



PWYLLGOR CYNLLUNIO

10.00 AM - DYDD MAWRTH, 14 RHAGFYR 2021

I BELL TRWY TEAMS

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

Rhan 1

1. Croeso a galw'r rhestr
2. Datganiadau o fuddiannau
3. Cofnodion y cyfarfod blaenorol (*Tudalennau 5 - 6*)
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 Cymeradwyaeth

5. Cais Rhif. P2021/1056 - Innovative Care Ltd, 282 Heol Castell-nedd, Llansawel, Castell-nedd. (*Tudalennau 7 - 30*)
Caniatâd Cynllunio ar gyfer newid defnydd gwesty (C1) i gartref gofal preswyl (C2). Byddai'r defnydd arfaethedig yn darparu gofal 24 awr i 4 plentyn (hyd at 16 oed) gyda lle addysgol. Ni chynigir unrhyw newidiadau allanol, a bydd yr holl waith yn fewnol. Dylid trefnu ystafelloedd i ddarparu cegin, ystafelloedd ymolchi, ystafelloedd addysg a therapi, swyddfa/ystafell staff ac ystafelloedd gwely. Yn 282, Heol Castell-nedd, Llansawel, Castell-nedd.

6. Cais Rhif. P2021/1090 - Mr Gary Doyle, 3, Clos Dewi Sant, Bryn SA13 2RZ (*Tudalennau 31 - 48*)
Cadw'r annedd ar wahân bresennol a'r fynedfa, y lle parcio, yr adeileddau cynnal a'r grisiau cysylltiedig, ynghyd â sgrinio arfaethedig i'r ffiniau ochr a llwyfan uchel yn 3, Clos Dewi Sant, Bryn SA13 2RZ.

Adran B - Materion Er Gwybodaeth

7. Apeliadau y Penderfynwyd Arnynt - 8 Rhagfyr 2020 - 6 Rhagfyr 2021 (*Tudalennau 49 - 52*)
8. Apeliadau a Dderbyniwyd - 8 Rhagfyr 2020 - 6 Rhagfyr 2021 (*Tudalennau 53 - 58*)
9. Penderfyniadau Dirprwyedig - 8 Rhagfyr 2020 - 6 Rhagfyr 2021 (*Tudalennau 59 - 228*)
10. Eitemau brys
Unrhyw eitemau brys yn ôl disgrisiwn y Cadeirydd yn unol ag Adran 100(4)(b) o Ddeddf Llywodraeth Lleol 1972.

K.Jones
Chief Executive

Civic Centre
Port Talbot

08/12/2021

Committee Membership:

Chairperson: **S.Paddison**

**Vice
Chairperson:** **S.Pursey**

Members: Councillors D.Keogh, R.Mizen, S.Bamsey,
R.Davies, S.K.Hunt, A.N.Woolcock, C.Williams,
S.Renkes, M.Protheroe a/ac R.L.Taylor

**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.

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.
- 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

(O BELL TRWY TEAMS)

Members Present:

23 November 2021

Chairperson: Councillor S.Paddison

Vice Chairperson: Councillor S.Pursey

Councillors: D.Keogh, S.K.Hunt, A.N.Woolcock, C.Williams,
S.Renkes, M.Protheroe and R.L.Taylor

Officers In Attendance: S.Ball, S.Jenkins, M.Shaw and T.Davies

1. **DECLARATIONS OF INTEREST**

No declarations of interest were received at the meeting.

2. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the previous meeting held on 12 October 2021, be approved.

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

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

4. **APPLICATION NO. P2014/0825 - FOEL TAWSNANT WIND FARM**

Officers made a presentation to the Planning Committee on this Application (Installation of 11 wind turbines with a maximum tip height of 145m to generate up to 33 MW, together with ancillary development including substation and control building, on site underground electrical cables, stone site access tracks, temporary

construction compounds, turbine foundations and temporary crane pads. (Amended application which seeks a reduction in the number of turbines from 13 to 11, an increase in maximum tip height of turbines from 120m to 145m) at Foel Trawsnant, Bryn, Port Talbot) as detailed in the circulated report.

RESOLVED: That in accordance with Officers' recommendations, and subject to the Section 106 legal agreement, as well as the conditions detailed in the circulated report, Application No. P2014/0825 be approved.

CHAIRPERSON

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2021/1056	<u>DATE:</u> 14/10/2021
PROPOSAL:	Change of use of guest house (C1) to residential care home (C2)
LOCATION:	282 Neath Road, Briton Ferry, Neath
APPLICANT:	Innovative Care Ltd
TYPE:	Full Plans
WARD:	Briton Ferry

BACKGROUND

Cllr Chris James requested on 2nd November 2021 that this application be determined at Planning Committee having regard to the impact on highway and pedestrian safety by virtue of its inadequate parking and the busy nature of Neath Road; the impacts upon residential amenity with particular regard to noise and disturbance with the proposal potentially creating anti-social behaviour; and also due to concerns over the loss of a tourism amenity that would be lost from the area.

A similar request was made on an earlier (withdrawn) application, at which time the 'call-in' Panel agreed that the application should be determined at Planning Committee on the above grounds, and accordingly a decision was made by Officers in any event to report the application to Committee.

SITE AND CONTEXT

The application site relates to a three storey semi-detached property located at 282 Neath Road, Briton Ferry.

The site was most recently used as a guest house (known as Tree Tops) for many years however the guest house has closed and is currently vacant. The remainder of the area is predominantly residential with some commercial uses further afield.

The site has an existing access off Neath Road and currently provides parking for 8 vehicles, with 3 at the front of the property and 5 at the rear which are accessed via the driveway at the side of the property.

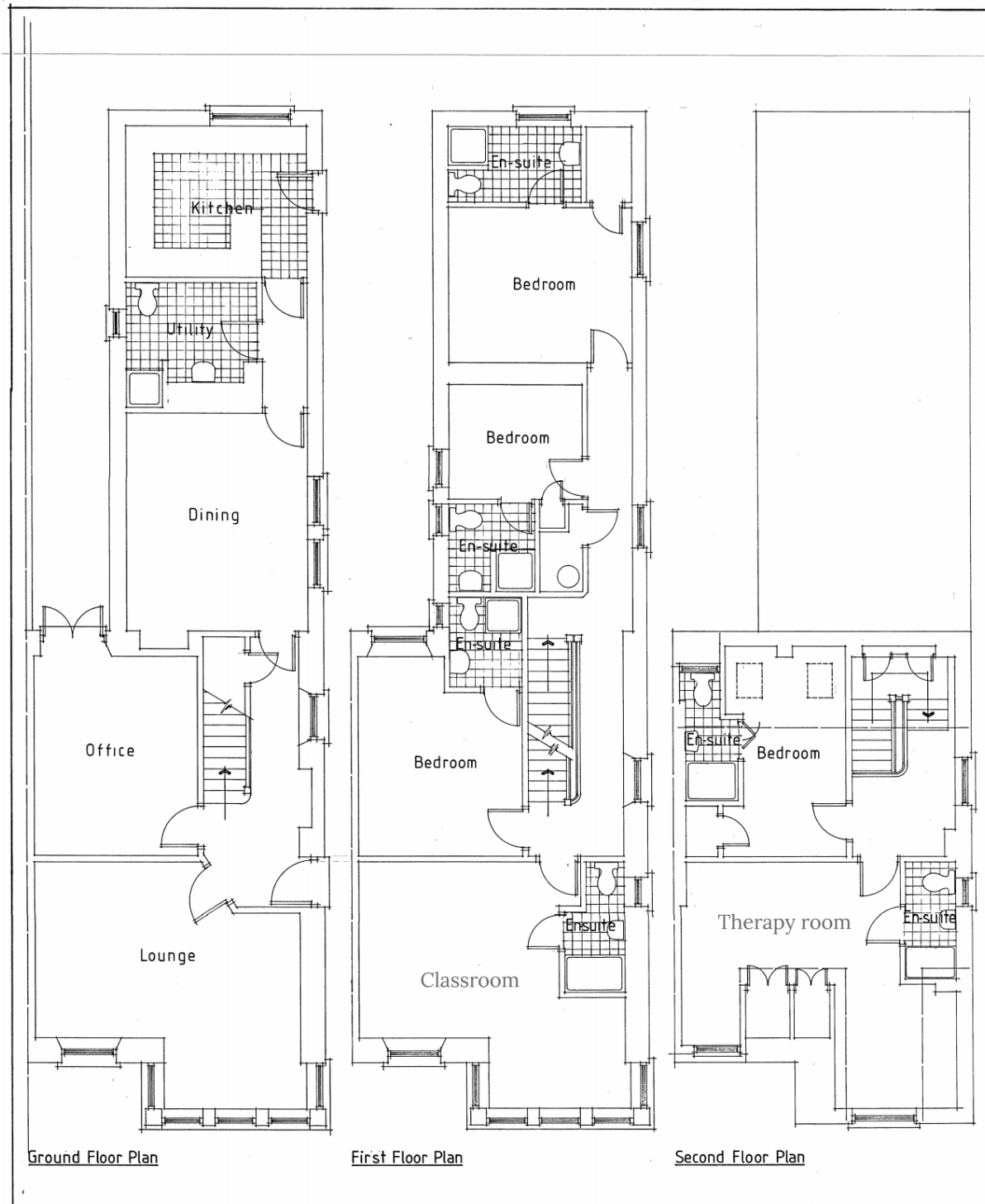
The site is located within the settlement limits of Briton Ferry as defined by the Neath Port Talbot Local Development Plan

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the Change of use of Guest House (C1) to a residential care home (C2). The proposed use would provide 24 hour care to 4 children (up to the age of 16) with an educational space. No external alterations are proposed, with all works being internal. Rooms are to be arranged to provide a

kitchen, bathrooms, education and therapy rooms, office/staff room and bedrooms.
(see Figure 1 below).

