

PLANNING COMMITTEE

11 SEPTEMBER 2018

AMENDMENT SHEET

ITEM 5

<u>APPLICATION NO:</u> P2018/0652	<u>DATE:</u> 03/08/2018
PROPOSAL:	Change of Use of small corner of land associated with Neath Cricket Club into garden curtilage, plus single storey rear extension
LOCATION:	6 Bracken Road, Neath SA11 3DR
APPLICANT:	Mrs Rachel Burton
TYPE:	Change of Use
WARD:	Neath North

It has been noted that reference has not been made within the report to **Policy OS2 - Protection of Existing Open Space** which, although the land in question is small, is nevertheless of relevance in the context of this application. This Policy states that:

Any proposals which would result in the loss of an existing area of open space will only be permitted where it can be demonstrated that:

- 1. The open space is no longer needed; and*
- 2. There is no shortfall of provision of that category of open space in the ward, before or as a result of the development; and*
- 3. The site would not be suitable to provide an alternative type of open space for which there is a shortfall*

In this case due to the location and nature of the land in question it is surplus to the pitch sport use of the site, and has been fenced off from the useable area and unmaintained. The loss of this small area within the existing cricket club site would not impact upon the use of the site as a whole, and an alternative type of open space provision would not be appropriate. Accordingly, it is considered that the proposals meet Policy OS2.

The reason for granting permission is thus amended as follows to incorporate reference to Policy OS2.

REASON FOR GRANTING PLANNING PERMISSION

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

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety, nor result in the unacceptable loss of open space. Accordingly, the proposed development is in accordance with Policies BE1 (Design), TR2 (Design and Access of New Development), SC2 (Protection of Existing Community Facilities) and OS2 (Protection of Existing Open Space) of the Neath Port Talbot Local Development Plan.