla Neath SA11 3SG  
Decision: Approved  
Ward: Cimla

App No: **P2021/0956**  
Proposal: Detached Industrial Building (Use Class B8 - Storage and Distribution) with associated parking, drainage and landscaping.  
Location: Land At Mardon Park Central Avenue Baglan Energy Park Port Talbot SA12 7AX  
Decision: Approved  
Ward: Baglan

App No: **P2021/0967**  
Proposal: Temporary planning consent for the retention and use of a storage structure plus containers for the storage of equipment associated with a scaffolding business  
Location: Land South Of Neath Road Abergarwed Neath  
Decision: Refused  
Ward: Resolven

App No: **P2021/1066**  
Proposal: Demolition of existing extension and construction of a two storey rear extension and log burner chimney  
Location: 48 Cimla Road Neath SA11 3TL  
Decision: Approved  
Ward: Neath North

App No: **P2021/1068**  
Proposal: Details pursuant to the discharge of conditions 4, (construction environmental management plan ), 5 (contamination remediation scheme) 6 (hard and soft landscaping), 8 (sewer method statement and risk assessment) and 9 (street lighting scheme) of planning permission P2021/0108 granted on 16/09/2021 (revised remediation strategy and site investigation)  
Location: Land Off Pant Celydd Knights Road Margam Port Talbot SA13 2DJ  
Decision: Approved  
Ward: Taibach

App No: **P2021/1082**  
Proposal: retention of vehicle hardstanding to the front garden of the dwelling including a patio area  
Location: 48 Dinas Baglan Road Baglan SA12 8AF  
Decision: Approved  
Ward: Baglan

App No: **P2021/1086**  
Proposal: Extension to existing unit (class B8 - storage and distribution) with associated parking, drainage and landscaping.  
Location: Mardon Park, Unit 21 Central Avenue Baglan Energy Park SA12 7AX  
Decision: Approved  
Ward: Baglan

App No: **P2021/1087**

Proposal: Construction of four industrial units (Class B1, B8) with associated car parking drainage and landscaping  
Location: Land Adjacent To Unit 19/20 Mardon Park Baglan Energy Park SA12 7AX  
Decision: Approved  
Ward: Baglan

App No: **P2021/1089**

Proposal: Proposed single storey extensions to both the left hand and right hand side elevations of the existing bungalow, in addition to single storey rear extensions, plus dormer extensions to the front and rear to provide first floor accommodation. The works include widening the existing parking provision onsite, plus alterations to the garden and patio levels.

Location: 17A Dulais Road Seven Sisters SA10 9EL  
Decision: Approved  
Ward: Seven Sisters

App No: **P2021/1157**

Proposal: Part two storey part single storey rear extension, porch to front elevation and two windows to side elevation of original dwelling (amended description)

Location: 42 Twynrefail Place Gwaun Cae Gurwen SA18 1HY  
Decision: Approved  
Ward: Gwaun Cae Gurwen

App No: **P2021/1159**

Proposal: Proposed single storey side extension, the works for which would include the demolition of an existing car port and widening the existing onsite parking provision.

Location: 119 March Hywel Cilfrew SA10 8ND  
Decision: Approved  
Ward: Aberdulais

App No: **P2021/1198**

Proposal: Listed Building Application for survey test core drilling of 4 lightweight 100mm diameter cored boreholes that will extend through the bridge deck down to the original river bed, at the 2 bridge piers and the 2 bridge abutments.

Location: A465 Masonry Arched Bridge Spanning The River Neath Off Bridge Street Neath SA10 7RF

Decision: Approved

Ward: Neath NorthNeath North

App No: **P2021/1207**

Proposal: Retention of demonstration wind turbine, wind monitoring mast, welfare unit, site office, storage containers and associated Infrastructure, and the erection of a new eco tower demonstration turbine (with foundation and winch) and ground mounted power system, for a temporary period of 4 years.

Location: ABP Land Docklands Margam Sands Margam Port Talbot

Decision: Approved

Ward: Margam

App No: **P2021/1209**

Proposal: Retention of ground floor extension and proposed first floor extension to include first floor access ramp to Public Right of Way

Location: Mount Pleasant Llanguicke Road Pontardawe SA8 4PS

Decision: Approved

Ward: Pontardawe

App No: **P2021/1212**

Proposal: Erection of one 3-bedroom house and one 2-bedroom dormer bungalow (Outline with all matters reserved )

Location: Car Park At The Junction Of Gwilym Road And Is Y Bryniau, Cwmllynfell

Decision: Approved

Ward: Cwmllynfell

App No: **P2021/1251**  
Proposal: Single storey side/rear extension and conversion of existing garage to study with new window replacing garage door  
Location: 35 Ynys Y Gored Velindre SA13 2EB  
Decision: Approved  
Ward: Port Talbot

App No: **P2021/1260**  
Proposal: Renewal of shopfront and improvements to access  
Location: 33-35 Windsor Road Neath SA11 1NB  
Decision: Approved  
Ward: Neath North

App No: **P2021/1278**  
Proposal: Single storey side extension to existing restaurant and takeaway building to provide servery kiosk for takeaway ice cream and associated sales.  
Location: Francos Fish Bar The Princess Margaret Way Sandfields Port Talbot Neath Port Talbot  
Decision: Approved  
Ward: Sandfields West

App No: **P2022/0006**  
Proposal: Works to 1x Oak Tree (identified as T1) covered by Tree Preservation Order T200/A7:  
-T1 (Oak) - Remove lowest branches and prune secondary branches to achieve crown lift of approximately 4 metres.  
Location: 265 Delffordd Rhos Pontardawe Swansea Neath Port Talbot  
Decision: Approved  
Ward: Rhos