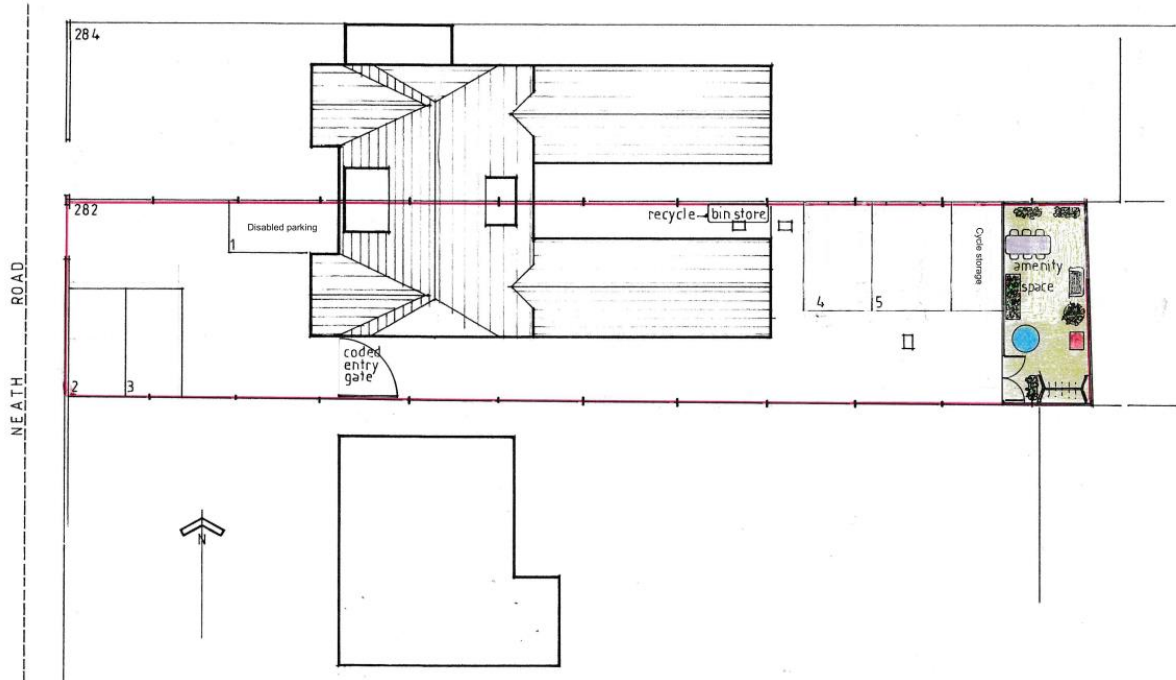
Figure 1: Plan showing layout



The scheme proposes a security gate adjacent to the front of the building, across the side access to help ensure the safety of residents with access for authorised staff and guests only. The side vehicular access leads to a parking area which, following negotiation (see below) includes two parking spaces of revised (wider) dimensions, along with an amenity area. It also retains space for cycle parking.

A small area at the rear will also be cleared to provide an outdoor play/amenity space, to include fencing and a gate. No details of the fencing or security gates have been provided, although a condition could be imposed to request a scheme. Figure 2 below shows the proposed parking and open space provision.

Figure 2: Plan Showing parking and amenity area



Three additional parking spaces (as existing) would be located at the front, with all spaces accessed via the existing access onto Neath Road.

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

NEGOTIATIONS

An amended floor plan was requested in respect of the internal layout in order ensure that the supporting statement and the plan showed 4 bedrooms and an education and therapy room. Formal re-consultation was not undertaken as this does not change the description of development or change any impacts the development would have, it simply clarifies how the internal rooms would be set out.

Further negotiations were had in relation to parking provision. When the application was first received the applicant showed the retention of 7 no. parking spaces, with 3 at the front and 4 at the rear. However, although such spaces are historical, Officers were concerned that the four parking spaces at the rear would be difficult to use given the limited (sub-standard) distance to the rear of the spaces. Following discussion with the highway officer, this was subsequently amended to provide two wider spaces at the rear, reducing the overall parking to 5 spaces. Members should note that a decision was made not to formally re-consult on such amended plans, because objections have already been received in relation to parking and associated implications on highway safety, and the Officer's assessment is able to consider these

issues and representations as a whole (see highway and pedestrian safety section of the report).

PLANNING HISTORY

The application site has the following relevant planning history: -

P2021/0805 Change of use of guest house (C1) to residential care home (C2).
Withdrawn 27th September 2021.

CONSULTATIONS

Briton Ferry Town Council: Raises concerns as follows:

- Overdevelopment of the site
- Primarily a residential area and this is unsuitable
- Inadequate parking facilities
- lack of outside space
- Issues with similar establishment

Environmental Health: No objection

Head of Engineering and Transport (Highways): No objection

Head of Engineering and Transport (Drainage): no objection

Biodiversity Section: No objection

Welsh Water: No objection

REPRESENTATIONS

An objection was received from **Stephen Kinnock (Member of Parliament)** who raises concerns over highway and pedestrian safety and the loss of the Tourism facility; issues over disabled access internally and externally and fire escapes and that the proposal could result in an increase in noise, crime and anti-social behaviour.

An objection was also received from **David Rees (Member of the Senedd)** in relation to the applicant referring to Cwrt Sart school which no longer exists, and that there is no mention on how the children would access Ysgol Bae Baglan which is almost 3 miles away; Issues over disabled access internally and externally; that ramps externally would interfere with parking provision and driveways; issues with the slopes on the drive and vehicle brakes failure. The number of staff per shift has not been identified and is parking sufficient; the guest house could still be a viable option as we have been hit with a pandemic; there is no storage for cycles; and also raise concerns over the experience of the applicant and their staff.

The neighbouring properties were consulted on 22nd September 2021 and a site notice displayed on site on the 29th September 2021. In addition to the above, and the concerns raised by the Ward Councillor Chris James, to date 18 no. representations have been received, with the issues raised summarised as follows: -

Loss of Tourism Use

- Changing the use from a C1 guest house to a C2 residential home is in contravention of the NPT Local Development Plan 2020-2026.
- The target indicator within Strategic Policy SP13 is that there should be no loss of tourism facilities with a trigger point for each loss
- The Tree Tops guest house has been a very successful business for many years.
- The current use of the Property (as a guest house) is a use that falls squarely within NPT Dramatic Heart of Wales Statement, 14th September 2021 and NPT should be reluctant to abandon its use.
- LDP states that *"Any proposal for the conversion or change of use of a tourism facility to residential use will need to demonstrate that tourism or employment uses are no longer viable and that there is no potential for the premises to be so used"*.
- Neath Port Talbot's LDP point 1.2.40 *"The strategy identifies the following tourism / leisure sites which have potential to contribute to the growth and diversity of the local economy: Margam Park; Aberafan Seafront; Brunel Dock"*. Brunel dock is close to the application site.
- The guest house has only been up for sale since late May 2021 not 2 years as stated in the applicant's design and access statement. The applicant's bought this property (subject to exchange of contracts) in early July therefore not allowing reasonable time for the property to be advertised as a guest house/hotel.
- There is full potential for the premises to be used as a tourism facility and it is the only hotel in the town of Briton Ferry

Care Home issues

- The Children's Commissioner for Wales and many others have highlighted the need to diversify and extend fostering services with the aim to eliminate profit making in children's residential placements.
- The Council's Children Strategy (Jan 2018) states that the Authority is aiming to reduce the numbers of looked after children through supporting them to remain in a stable secure long-term placement. Approval of this application will go against this strategy.
- The children placed in such residential children's care homes can prove to be the most severely challenging among looked after children. Sometimes permanently excluded from school, they need intensive personal support to manage their disruptive, potentially dangerous behaviour.
- A disruptive child in main stream school, can have a serious impact upon other children and staff.
- There is a risk that the children could flood their rooms which could damage the adjoining property.
- We are aware of the problems caused by the other children's home in Briton Ferry, Birch Lodge. This includes disturbances from children which spill out into the community.
- The children will likely increase nuisance and disturbance emanating from this property.

- These so called children will be in the local community and be able to intimidate our younger children and elderly residents at will
- The home will be catering for children from outside the county and even outside Wales.

Highway and Pedestrian Safety

- The development will lead to a significant increase in vehicular comings and goings. This would present a threat to any member of staff or resident that needed to gain access. The site is also near a traffic-light controlled intersection where there are numerous times during a day when traffic backs up from the traffic lights beyond the entrance to the Property.
- NPT's parking policy necessitates that all vehicles drive forward with no reversing onto a busy highway. (Parking Standards, October 2016). When parking spaces are occupied, it will be impossible to comply with this essential safety requirement.
- The Property could not possibly satisfy all the parking requirements of a care establishment with 20 staff, visitors etc.
- Concerns with the increase in staff numbers and visitors as such parking so will occur on adjacent streets.
- Sufficient operational space must be provided close to the building to enable ambulance access and egress in forward gear. It is extremely likely that this standard will not be achieved.
- Wheelchair ramps to access the property would interfere with parking provision.
- A drainage issue could prevent parking at the rear.
- The frontage of the property is 12 metres from the road. A run away child would have just a few seconds before they are on the road which is a danger to them.
- The Design and Access statement states that visitors will no longer visit the site which means the cars will be parked outside on the pavement.
- Both entrances to the building step out onto the driveway which is a major hazard for children staying at the property.
- There is no provision in this planning application for designated disabled parking space which is also a contravention of the Equalities Act (2010).
- Supplementary planning guidance "*Visitor parking must be designed as an integral part of any development where it is required and must take into account the needs of the disabled*".
- Placing a gate at the point where the building is nearest the main road would make it too narrow to allow vehicles access to the rear

Residential Amenity

- The proposal will not fit in with a residential area. Existing residents can expect to feel safe and are safe. At the moment.
- The Care home will overlook the neighbouring gardens.
- The private rear garden will be directly and obtrusively overlooked by the only outside space of the development which is exacerbated by the fact that the rear of 282 is at a level some feet higher than the level of our property.
- The care home, is likely to generate activity throughout the day and night. The inconvenience, noise and disruption that this will inevitably create especially at

shift change, will impact detrimentally upon the objectors mental health and wellbeing and the peace of the neighbourhood.

- The proposed garden at the back will have to be significantly small. Plus if residents and staff used the outside space to smoke this would cause additional air pollution. The hotel is a non-smoking hotel.
- The care home may cause issues that could potentially upset the neighbouring children
- A Residential care home will bring more pollution to the street and area, it will bring more noise pollution, air pollution, and land pollution contrary to LDP policy.
- The proposal is in contravention of The Human Rights Act 1998. The Human Rights Act 1998, Protocol 1 Article 1 protects peoples' right to enjoy their property peacefully

Ecology

- There are bats present in a number of homes in the area, almost certainly in 282 Neath Road. Obviously, as a protected species, this situation will need to be investigated.

