

SECTION B – MATTERS FOR INFORMATION

PLANNING APPEALS - 2020

Since the Covid-19 pandemic, Members have been provided with copies of appeal decisions received by email but these have not been reported under the remote Planning Committee protocol.

This report therefore seeks, at the end of 2020, to update Members on all appeals / decisions received in 2020.

Please note that all Appeal Decision Letters are available to view online using the hyperlinks in the right hand column. The appeal decisions are colour-coded as per the key below.

Key:

IN PROGRESS	ALLOWED	DISMISSED
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a) Planning Appeals

PINS Ref.	Site	App. No / Description / Type	Status
H/20/3261901	Fabian Way, Crymlyn Burrows SA1 8QB	P2020/0541: Erection of 1 no. pair of illuminated 48-sheet digital advertisement displays <i>Advert Appeal</i>	In progress
A/20/3259778	Land accessed off Lingfield Avenue Port Talbot	P2020/0147: Construction of 5 energy efficient bungalows	In progress
D/20/3257832	Ty Ffynnon Danyffynnon Port Talbot SA13 2EY	P2020/0166: Erection of a detached out-building in rear garden to provide a summer house/ garden room, garden store and raised patio area above <i>Householder (HAS) Appeal</i>	Appeal Decision Letter ALLOWED 13 October 2020
D/20/3255150	3 Nantyboda Port Talbot SA13 2SG	P2020/0141: Dormer extension to front elevation to provide bedrooms and bathroom. <i>Householder (HAS) Appeal</i>	Appeal Decision Letter DISMISSED 14 September 2020
D/20/3254646	20 Lletty Dafydd Neath SA11 4BG	P2020/0065: demolition of existing garage and the construction of single storey side and rear extensions, outbuilding, balcony and new steps <i>Householder (HAS) Appeal</i>	Appeal Decision Letter ALLOWED 1 September 2020
H/20/3252887	Land to the west of 129A New Road Neath	P2020/0110: removal of existing 48 sheet advertising billboard and replacement with a 48 sheet advert to support a digital poster (D-poster) <i>Advert Appeal</i>	Appeal Decision Letter DISMISSED 22 July 2020

A/20/3251715	Unit 5 Llewellyns Road Port Talbot SA13 1RF	P2020/0049 Change of use of industrial unit currently used as a car spraying/ repair and vehicle rental (sui generis use) to Gym (Use Class D2)	Appeal Decision Letter ALLOWED 3 rd September 2020
A/20/3247197	15 Bethel Street Neath SA11 2HQ	P2019/5645 Change of use of dwelling to 2no. self-contained flats and a 4-bed House of Multiple Occupation	Appeal Decision Letter DISMISSED 26 th August 2020
A/20/3244749	62 Ffynnon Dawel Neath SA10 8EQ	P2019/5353 Erection of a raised timber decking area and change of use of land to residential purposes.	Appeal Decision Letter DISMISSED 20 April 2020
A/19/3244046	Land to rear of 39 Danygraig Road Pontardawe SA8 4DS	P2019/5215, outline application for residential development	Appeal Decision Letter DISMISSED 16 th June 2020
A/19/3238694	Farmers Arms Resolven SA11 4DW	P2019/5070, Change of Use from Public House (Class A3) to a Dwelling (Class C3).	Appeal Decision Letter ALLOWED 21 st January 2020 Costs Award DISMISSED

b) Enforcement Appeals

PINS Ref.	Site	Alleged Breach of Planning	Status
C/19/3243887	20 Pearson Way Neath SA11 2EJ	Without the benefit of planning permission change of use of the land from a "nil" use into garden land forming part of the residential curtilage and incorporating the construction of wooden steps and raised decking/platform(s) providing access to the land to the rear of the property	Appeal Decision Letter DISMISSED / Notice Upheld 27 th April 2020
C/20/3245071	Land to the side of 3 Bridge Street Port Talbot SA13 3AH	Without the benefit of planning permission change of use of the land from a (non-lawful use as a) builder's yard to a mixed use for the siting of a caravan (including occasional residential use) and the storage of waste.	Appeal Decision Letter DISMISSED / Notice Upheld 17 th September 2020