App No: **P2022/0007**  
Proposal: Retention and completion of extension to the rear of the property to create a bedroom above existing kitchen/bathroom



Location: 22 Maesteg Road Cymmer SA13 3HS  
Decision: Approved  
Ward: Cymmer

App No: **P2022/0032**  
Proposal: Part single/part two storey rear extension and first floor rear extension.  
Location: 3 Station Terrace Bryn SA13 2RN  
Decision: Approved  
Ward: Bryn And Cwmavon

App No: **P2022/0037**  
Proposal: Single storey front/side and rear extension.  
Location: 80 Windsor Village Aberavon SA12 7EY  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0041**  
Proposal: Proposed high level external cladding to parapet roof light and to main roof fascia.  
Location: Water Street Business Centre Gwyn Terrace Aberavon SA12 6LF  
Decision: Approved  
Ward: Aberavon

App No: **P2022/0056**  
Proposal: Conversion of ground floor former post office to living room of domestic house  
Location: 48 Park Street Lower Brynamman Ammanford Neath Port Talbot SA18 1TG  
Decision: Approved  
Ward: Lower Brynamman

App No: **P2022/0066**  
Proposal: Retrospective planning application for the installation of roof plant and a roller shutter and associated works  
Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH  
Decision: Approved

Ward: Port Talbot

App No: **P2022/0082**

Proposal: First floor rear extension and conversion of attic to living accommodation.

Location: 26 Ynys Street Port Talbot Neath Port Talbot SA13 1YW

Decision: Approved

Ward: Port Talbot

App No: **P2022/0083**

Proposal: Works to trees covered by Tree Preservation Order TW21/W8 - Felling of 25 trees to facilitate reconstruction of a collapsed culvert and strengthening of the downstream embankment

Location: Area Bounded By 20 22 29 And 31 Castle Drive Cimla Neath Neath Port Talbot

Decision: Approved

Ward: Cimla

App No: **P2022/0086**

Proposal: Variation of condition 2 (list of approved plans) of planning application P2019/0143 granted on 10/05/2019 to reduce height of dwelling by removing top floor

Location: Plot 5 Land Adjoining 99 Neath Road Resolven Neath Neath Port Talbot

Decision: Approved

Ward: Resolven

App No: **P2022/0092**

Proposal: Single storey rear extension, first floor rear extension, conversion of attic to living accommodation and two roof lights in rear roof plane of main dwelling.

Location: 4 Wellfield Melincourt Neath Neath Port Talbot SA11 4AU

Decision: Approved

Ward: Resolven

App No: **P2022/0120**  
Proposal: Single storey rear extension  
Location: 9 Abbey Road Port Talbot Neath Port Talbot SA13  
1HA  
Decision: Approved  
Ward: Port Talbot

App No: **P2022/0131**  
Proposal: Single storey rear extension  
Location: 19 Llwyn Arian Coed Hirwaun Port Talbot Neath Port  
Talbot SA13 2UP  
Decision: Approved  
Ward: Margam

App No: **P2022/0143**  
Proposal: Non-Material Amendments to Planning Permission  
P2020/0125 to amend the design of the dwelling as  
follows: addition of monopitch roof to the side bay  
window, addition of monopitch roof to rear patio doors,  
removal of one set of rear patio doors and steps,  
addition of two ground floor rear windows, removal of a  
side chimney, addition of a rear chimney and addition  
of partial stone cladding.  
Location: 49 Dinas Baglan Road Baglan Port Talbot Neath Port  
Talbot SA12 8DT  
Decision: Approved  
Ward: Baglan

App No: **P2022/0158**  
Proposal: General purpose, portal frame building  
Location: Rhianwen Fach Farm Mynydd Emroch Port Talbot  
Decision: Prior Notification Not Required  
Ward: Bryn And Cwmavon

App No: **P2022/0159**  
Proposal: Request for a Screening Opinion (EIA Regulations) for  
the erection of one wind turbine up to 150m to tip and  
associated infrastructure.

Location: Tresgyrch Fawr Fawr Road From Baran Road To  
Tresgyrch Fawr Farm Pontardawe Swansea Neath  
Port Talbot

Decision: Not EIA Development

Ward: Pontardawe

App No: **P2022/0182**

Proposal: Single storey rear extension - Lawful Development  
Certificate Proposed

Location: 88 Southdown View Sandfields Port Talbot Neath  
Port Talbot SA12 7AN

Decision: Issue Certificate

Ward: Sandfields West

App No: **P2022/0183**

Proposal: Single storey rear extension - Lawful Development  
Certificate Proposed

Location: 43 Dan Y Coed Tonmawr Port Talbot Neath Port  
Talbot SA12 9UH

Decision: Issue Certificate

Ward: Pelenna

App No: **P2022/0185**

Proposal: Single storey side/rear extension - Lawful Development  
Certificate Proposed

Location: 22 Ynys Fach Avenue Resolven Neath Neath Port  
Talbot SA11 4LP

Decision: Issue Certificate

Ward: Resolven

App No: **P2022/0199**

Proposal: Non Material Amendment to planning permission ref.  
P2021/0820 approved on 15/09/2021 - Substitution of  
the black timber cladding to the rear extension to a  
Facing brickwork finish

Location: 7 St Catherines Road Baglan SA12 8AT

Decision: Approved

Ward: Baglan

App No: **P2022/0209**  
Proposal: Non-material amendments to planning permission  
P2020/0919 to amend the siting of the extension as  
follows: Move the extension across 1 metre from side  
boundary and remove the step into the proposed  
extension  
Location: 1 Maes Ty Canol Baglan SA12 8UW  
Decision: Approved  
Ward: Baglan

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