Drainage

- It is a known fact that the courtyard at the rear of the property floods due to drainage issues and drain companies are called on regular occasions to try and resolve

Disabled Access

- The accessibility is not fully catered for as there are no plans for a disability ramp. There is no level to the property despite the design and access stating there is.
- There is also no stated provision for wheel chair users in the form of a lift to the bedrooms, where would they sleep unless the company is limiting the type of resident they would take?
- The slope of the driveway presents a major obstacle in that the rise is measured at approximately 1:12. This is currently too steep to allow for safe wheelchair access.
- The design and access statement states that wheelchair access will be possible throughout the ground floor. If this is the case the applicant will need to provide ramped access to the premises to allow wheelchairs to be able to negotiate the front and rear doors.
- A demountable ramp could be used for disabled access however this would not afford true accessibility for the disabled person who would be reliant on others.
- Section M of Building Regulations - Access to and use of buildings. By undergoing this material change from Guest House to a Care Institution (Paragraph 0.1c of Part M) the new owners would be required to undertake work to allow free access to and provide means for vertical circulation to all 3 floors of the building.

- There are obligations under the Equalities Act (2010) for service providers and employers to consider barriers created by physical features into and in buildings.
- Part M (M.1.19) states that where an approach is 1:20 or steeper an approach incorporating ramped access should be provided and, as this ramp will be in excess of 10m it would require a landing platform to allow individuals to rest as they ascend / descend it. This ramp, once constructed will have to be of zig zag design and will create problems for vehicular access to the site, forcing a reduction in the number of available parking spaces.

Waste

- The change of use will generate more waste which will have to be segregated for recycling. There will very likely be a need for contaminated waste to be safely contained until collection. Storage containers for waste will take up much need space outside the property. Human waste is going to increase considerably.

Other matters

- An objector has raised a concern that they have not been contacted by the Planning Team and they live 15 metres away from this property.
- Objection to the significant impact this and similar establishments have on the Authority's Looked After Children budget.
- A neighbour's home music teaching business will be disrupted by noise and disturbance
- The adjoining neighbour may be able to hear private information and discussions between residents, carers and other health professionals. This would be a breach of safeguarding information.
- Cwrt Sart School, referred to several times in the Design and Access statement, closed over five years ago and there are no "established leisure facilities."
- The design and access statement refers to "brown field" sites in. This is a residential property, within a residential area, adjacent to a main road.
- If there was an absconder they are straight onto a very busy main road plus they would have access to public transport to make their escape easy.
- There is a known drug and anti-social behaviour problem in Briton Ferry
- The applicants do not own the building and the current owner of the building was not aware this application was going ahead until residents made her aware.
- The applicant has stated the windows will not be changed allowing possibly vulnerable residents to fall out of the windows if they become disorientated or angry or just getting some fresh air.
- Work has already started and a prospectus produced for a care home at Tree Tops which makes me question whether the Directors have, in their arrogance, assumed planning permission.
- The Company and manager are inexperienced
- Within the structure of the build there are many issues that would need to be addressed by the applicant which have not been raised in their planning application.
- There are not sufficient fire exits

- Is it policy for NPTCBC Children's Services to use profit-making, private residential homes under their care?
- What will the impact be on NPTCBC's current provision of children's services, having to deal with these out-of-area children that have very complex needs and challenging behaviour?
- Can the police guarantee they will be able to assist in the event of any disturbances?
- Who will be regulating this home? Will it be the CSSIW? Or will it be left to the referring Local Authorities?
- What will the impact be on local education services who will be required to place these children with complex needs?
- Local transport is infrequent and the nearest doctor surgery and hospital being more than 800m away as such staff will need to transport residents to appointments via car resulting in more emissions pumped into the environment.

In addition to the above objections, one letter of support from a social worker within Swansea Council has been received which states that:

- They have worked with the Ben French and Simon Par for several years.
- Both Individuals have proved that they are more than capable of working with looked after children to improve their life chances.
- It is my understanding that both individuals have been employed as senior case workers at their respective children's residential setting. Their experience of working in the children's residential setting will prove invaluable in providing an excellent service to the children in the care system.
- The supporter is confident the experience the team have gained will ensure good outcomes for Looked after 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.

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 SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable Communities
- **Policy SP11** Employment Growth
- **Policy SP13** Tourism
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies:

- **Policy SC1** Settlement limits
- **Policy T02** Protection of Existing Tourism Facilities
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

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 development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, and highway safety.

Principle of Development (including Loss of Tourism Facility)

For the purposes of the adopted Local Development Plan, the site is located within the defined settlement limits of Briton Ferry. Policy SC1 'Settlement Limits' states:

“Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.”

In view of the above, it is considered that the proposal adheres to this policy given the scale and form of the building remains untouched externally and its use is considered to be an appropriate land use within the settlement limit.

Loss of Tourism

Members will note that objections have been made in relation to the loss of the tourism facility and in this respect Policy SP13 (Tourism) states that *“The economic prosperity of Neath Port Talbot will be promoted through encouraging continued growth in the tourist sector by ... (criterion 3) Resisting, where appropriate, proposals which would result in the loss of tourism facilities”*.

Policy TO2 (Protection of Existing Tourism Facilities) is the primary Development Management policy which looks to implement SP13. However, it does not follow that there is a *carte blanche* refusal of any proposal that results in the loss of a tourism facility – as this would do. Instead, and having regard to Policy SP13 which is about economic prosperity, the policy seeks to prevent loss of tourism to residential use except “where it is demonstrated that tourism or other employment generating uses are no longer viable.” (emphasis added).

In this case, it is first of note that the proposal actually does not propose residential use (although it is a Class C2 'residential institution'), and therefore it could be argued the policy is not strictly relevant. However, irrespective of this, it is considered appropriate to have regard to the second element of the Policy wording insofar as it does allow for a change from tourism to “other employment generating uses”.

Having regard to the above, it is noted that the proposed development would employ (on rotating 12 hour shifts, with a max. of 4 at any one time) up to 20 persons (which compares very favourably to the previous tourism use) and thus it is clear that the application comprises an employment generating use that would benefit the local economy. And accordingly that the proposal would comply with the objectives behind Policy TO2.

Given the increasing focus in NPT on tourism, it is clear that the loss of any tourism facility is regrettable, however when faced with an application for change of use to a use generating employment, there is no Policy requirement for the property to be marketed for any period of time to allow another prospective purchaser to use the site for tourism use. In this respect, the proposed care home is an employment generating use that would be suited within a settlement with good transport links and a wide range of functions serving the area such as Briton Ferry. Accordingly, there is considered to be no grounds to refuse the development based upon the loss of the vacant tourism facility.

Nature of Use

It is noted that objections have been raised locally in respect of the use being for the care of children resident at the property (with staff present). In particular, concerns have been raised on a number of issues in respect of the likely occupants and potential for anti-social behaviour etc.

[Planning Policy Wales](#) (Edition 11) includes a significant emphasis on placemaking and the creation of sustainable places and their role in improving the wellbeing of communities. Indeed, PPW11 emphasises that one of the 'Key Planning Principles' is "Creating & Sustaining Communities", noting that:

"The planning system must work in an integrated way to maximise its contribution to well-being. It can achieve this by creating well-designed places and cohesive rural and urban communities which can be sustained by ensuring the appropriate balance of uses and density, making places where people want to be and interact with others. Our communities need the right mix of good quality/well designed homes, jobs, services, infrastructure and facilities so that people feel content with their everyday lives."

It goes further to add that Social Considerations include:

- who are the interested and affected people and communities;
- how does the proposal change a persons way of life, which can include:
 - how people live, for example how they get around and access services;
 - how people work, for example access to adequate employment;
 - how people socialise, for example access to recreation activities; and
 - how people interact with one another on a daily basis
- who will benefit and suffer any impacts from the proposal;
- what are the short and long-term consequences of the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place; and
- how does the proposal support development of more equal and more cohesive communities.

When referring to housing (at 4.2.1), PPW also emphasises the need for Councils to *"make informed development management decisions that focus on the creation and enhancement of Sustainable Places"*. In this regard, it is considered that Planning has an important role in ensuring not only that new development creates places, and communities, but also that existing communities are protected and enhanced, and that cohesive communities are retained.

Within this context, and noting concerns that have been expressed locally, it is considered that large concentrations of uses such as residential institutions and/or HMOs could, in some circumstances, have the potential to lead to a range of cultural, social and/or economic changes in a community with a potential to create local issues.

However, while it is understood that there are local concerns within Briton Ferry, it is considered that it would be very difficult to argue that the additional of this quasi-residential use within the settlement would result in any unacceptable concentration of non-C3 residential uses which might in itself or cumulatively lead to any unacceptable impacts or concerns based on local character or community cohesion that could be sustained at appeal, noting in particular of course the need for each application to be determined on its own individual merits.

Intensity of Use

The proposed use would care for four no. children, while in terms of staffing, the applicant has advised that they would employ up to 20 people at this development, with the staff working on 3 no. 12 hour shifts per week (36hrs).

There will be 4 staff present during the day and 3 during the night (i.e. 7 no. 12 hour shifts each day). This would require 17 people to cover the shifts, with a further 3 casual staff for sickness and holiday etc.

While it is acknowledged that this level of use would likely exceed the current guest house use, it would not necessarily be unusual for a large property (at any one time), or at an intensity which would result in unacceptable impacts (as described later). A condition is recommended, however, to restrict use of the property to no more than four children in care, with no more than 4 staff present on site at any one time (other than staff changeovers), to control the intensity of use of the property in the interest of local amenity. In addition to this another condition is recommended to ensure that the use of the development is solely for a children's care home with no other permitted change within use class C2, which would allow a further assessment of any alternative proposal including within Class C2.

Accordingly, the use of the property is considered to be appropriate and in accordance with Policies SC1 and TO2 of the Local Development Plan.

Impact on Visual Amenity

Other than the provision of a new gate to the access (which could be constructed under permitted development) this proposal does not include any external alterations to the building, and accordingly the proposal will have no visual impact on the host property nor on the established character and appearance of the street scene or wider area.

