ENVIRONMENT

AMENDMENT SHEET

SECTION A – MATTERS FOR DECISION

1.   Planning Applications

Agenda Item 4

APPLICATION NO: P2011/1147	DATE: 02/03/2012
PROPOSAL: Outline application for mixed use development comprising of up to 60 residential units, up to 100 units of holiday accommodation, up to 350sq.m retail and up to 1000sq.m of leisure complex with associated access, footpaths, ecological improvements, landscaping, boundary treatments and services.(Additional information under Regulation 19 of EIA Regs with regard to an environmental statement addendum which incorporates a revised assessment of the landscape and visual, foul and surface water drainage, flood risk and ecology together with revised plannning assessment and enabling statement).	

LOCATION:	Rheola Market, Glynneath Road, Glynneath, Neath SA11 4DT
APPLICANT:	Mr Howard Rees
TYPE:	Outline
WARD:	Glynneath

Members are advised that the Highways Section of the report incorrectly makes reference to the CSS parking standards instead of the adopted Standing Conference on Regional Policy in South Wales – Parking Guidelines 1993.

In addition, the restaurant standard referred to in the report should read as follows:
'Restaurant: 1 commercial vehicle and 1 per 3 non-residential staff and 1 per 7sq.m of dining space.'

Agenda Item 5	
APPLICATION NO: P2014/0246	**DATE: 15/10/2014**
PROPOSAL: Gas-powered electricity generating station (20MW) and associated works (Amended Block Plan, Location Plan, Elevation Plan and Floor Plan plus additional Construction Management Plan received on 15/10/14).	
LOCATION: Ex Gas Works, Afan Way, Port Talbot SA12 6HQ	
APPLICANT: Mrs Sarah Ward	
TYPE: Full Plans	
WARD: Sandfields East	

Members should note that the 7 letters of objection received and petition of 97 signatures detailed in the report relate to the originally submitted scheme.

No additional letters of objection have been received on the latest amended plans.

Agenda Item 6	
APPLICATION NO: P2014/0843	**DATE: 04/09/2014**
PROPOSAL: Certificate of Lawful Development (proposed) for the incidental use of an existing single-storey rear extension as a dog day crèche for up to 5 dogs between the hours of 08:30 hrs and 16:30hrs Mondays to Fridays.	
LOCATION: 70 Neath Road, Tonna, Neath SA11 3DJ	
APPLICANT: Mrs Ann Patricia Slattery-John	
TYPE: LawfulDev.Cert-Prop.	
WARD: Tonna	

Members should note that an additional letter of objection was received. It relates to potential issues to residential amenity in terms of noise and disturbance from barking, that the business has been operating without consent and on evenings and weekends and that there has been no consultation with neighbours about this business, despite the proposed property being surrounded by neighbours to the side and rear.

In respect of potential noise and disturbance, this issue has been addressed in the main report.

With regards to the statement that the business has been operating already, this has also been addressed in the main report. The applicant has confirmed, in writing, that she has not been undertaking the business to date as she is waiting for the license and certificate to be issued.

Finally, the issue relating to fact that there has been no public consultation. It should be noted that this application is for a Certificate of Lawful Development (Proposed) and not a Planning Application. As such, there is no statutory requirement to consult with neighbours or members of the public in the same way as a Planning Application. Nevertheless, the application has been advertised on the planning register on the Authority's website as part of the weekly list.