In terms of other changes to the site, the means of enclosure proposed would be synonymous with a residential area and as such would not have any unacceptable impact. In addition to this the creation of a private amenity space at the rear of the property would not have any unacceptable impact upon the character of the area.

The Town council raised a concern in relation to overdevelopment of the site, however the proposal involves no external alteration to the building and will remain more or less the same as it currently is, with the intensity of the use also considered acceptable above. Accordingly there are considered to be no sustainable objections in relation to overdevelopment.

It is thus concluded that the proposed development would have no unacceptable impact on visual amenity.

Impact on Residential Amenity

In relation to overlooking, it is noted that the proposal is to change the use of a guest house into a care home, and accordingly the use of rooms within the property will remain more or less in the same use. i.e. bedrooms, bathrooms and kitchen remain much the same and communal areas will be living rooms/ dining rooms. As such there are no issues in respect of the impact of habitable room windows over and above what already exists on site.

In terms of the use of and any potential for overlooking from the rear garden and parking area, it is considered that the level of overlooking towards the rear of houses and neighbouring gardens would not materially change or be unreasonable in a residential context. There are existing boundary treatments in excess of 1.8m high for the most part and the proposal also seeks to provide a security gate and fencing around the play area. However as stated earlier no details have been provided, and as such a condition can be imposed requiring detail of the means of enclosure and gates to all boundaries to ensure they are appropriate. It is considered that subject to this condition there would be no unacceptable overlooking issues from the garden area. It should also be noted that smoking outside would not have any material impact upon air pollution within the area.

Although concerns have been raised locally, in land use planning terms (i.e. not based upon the occupants of the property) the use of the property as a Children's home use is considered to be similar in terms of noise and disturbance to that of a residential C3 Use, albeit potentially more intensive given the additional staff on site. It is thus considered that it would be difficult to sustain an argument that residential properties immediately adjacent to the property would be affected by a level of noise and disturbance over and above what is currently enjoyed on site. It is also noted that the Environmental Health Officer has assessed the proposal and noted such previous use and has offered no objections to the development.

As such it is considered that there are no justifiable grounds to refuse planning permission on grounds relating to potential noise and disturbance, having particular regard to the fact that if any such issues arise in the future these can be addressed by the Environmental Health Section under their statutory nuisance powers.

It is noted that the proposal would include the comings and goings of staff, including use of the driveway to the side by vehicles, however again there are not considered to be materially different to the use as a guest house (indeed potentially less given the reduction to two parking spaces) and certainly not to such an extent that this would materially change the character or nature of use to such an extent that it would have an unacceptable impact on local amenity or breach any persons human rights to enjoy their property peacefully.

In relation to the amenity of the future occupiers, concerns have been raised in relation to the size of the garden area, which measures approximately 9 x4 (36 sq.m). However, this is considered to be sufficient in size to provide an adequate outdoor

space for resident and staff to enjoy, noting also their ability to also access outdoor spaces in the locality.

In view of the above, there is not considered to be any unacceptable impact on residential amenity.

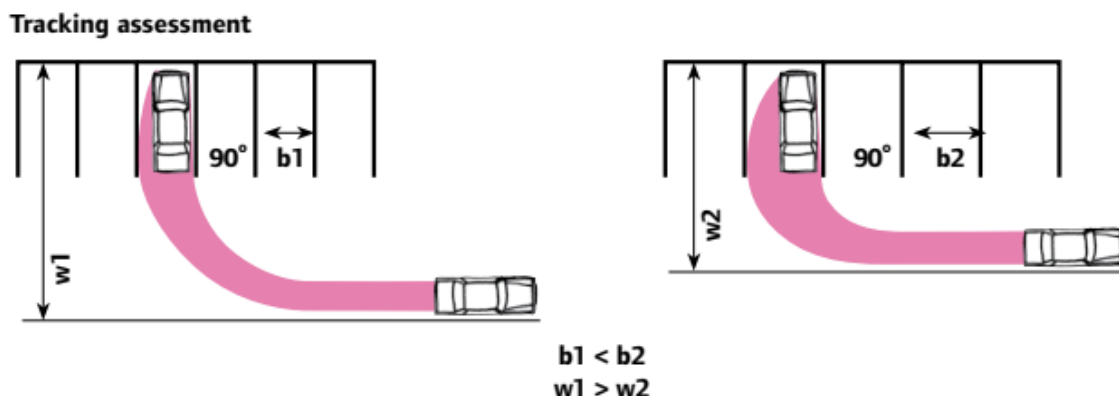
Parking and Access Requirements and Impact on Highway Safety

The site is directly accessed from Neath Road (A474) with the highway fronting the site being unrestricted with no Traffic Regulation Orders in place.

As stated earlier in the report, the original submission included retention of 7 of the car parking spaces already located on site, with 3 located at the front of the property and 4 located at the rear which is accessed via a drive along the side of the property.

The Head of Engineering and Transport (Highways) assessed the proposal and did not object to the original submission given that the site has operated as a guest house using the existing parking layout. Nevertheless, Officers considered that it would be inappropriate to retain the layout as existing given that it does not include sufficient distance to the rear of the spaces to make their regular use likely or easy to manoeuvre into or out of in a forward gear, noting in particular that advice in Manual for Streets (see Fig 3 below) states to access echelon or perpendicular spaces conveniently a 2.4 m wide bay at 90 degrees requires a 6m distance (which the site cannot accommodate).

Figure 3: Extract of figure 8.20 from Manual for Streets



Such advice also indicates however that the distance to the rear depends on the width of the bay and the angle of approach, meaning that such distance can be reduced if spaces are made wider. In this case, widening the spaces to 3.9m each (and reducing the number of spaces to two) would allow the reverse distance to be reduced to a level which this site can accommodate, ensuring that these spaces are usable.

In light of the above Officers liaised with the applicant to improve the parking layout at the rear of the property by reducing the number of spaces from 4 to 2 and making them wider to aid manoeuvrability. This also has the added benefit of facilitating the required space for a cycle storage area (the lack of which has also been raised by an objector) as well as facilitating easier access to the bin storage area.

It is considered that this layout would not only make these spaces better in terms of accessibility but would also reduce the number of vehicles using the rear of the property.

As a consequence of these changes, the on-site parking provision is now five spaces. This level of provision has been accepted by the Highways Officer who has advised, based on there being 7 staff on site per day (four at any one time), that the off street car parking requirement for this proposal could be reduced to 5 spaces as follows:-

- 2 x resident staff spaces (based on 3 staff overnight)
- 2 x Non-residents staff spaces (at an allocation of 1 space per 3 non-resident staff)
- 1 x Disabled car parking space

While it is considered that the on-site provision should not be decreased further, in light of the nature of the use, it is also emphasised that the site is located in a sustainable location with nearby facilities and public transport, such that the required level of parking *could* have been further reduced 20% if the sustainability calculator set out within the Neath Port Talbot Parking Standards Supplementary Planning Guidance was to be applied to this development (resulting on only 4 spaces being required).

The Head of Engineering and Transport (highways) has raised no highway objection subject to the provision of 5 off street car parking spaces to be provided within the curtilage of the site and retained as such thereafter and kept free from any obstructions. This can be imposed via a suitably worded condition.

It is noted that a number of objections have been received in relation to highway and pedestrian safety, and to assist members these are addressed below: -

- In relation to the development lead to a significant increase in vehicular comings and goings, and it being near to a traffic-light controlled intersection.

There will be no increase to vehicular movements than that of the adjacent residential properties as the proposal will only see a change of staff twice in a 24 hr period. With regard to the proximity of the controlled traffic signals and vehicle stacking, this is experienced by the adjacent properties to the site that also currently enjoy a vehicular access off Neath Road, Briton Ferry.

- In relation to NPT's parking policy necessitates that all vehicles drive forward with no reversing onto a busy highway.

The parking area is an established layout for its current use as a bed and breakfast guest house. The access from Neath Road and car parking spaces have been used historically to both access and egress the site in a forward gear with no recorded road traffic collisions at this location in the last 5 year period. Therefore, this indicates the site provides adequate space for vehicles to manoeuvre independently of each other. However, the scheme has been improved to ensure that the spaces to the rear are more useable than currently exists, which will ensure vehicle can enter and leave the site in a forward gear.

- In relation to concerns with the increase in staff numbers and visitors and parking occurring on adjacent streets.

The site can accommodate the required parking spaces within the site curtilage per shift. There will be no visitors to the site, therefore, not creating any on street parking pressure.

- In relation to there being sufficient operational space provided close to the building to enable ambulance access and egress in forward gear. It is extremely likely that this standard will not be achieved.

This refers to the requirement under the SPG Parking Standards (2016) for a Residential Care Home for the Elderly and Nursing Homes. This does not apply to Residential Children Homes. However an ambulance would be able to access the driveway to the site should one be necessary.

- In relation to wheelchair ramps interfering with parking provision.

No ramps are proposed as part of this application

- In relation to drainage issue preventing parking at the rear.

Any drainage issues would need to be addressed by the owner as part of the property's routine maintenance.

- In relation to the frontage of the property being 12 metres from the road and that a runaway child would have just a few seconds before they are on the road which is a danger to them.

This is not considered to be a material planning consideration, noting in any event that property is accessed in exactly the same way as all adjacent properties where children may reside, furthermore the children who would be resident at this care home would be under supervision.

- With regards to visitors being parked outside on the pavement.

Visitors will not be attending the site due to the nature of the care home. Therefore, will not create any on street parking pressure, furthermore there are no traffic regulation orders on this section of Neath Road.

- In relation to both entrances to the building stepping out onto the driveway which is a major hazard for children staying at the property.

This is no different to the adjacent residential properties where entrances open onto driveway areas, plus the children will be supervised.

- In relation to there being no provision in this planning application for designated disabled parking.

As per the submitted details no visitors will be attending the site. Therefore, the visitor space calculated from the SPG Parking Standards (2016) can be

utilised as a disabled parking space within the overall requirement for 5 car parking spaces to serve the site. However, a condition can be imposed to ensure one of the spaces is provided for disabled use.

- In relation to visitor parking.

As per the submitted details no visitors will be attending the site, but the highways officer is nevertheless satisfied with the level of parking provision for the use proposed.

- In relation to cycling provision.

This has been addressed earlier in the report and cycle provision has now been shown (and will be conditioned).

- In relation to a gate making it too narrow to allow vehicles access to the rear.

The drive width is approximately 3m wide. Access for one vehicle to pass can be reduced to 2.5m, whilst the gate was opened and closed to maintain the safety of the children living at the care home, this is acceptable.

- In relation to driveway gradients and brakes failing;

The driveway gradient to this single property at 1:12 is acceptable in terms of DDA regulations compliance. A drive can have a maximum gradient of 1:9.

Therefore in view of the above, it is considered that there will not be any negative impact on highway and pedestrian safety subject to the imposition of such a condition to ensure parking is provided in accordance with the plans submitted and retained for such use thereafter.

Drainage

The exterior of the property is predominately tarmacked and a section of this at the rear of the property will be removed to provide an amenity area. As such there is no requirement for any SAB approval, while the removal of a hard surface to provide a grassed area will only improve drainage. As such the proposal would not create any drainage issues over and above what already exists on site.

In relation to courtyard at the rear of the property allegedly flooding due to a drainage issue, this would be an existing problem that would be a private matter for the owner to resolve.

As such it is considered the change of use to a care home would not have any unacceptable impacts in terms of drainage.

Ecology

In terms of ecology, no alterations are being made to the building as such there is no requirement for any surveys to be undertaken. Although representations have suggested that there are bats present in a number of homes in the area, provided the

building isn't being modified (primarily within the roof space and the roof) there is no requirement to undertake any surveys. The Council's ecologist has also confirmed that they have no concerns as there are no alterations to the building proposed.

As such it is considered that the proposal would not have any unacceptable impact in terms of ecology.

Other Matters

As identified earlier in this report, a number of objections were 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:

Care Homes

In response to The Children's Commissioner for Wales and many others, which highlight the need to diversify and extend fostering services with the aim to eliminate profit making in children's residential placements, and the Council's Children Strategy (Jan 2018) states that the Authority which aims to reduce the numbers of looked after children through supporting them to remain in a stable secure long-term placement. This is not a material planning consideration

With regards to the children placed in such residential children's care homes can prove to be the most severely challenging among looked after children. This is not a material planning consideration

In relation to a disruptive child in main stream school, can have a serious impact upon other children and staff. This is not a material planning consideration

In relation to problems caused by the other children's home in Briton Ferry, Birch Lodge. Each application is determined on its own individual merits

In relation complaints relating to the children that could reside at the property and how they behave, act etc. and where they come from, these are not material planning considerations.

Disabled Access

In relation to the numerous concerns raised over disabled access externally and internally listed earlier in this report, it is emphasised that such matters would be covered under Building Regulations, and would only be material to planning if they were to require planning permission. Nevertheless, it should be noted that no external ramps are proposed, and there would be no interference of parking provision.

In relation to the slope of the driveway presenting a major obstacle, which it is stated is measured at approximately 1:12 which is currently too steep to allow for safe wheelchair access, the driveway gradient to this single property at 1:12 would be acceptable in terms of DDA regulations compliance.

Others Issues Raised

In relation to Waste generation it is considered that the COU would be unlikely to generate significantly more waste than the current use or an average family home. Nevertheless, the plans show an external bin and recycling storage area which is considered to be acceptable.

Although an objector has expressed concern they were not notified, the application has been correctly advertised in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Concerns relating to the impact this and similar establishments have on the Authority's Looked after Children's budget are not a material planning consideration.

In response to the proposal adversely affecting the neighbour's home music teaching business, noise and disturbance has been addressed within the above report and found that there wouldn't be any unacceptable adverse noise and disturbance as a result of the proposal.

In relation to the adjoining neighbour may be able to hear private information and discussions between residents, carers and other health professionals. This not a material planning consideration.

In relation to Cwrt Sart School, being referred to several times in the Design and Access statement, and the fact that children would have to travel 3 mile to the nearest comprehensive. The incorrect school name is irrelevant to the proposal, and in terms of the travel distance to the nearest comprehensive. This is the case with all children that live in Briton Ferry that would have to travel this distance to the nearest secondary school.

In relation to the drug and anti-social behaviour problem in Briton Ferry this is not a material planning consideration and would be a Police matter.

The applicants do not own the building and the current owner of the building was not aware this application was going ahead until residents made her aware. The application form states the owner was notified on the 12th October 2021.

In relation to work already started and a prospectus produced for a care home at Tree Tops. This is not a material planning consideration and doing so would be at the applicants own risk.

In response to the company and manager are inexperienced, this is not a material planning consideration.

In relation to there being issues within the structure that would need to be addressed by the applicant and not being enough fire escapes. This is not a material planning consideration and would be covered under Building Regulations.

In relation to whether NPTCBC Children's Services to use profit-making, private residential homes under their care and what will the impact be on NPTCBC's current provision of children's services. This is not a material planning consideration.

In response to ensure a police guarantee that they will be able to assist in the event of any disturbances. This would be a matter for the police and is not a material planning consideration.

In relation to who will be regulating this home; this is not a material planning consideration.

In relation to the impact on local education services who will be required to place these children with complex needs? This would be a matter for the Local Education Authority to find suitable placement for the children depending on their needs.

In relation to Local transport being infrequent and the nearest doctor surgery and hospital being more than 800m away as such staff will need to transport residents to appointments via car resulting in more emissions pumped into the environment. It is considered that the use would not have any unacceptable impacts upon the environment

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 proposal represents an appropriate form of development that would have no unacceptable impact on residential and visual amenity and highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP11, SP13, SP15, SP20, SP21, SC1, T02, 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: Approve subject to conditions

Conditions: -

Time Limit Conditions

- 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

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

- Location plan
- Proposed floor plan 221 786 01
- Block plan 221 786 03 A

Reason:

In the interests of clarity.

Pre-Commencement Conditions

3 **Car parking Layout**

The use hereby approved shall not commence until such time as the 5 no. parking spaces (including one disabled) have been fully marked out on site in accordance with drawing number 221 786 03A (Block Plan). The five spaces shall thereafter be retained and available for such use with all driveways and manoeuvring areas kept free at all times from any obstructions that would prevent vehicles utilising or gaining access to any of the parking spaces.

Reason

In the interest of highway safety and to comply with Policy BE1 of the Local Development Plan.

4 **Cycle parking condition**

Notwithstanding the submitted plan and prior to the first beneficial use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a covered cycle storage area. The covered cycle storage as agreed shall be provided in accordance with the approved scheme prior to the first beneficial use of the development and retained for such use thereafter.

Reason:

In the interest of visual amenity, and to ensure covered cycle storage is provided for future occupants and staff and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

5. **Bin store condition**

The use hereby approved shall not commence until such time as the bin storage area identified on drawing number 221 786 03A (Block Plan) has been provided on site. The bin storage area shall thereafter be retained and available for such use thereafter

Reason:

In the interest of visual amenity, residential amenity and to ensure adequate bin storage is provided for future occupiers and staff and to ensure compliance with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

4 Means of Enclosure

Notwithstanding the submitted details and prior to the first beneficial use of the development hereby approved, details of the proposed siting, design and finish of all proposed means of enclosure to all property boundaries, to include any proposed enclosure of the private amenity area and details of the proposed new access gate, shall be submitted to and approved in writing with the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved details prior to the first beneficial use of the development and retained as such thereafter.

Reason:

In the interests of privacy of the occupier and private amenity space of the neighbouring property, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

5 Children/staff Restriction

The use hereby permitted shall be occupied by no more than four children in care, with no more than 4 staff present on site at any one time (other than staff changeovers).

Reason:

To control the intensity of use of the property, in the interest of local amenity and highway safety, and to accord with Policy BE1 of the Local Development Plan.

6 PD Use Restriction

The premises shall be used for a children's care home and for no other purpose (including any other purpose in class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason:

In order that other changes of use can be assessed in the interests of amenity and to accord with Policies SC1 and TR2 of the Neath Port Talbot Local Development Plan.

Mae'r dudalen hon yn fwriadol wag

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2021/1090		<u>DATE:</u> 14/12/2021
PROPOSAL:	Retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform	
LOCATION:	3 Clos Dewi Sant, Bryn, SA13 2RZ	
APPLICANT:	Mr Gary Doyle	
TYPE:	Full	
WARD:	Bryn & Cwmavon	

BACKGROUND INFORMATION

Councillor Mizen requested on 27th July 2021 that the previous planning application (P2021/0281 – now withdrawn) be determined at Planning Committee for the following reason:

“The applicant has not adhered to the original plans and is intent on ‘moving the goalposts’ and flagrantly deviating from the original plans”.

The Committee call-in panel agreed on 03/08/2021 that the application should be determined at Planning Committee.

In light of the above, Officers have agreed to honour the above request for this latest application.

SITE AND CONTEXT

The application site is located at Number 3 (Plot 22) Clos Dewi Sant, Bryn, Port Talbot.

The application site measures approximately 0.058 hectares in area. It comprises a detached dwelling under construction with associated parking area and garden areas to the front and rear. It was originally sloping in profile from the north side up to the south side, but was re-profiled during the construction of the dwelling to leave a relatively flat parking area to the front, rising up to a flat front garden area on a level with the house, with terraced garden area to the rear.

It is bounded by Clos Dewi Sant access road to the north, residential dwellings to the east (Plot 23 – Number 4) and west (Plot 21 – Number 2), and open land to the south.

DESCRIPTION OF DEVELOPMENT

This is full planning application for the retention of the existing detached dwelling and associated access, parking, retaining structures and steps, plus the addition of proposed screening to side boundaries and raised platform.

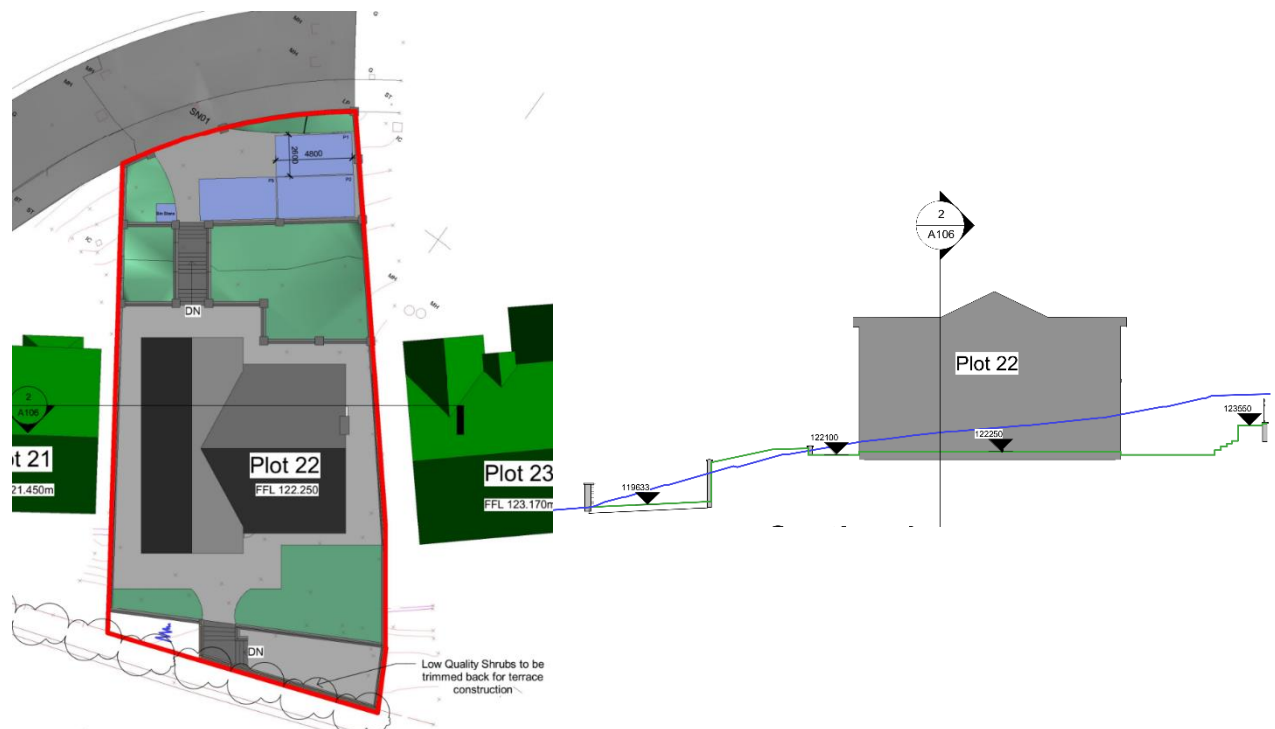
Members should note that the previous application (P2021/0281) in respect of the retention and completion of changes to the access steps and parking bay, installation of raised planters with laurel hedging and temporary timber trellis along the eastern front boundary; installation of fencing to top of front retaining wall and western boundary, plus insertion of patio doors to the first-floor front elevation with Juliet-balcony glass balustrades was withdrawn due to a technicality with the application site edged in red, which meant that they were unable to regularise via Section 73. Hence the submission of this full planning application.

Members will also note from the planning history that planning permission was refused for a detached garage to the front of the property (ref. P2020/0556) on visual amenity grounds. The applicant, however, decided to make amendments to the access steps and parking area due to ground-level issues, and the requirement to provide attenuation tanks for drainage. These amendments, which were undertaken without the benefit of planning permission, were submitted as a non-material amendment (ref. P2020/1034). However, it was determined that the changes on site were more than 'non-material', thus necessitating this submission.

It should be noted that the original scheme for the dwelling (ref. P2019/0357) had a parking area to the front of the property (with side on parking) and central steps with a lower retaining wall rising up to a higher retaining wall level with the house. The CGI image below illustrates the originally approved layout:



The original Block Plan and sections (not to scale) are shown below.



The amendments sought under this permission relate to the retention of the steps, which have been relocated from the centre of the site to the eastern boundary adjacent to Plot 23 (Number 4), the retention of the retaining wall and raised platform (amenity area) above, and changes to the front parking bay (including removal of front boundary wall).

In order to mitigate any potential overlooking upon the front window of Number 4, it is proposed to construct a raised border along the access steps and plant Laurel hedging. Furthermore, temporary trellis fencing with artificial ivy is proposed to be installed at the top of the steps to provide screening to Number 4 until such time as the Laurel hedging has grown to a sufficient height. In addition, to prevent any potential overlooking to the properties to the north, and in the interest of health and safety, additional fencing and pillars are proposed to the top of the raised platform. In respect of Number 2 to the west (Plot 21), 1.8m high fencing in-between brick pillars are proposed.

The plans below (not to scale) illustrate the amended Block Plan and revised sections, together with CGI images:



In respect of the raised patio / amenity area it should be noted that the original scheme had a front area (albeit sloping) which measured approximately 107m² (excluding the steps) in total, of which there was a flat pathway area on the 'upper' level approximately 27m². The proposed scheme has a raised front area (as seen in the image above) which measures approximately 112m² in floor space, but by reason of being on a single level is now a much more useable amenity area than the previous scheme.

In addition to the above, it is proposed to amend the front elevation to provide patio doors at first-floor level with glass Juliet-railings (as per the elevation plan below – NTS).





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

NEGOTIATIONS

Amended plans were requested from the developer under the previous application in respect of boundary treatments and finishes, in order to ensure the scheme is acceptable in terms of visual and residential amenity.

PLANNING HISTORY

The application site has the following relevant planning history: -

P2019/0357	Detached dwelling with parking and associated works including retaining walls	Approved	11/06/19
P2019/5189	Details to be agreed in association with Conditions 4 (Construction Method Statement); 5 (External Materials) and 6 (Boundary Treatments) of Planning Permission P2019/0357 granted on 11/06/19	Approved	27/08/19
P2019/5350	Details to be agreed in association with Condition 3 (Intrusive Investigation Scheme for Coal) of	Approved	26/09/19

Planning Permission P2019/0357
granted on 11/06/19

P2020/0556	Detached Double Garage and Associated Access Steps	Refused	08/09/20
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Refused on the following grounds:-

1. The proposed development, by virtue of its size and siting to the front of the associated dwelling and adjacent to the highway/footpath would result in the introduction of an incongruous addition to the street-scene, to the detriment of the character and appearance of the surrounding area. Furthermore, the addition of a terrace/garden area on the roof of the garage would result in the introduction of a flat and elevated seating area to the front of the dwelling, with the potential for associated paraphernalia such as tables, chairs, umbrellas etc., which would also have a detrimental impact upon the visual amenity of the street-scene. As such, the proposal would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG.

2. The construction of the proposed garage with associated roof-terrace/garden area above would result in the create a flat seating area to the front of the dwelling, which would result in unacceptable overlooking into the private amenity space of the properties below to the north, which are located off Owen Jones Way, as it would decrease the separation distance between them. Furthermore, it would result in unacceptable overlooking into the properties either side (Plot 21 and 23) from the elevated seating area which would encourage siting for prolonged periods compared to the previously approved scheme, to the detriment of their residential amenity. As such, the proposal is contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG

P2020/1034	Non-Material Amendment to Planning Application P2019/0357 in respect of the re-positioning of the access steps to the Eastern boundary	Refused	02/12/20
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P2021/0281	Section 73 application for the variation of condition 2 (list of approved plans) of planning application P2019/0357 granted on 11/06/2019 in respect of the retention and completion of	Withdrawn	29/10/21
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changes to the access steps and parking bay; installation of raised planters with laurel hedging and temporary timber trellis along the eastern front boundary; installation of fencing to top of front retaining wall and western boundary, plus insertion of patio doors to the first-floor front elevation with Juliet-balcony glass balustrades

CONSULTATIONS

Building Regulations Section: No objection.

Coal Authority: No objection.

CADW: No reply, therefore no observations to make.

Natural Resources Wales: No objection.

REPRESENTATIONS

The neighbouring properties were consulted on 21/11/2021 with a site notice also displayed on 02/11/2021.

In response, to date, 2 no. representations have been received, with the issues raised summarised as follows: -

- Concerns that the issues highlighted relating to the boundary wall levels to Number 4 is irrelevant. A retaining wall would have been required for the original parking area and does not justify the provision of steps.
- Concerns regarding direct overlooking into Number 4 from people ascending the steps.
- Concerns that the steps were built without any discussion with Plot 23 (Number 4), and by turning the steps 90° half-way up and increasing the height of the boundary wall privacy could be restored.
- Concerns regarding the implementation of Laurel hedging as it would not improve the aesthetics of the area, makes the street anti-social and isolates the upper section of the street, plus has maintenance and potential future enforcement issues if not maintained at the correct height.
- Concerns regarding the 100m² front patio area which is being used for parties and associated noise, and has associated paraphernalia – one of the reasons the roof-terrace on the garage was refused.
- There should be a consistent approach from the council on the development as a whole and for the council to realise the impact this is having on other residents in their jurisdiction, and in accordance with the Council's Constitution.

- Previous applications regarding the new location of the steps have already been refused.

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 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:

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 whether there has been a material change in circumstances with regards to the principle of development at this site, together with the impact of the proposal upon visual and residential amenity, and also highway and pedestrian safety.

Principle of Development

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

Impact on Visual Amenity

It is noted that the retaining wall at the back of the parking area is in predominantly the same location as that on the original scheme. However, that was intended to be lower than the wall which has been constructed (approximately 2.35m high in the centre on the previous scheme, compared to 2.62m as built). In addition, the land behind the wall was intended to be graded up to a smaller wall, whereas the 'as built' scheme provides a level platform from the level of house, which is intended to be used as a front patio area. It is also noted that the steps have been re-located from the centre of the site to the eastern boundary. In order to provide screening to the neighbouring property (Number 4) however, a raised border will be constructed to plant Laurel hedging.

Whilst the retaining wall that has been built is higher than that approved in the same location, provided it is rendered to match the main dwelling, it is considered that its retention would not have an adverse impact over and above

the previously approved scheme to an unacceptable degree. Furthermore, it is considered that the re-location of the steps and planting proposed would not have an unacceptable impact in terms of visual amenity, as it would provide a 'softer' boundary treatment than that of a wall or fence (which could potentially be constructed under 'Permitted Development' up to 2m in height over 1m away from the highway).

The changes to the levels have facilitated the use of this frontage area as a raised amenity area, and in this regard Members may recall that application ref. P2020/0556 (which was brought before Planning Committee on 8th September 2020) previously proposed a large front garage which also facilitated such an amenity area. That application was refused partially on the grounds that "*the addition of a roof-terrace/garden area above the garage would result in the introduction of a seating area to the front of the dwelling, with the potential for associated paraphernalia such as tables, chairs, umbrellas etc. (which cannot be controlled by condition), which would also have a further detrimental impact upon the visual amenity of the street-scene*".

The depth of the raised area of this proposal will clearly facilitate such an amenity use. However, it is considered to be materially different to the earlier (refused) garage proposal insofar as that scheme extended much closer to the highway with significantly greater visual impact as a consequence. Accordingly, while the siting of domestic paraphernalia on the area could still be visible from the public highway, it is considered that any such impacts would be less significant than the earlier proposal (given its lesser depth and modern enclosure), and not to the extent that they would justify refusal of the scheme on such visual amenity grounds.

Turning to the boundary treatments proposed on top of the platform and to the side boundary with Number 2, it should be noted that other less modern boundary enclosures proposed at earlier stages of the discussions with the agent would not have been acceptable. However, the scheme as submitted includes the use of modern fencing panels, which are considered acceptable visually as they would reflect the modern design and appearance of the host property.

Turning to the changes to the front elevation, it is considered that the retention of the patio-doors to first-floor level with glass railings would be in-keeping with the modern appearance of the dwelling, and would not detract from the character and appearance of the surrounding area or street-scene.

In light of the above, it is therefore considered that the overall proposal would not have an unacceptable impact upon the character and appearance of the surrounding area or street-scene, and refusal of the application on visual amenity grounds would be unlikely to be justified at appeal stage.

Impact on Residential Amenity

In respect of potential overlooking, it is noted that the use of the raised platform area as a front patio/garden has the potential to create overlooking issues to the neighbouring properties.

In respect of the properties to the north, it is again note that the earlier (garage) refusal raised objection to the impact on those properties which are located off Owen Jones Way, as it would decrease the separation distance between them. However, this proposal is materially different in terms of the extent of its projection, and as there would be a separation distance in excess of 12m from the edge of the new wall, together with the boundary treatments proposed on top of the wall, it is considered that this would be sufficient to ensure that there would be no unacceptable overlooking.

Turning to the properties to the side (specifically Plot 21 – Number 2), it is noted that the use of the front patio area does have the potential to create overlooking into the bay window to the front this property. However, the 1.8m high boundary treatments proposed along part of this boundary will ensure there is no unacceptable overlooking issues into this property.

Turning to Number 4 (Plot 23) on the western side, it is noted that there is also potential for overlooking from the use of the patio area and when ascending the steps. Nevertheless, it is considered that the proposed scheme would ensure that any potential views into Number 4 (once the hedging is established) are restricted to a sufficient level to protect the amenity of the occupiers of this dwelling and there would only be a small degree of overlooking when ascending the steps, which is not considered unacceptable given there are already views into Number 4 from the pavement outside. It is also considered that the temporary trellis would provide sufficient screening for the landing area at the top of the steps to prevent any unacceptable overlooking issues and, once the hedging is established, would be a more visually acceptable method of screening than a close-boarded fence or wall (which could potentially be constructed under 'Permitted Development'). Conditions are attached to address such screening.

In respect of the changes to the front elevation, as the patio doors open inwards and the balcony is a glass railing, it is considered that its retention would not create any unacceptable overlooking issues over and above the originally approved scheme.

With regards to potential overbearing and overshadowing, due to height of the platform and steps relative to the neighbouring properties, it is considered that these elements would not create any unacceptable issues beyond the earlier approval. Turning to the proposed screening on the boundaries, given the relative height and potential for boundary treatments that could potentially be erected under 'Permitted Development' (which is the applicants 'fall back position' unless such rights were removed by condition), it is also considered that these would not create any unacceptable issues in these regards. Finally,

in respect of the changes to the front elevation, it is also considered that these would not create any unacceptable overbearing or overshadowing issues.

Parking and Access Requirements and Impact on Highway Safety

It is noted that the amended scheme under consideration would retain parking for three vehicles to the front. As this has previously been assessed by the Head of Engineering and Transport (Highways Section) who offered no objection to the development, subject to a condition in respect of extension the pedestrian vehicle cross-over, it is therefore considered that would be no detrimental impact upon highway or pedestrian safety.

Coal Mining Legacy

It is noted that the site located within a High Risk Area. However, as the site investigation approved under application P2019/5350 required no further remedial works on site, and the Coal Authority offer no objection, it is therefore considered that the proposal would be acceptable in terms of coal mining legacy.

Other Matters

As identified earlier in this report, a number of objections were 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 respect of the concerns relating to the boundary wall owned by Number 4 and ground-level these are noted. However, this alone would not be a reason to refuse the application or require the steps to be removed in their entirety.
- Turning to the submission that the steps were built without any discussion with Plot 23 (Number 4), and by turning the steps 90° half-way up and increasing the height of the boundary wall privacy could be restored these are noted. However, the application must be considered on the basis of the submitted plans on its individual merits.
- With regards to the concerns regarding the Laurel hedging, it should be noted that planting does not normally require planning permission and, in theory, landscaping could be planted around the front perimeter without consent. As such, this would not be a reason to refuse the application, and an appeal could not be substantiated on these grounds. With regards to the height, it should be noted that the landscaping submitted as part of this application forms part of a mitigation scheme however, it will be conditioned to be provided and maintained to a minimum height of 1.8m and maximum of 2m. If the hedging does extend beyond this height it can be investigated by the Enforcement Section as a potential Breach of Condition. As it can be adequately controlled via planning conditions it would not, therefore, be a reason to refuse the application. In respect of future maintenance of the hedging, this would be a civil matter between the relevant parties concerned

and would also be covered by The Party Wall etc. Act 1996, which is separation legislation from Planning.

- In respect of the concerns regarding the use of the front patio area, it should be noted that the use would be ancillary to and in association with the residential use. Although it is acknowledged that the area is larger than that under the originally approved scheme, in theory they occupied could have used the front area for parties etc. If there are unacceptable noise issues associated with such use, it would be a matter for the Environmental Health Section to investigate accordingly.
- Turning to the comment that there should be a consistent approach on the development as a whole, it should be noted that the wider development at Owen Jones Way/Clos Dewi Sant comprises self-build detached properties of varying sizes, designs and finishes. As such, there is no 'uniform appearance' within the street-scene and each application would be considered on its individual merits. Given what has been approved and/or constructed already, it is considered that refusal of the application could not be sustained on visual amenity or residential amenity grounds.
- Finally, in respect of the comments that the steps have already been refused, it should be noted from the planning history that a Non-Material Amendment Application (Ref. P2020/1034) was refused because the changes sought were not deemed 'non-material' (i.e. they were material). This does not mean that their location was unacceptable. The impacts have been assessed above and found to be acceptable subject to conditions.

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 amended development now proposed 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 : Approve subject to Conditions

Conditions:-

List of Approved Plans

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

Dwg. No. A103 Rev PN01.
Dwg. No. A104 Rev PN01.
Dwg. No. A105 Rev PN01.
Dwg. No. A110 Rev PN01.
Dwg. No. A100 Rev PN01.
Dwg. No. A101 Rev PN01.
Dwg. No. A102 Rev PN01.
Dwg. No. A106 Rev PN01.
Dwg. No. A123 Rev PN02.
Dwg. No. A113 Rev PN02.
Dwg. No. A124 Rev P5.
Structural Calculations (Dec 2018).
Coal Mining Risk Assessment.
Borehole Report (Aug 2019).

Reason:
In the interests of clarity.

Action Conditions

- 2 Within 3 months of the date of this permission the three parking spaces, as detailed on the approved plan block plan (Dwg. No. A102 Rev PN01) shall be fully provided on site to a maximum gradient of 1 in 9, and retained for parking such use thereafter. In addition, the existing pedestrian vehicular crossing shall be widened to the full extent of the parking area, and also shall be retained as such thereafter.

Reason:
In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 3 Notwithstanding the details submitted, the windows on the east side elevation serving the first-floor en-suite shall be fitted with obscured glazing, and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter,

Reason:
In the interest of the amenities of the adjoining property, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 4 Notwithstanding the submitted details, the Laurel hedging hereby approved on the boundary with Number 4 (Plot 23) shall be planted on site in the raised borders within 3 months of the date of this permission and shall be allowed to grow to a minimum height of 1.8m and a maximum height of 2m, and retained as such thereafter. The raised borders shall be finished with brickwork to match the existing wall. Until such time as the Laurel hedging meets a height of 1.8m (and no later than 1 month from the date of this permission), the temporary trellis fencing with artificial plants shall be installed on site, and shall only be removed once the Laurel hedging has established to the minimum height of 1.8m. Any Laurel plants which die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species, and these shall be retained thereafter.

Reason:

In the interests of visual and residential amenity, and to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 5 Notwithstanding the submitted details and within 3 months of the date of this permission the boundary treatments, as detailed on Dwg. No. A113 Site Rev. PN02, shall be fully implemented on site, and retained as such thereafter.

Reason:

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

- 6 Notwithstanding the submitted details and within 3 months of the date of this permission the retaining walls hereby approved to the front of the dwelling shall be rendered and painted white to match the projecting gable to the host dwelling, and retained as such thereafter.

Reason:

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

- 7 The bird box, as required by Condition 7 of Planning Permission P2019/0357 on 11/06/19 shall be provided and retained on site.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 10 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

APPEALS DETERMINED

a) Planning Appeals

Appeal Ref: A2020/0012 **Planning Ref:** P2020/0147
PINS Ref: APP/Y6930/A/20/3259778
Appellant: Mr Andrew Hall
Proposal: Construction of 5 energy efficient bungalows
Site Address: Land Accessed off Lingfield Avenue Sandfields
Appeal Method: Written Representations
Decision Date: 17 December 2020
Decision: **Appeal Dismissed**
[Appeal Decision Letter](#)

Appeal Ref: A2020/0013 **Planning Ref:** P2020/0541
PINS Ref: APP/Y6930/H/20/3261901
Appellant: Alight Media
Proposal: Erection of 1 no. pair of illuminated 48-sheet digital advertisement displays
Site Address: Corner Park Garages Fabian Way Crymlyn Burrows Swansea Neath Port Talbot SA1 8QB
Appeal Method: Written Representations
Decision Date: 11 December 2020
Decision: **Appeal Dismissed**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0001 **Planning Ref:** P2020/0009
PINS Ref: APP/Y6930/A/21/3268195
Appellant: Mr Ronald Bagshaw
Proposal: Partial demolition and proposed conversion of disused chapel vestry to residential dwelling, retention and completion of vehicle access, hardstanding and associated works
Site Address: Saron Chapel Vestry Pen Y Cae Road Port Talbot Neath Port Talbot SA13 2EG
Appeal Method: Written Representations
Decision Date: 7 May 2021
Decision: **Appeal Dismissed**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0002 **Planning Ref:** P2020/0900
PINS Ref: APP/Y6930/A/21/3272178
Appellant: Mrs Pauline Tilbrook
Proposal: Proposed 2no Residential Flats on land adjacent to 161B New Road
Site Address: Land Adjacent To 161B New Road Skewen Neath SA10 6HD
Appeal Method: Written Representations
Decision Date: 1 July 2021
Decision: **Appeal Allowed with Conditions**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0003 **Planning Ref:** P2021/0038
PINS Ref: APP/Y6930/D/21/3273488
Appellant: Mr Andrew Morgan
Proposal: First floor rear extension with juliet balconies
Site Address: 13 Pier Way Sandfields Port Talbot SA12 7NR
Appeal Method: Fast Track
Decision Date: 2 June 2021
Decision: **Appeal Allowed with Conditions**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0005 **Planning Ref:** P2020/1086
PINS Ref: APP/Y6930/A/21/3271815
Appellant: Mr Terry Casey
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, together with proposed external alterations and access ramp to accommodate new integral garage in order to facilitate internal access improvement.
Site Address: 28 Wern Road Ystalyfera SA9 2LY
Appeal Method: Written Representations
Decision Date: 23 August 2021
Decision: **Appeal Dismissed**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0006 **Planning Ref:** P2021/0255
PINS Ref: 3276629
Appellant: Mrs Elaine Hunter
Proposal: Felling of 1x Sycamore Tree covered by Tree Preservation Order T276/T9
Site Address: 13 Rhiwlas Waunceirch Neath Neath Port Talbot SA10 7RB
Appeal Method: Written Representations
Decision Date: 21 September 2021
Decision: **Appeal Allowed with Conditions**
[Appeal Decision Letter](#)

Appeal Ref: A2021/0007 **Planning Ref:** P2021/0224
PINS Ref: APP/Y6930/H/21/3278568
Appellant: Elonex
Proposal: Double sided internally illuminated sign measuring 5.2m wide by 8m high mounted on a 6m high column (total height 14m)
Site Address: Baglan Way Port Talbot
Appeal Method: Fast Track
Decision Date: 27 August 2021
Decision: **Appeal Dismissed**
[Appeal Decision Letter](#)

SECTION B – MATTERS FOR INFORMATION

APPEALS RECEIVED

a) Planning Appeals

Appeal Ref: A2020/0014 **Planning Ref:** P2020/0601

PINS Ref: APP/Y6930/A/20/3263628

Appellant: Recycling Plant and Machinery Limited

Proposal: Change of use from dwelling house and annex building into a mixed used development consisting of guest house accommodation consisting of 16 guest rooms, with associated bar, cafe and spa facilities, and truck stop with 21 HGV parking spaces. The proposal includes the demolition of an existing single storey rear extension, and the erection of a single-storey rear extension, together with widened site access, additional internal access roads, parking areas and associated works. (Bat survey and mitigation submitted 18/09/2020)

Site Address: Land At Tyn-Y-Caeau Margam Road Margam
Port Talbot SA13 2NW

Start Date: 16 December 2020

Appeal Method: Hearing

NOTE: *Appeal currently in abeyance (Environmental Statement required)*

Appeal Ref: A2021/0001 **Planning Ref:** P2020/0009

PINS Ref: APP/Y6930/A/21/3268195

Appellant: Mr Ronald Bagshaw

Proposal: Partial demolition and proposed conversion of disused chapel vestry to residential dwelling, retention and completion of vehicle access, hardstanding and associated works

Site Address: Saron Chapel Vestry Pen Y Cae Road Port Talbot Neath Port Talbot SA13 2EG

Start Date: 12 February 2021

Appeal Method: Written Representations

NOTE: Appeal DISMISSED 7th May 2021

Appeal Ref: A2021/0002 **Planning Ref:** P2020/0900

PINS Ref: APP/Y6930/A/21/3272178

Appellant: Mrs Pauline Tilbrook

Proposal: Proposed 2no Residential Flats on land adjacent to 161B New Road

Site Address: Land Adjacent To 161B New Road Skewen Neath SA10 6HD

Start Date: 15 April 2021

Appeal Method: Written Representations

NOTE: Appeal ALLOWED 1ST July 2021

Appeal Ref: A2021/0003 **Planning Ref:** P2021/0038
PINS Ref: APP/Y6930/D/21/3273488
Appellant: Mr Andrew Morgan
Proposal: First floor rear extension with juliet balconies
Site Address: 13 Pier Way Sandfields Port Talbot SA12 7NR
Start Date: 23 April 2021
Appeal Method: Fast Track

NOTE: Appeal ALLOWED 2nd June 2021

Appeal Ref: A2021/0004 **Planning Ref:** P2020/0591
PINS Ref: APP/Y6930/A/21/3275323
Appellant: Mr Peter Williams
Proposal: Single storey 2 bedroomed residential unit.
Site Address: 130 New Road Skewen Neath Neath Port Talbot
SA10 6HL
Start Date: 26th May 2021
Appeal Method: Written Representations

NOTE: Appeal DISMISSED 23rd August 2021

Appeal Ref: A2021/0005 **Planning Ref:** P2020/1086

PINS Ref: APP/Y6930/A/21/3271815

Appellant: Mr Terry Casey

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, together with proposed external alterations and access ramp to accommodate new integral garage in order to facilitate internal access improvement.

Site Address: 28 Wern Road Ystalyfera SA9 2LY

Start Date: 28 May 2021

Appeal Method: Written Representations

NOTE: Appeal DISMISSED 23rd August 2021
Application for an Award of Costs against Council –
DISMISSED

Appeal Ref: A2021/0006 **Planning Ref:** P2021/0255

PINS Ref: 3276629

Appellant: Mrs Elaine Hunter

Proposal: Felling of 1x Sycamore Tree covered by Tree Preservation Order T276/T9

Site Address: 13 Rhiwlas Waunceirch Neath Neath Port Talbot
SA10 7RB

Start Date: 18 June 2021

Appeal Method: Written Representations

NOTE: Appeal ALLOWED 21st September 2021

Appeal Ref: A2021/0007 **Planning Ref:** P2021/0224

PINS Ref: APP/Y6930/H/21/3278568

Appellant: Elonex

Proposal: Double sided internally illuminated sign measuring 5.2m wide by 8m high. mounted on a 6m high column (total height 14m)

Site Address: Baglan Way Port Talbot

Start Date: 14 July 2021

Appeal Method: Fast Track

NOTE: Appeal DISMISSED 27th August 2021

Appeal Ref: A2021/0008 **Planning Ref:** P2021/0441

PINS Ref: APP/Y6930/D/21/3282016

Appellant: Mr James Erasmus

Proposal: Two-storey rear/side extension & extension of existing rear patio area.

Site Address: 97 Neath Road Rhos Pontardawe SA8 3EH

Start Date: 8 September 2021

Appeal Method: Fast Track

NOTE: Decision awaited (delayed due to change to Planning Environment decisions wales)

Mae'r dudalen hon yn fwriadol wag

SECTION B – MATTERS FOR INFORMATION

DELEGATED APPLICATIONS

DETERMINED BETWEEN 8th DECEMBER 2020 AND 6TH DECEMBER 2021

App No: **P2016/0499**

Proposal: Demolition of existing former Chapel and Car Sales/servicing buildings and compound. Construction of 8 number 2 bedroom terraced houses and 3 number 3 bedroom units, together with widening and reconstruction of part of Kennel Row to and adoptable standard. (Amended Plans, new layout 11 units, Plans received September 11th 2019)

Location: FORMER CHAPEL AND CAR SALES/SERVICING CHURCH STREET AND KENNEL ROW BRITON FERRY NEATH SA11 2JG

Decision: Approved

Ward: Briton Ferry West

App No: **P2017/0948**

Proposal: Three detached dwellings, retention and completion of retaining walls and associated works

Location: LAND ADJACENT TO 18 LEWIS ROAD CRYNANT NEATH SA10 8SD

Decision: Approved subject to a 106 agreement

Ward: Crynant

App No: **P2019/0063**

Proposal: Retention of change of use to pay and display car park and retention of associated works including lighting and CCTV.

Location: BOAT YARD BALDWINS CRESCENT CRYMLYN BURROWS SWANSEA SA1 8QE

Decision: Refused

Ward: Coedffranc West

App No: **P2019/5575**

Proposal: Listed Building Application for the Conversion of existing Grade 2 Listed Longhouse and Stable to living accommodation and glazed link extension along with external facade alterations

Location: Nant Y Fedw Farm Eastern Avenue Lane To Nant Y Fedw Cymmer Port Talbot Neath Port Talbot

Decision: Approved

Ward: Cymmer

App No: **P2019/5586**
Proposal: Details to be agreed in association with Conditions 10 (Means of Enclosure), 12 (Materials), 14 (Lighting), 15 (Bird Boxes) and 16 (Landscaping) of Planning Permission P2019/0194 granted on 12/07/2019
Location: Yard Commercial Road Rhydyfro Pontardawe SA8 4SL
Decision: Approved
Ward: Pontardawe

App No: **P2019/5683**
Proposal: Non-material amendment to Planning Permission P2019/0194 (Approved on the 12/07/2019) to allow for the replacement of the hedge on the eastern boundary of the site that was protected by planning condition
Location: Yard Commercial Road Rhydyfro Pontardawe SA8 4SL
Decision: Approved
Ward: Pontardawe

App No: **P2020/0086**
Proposal: Details pursuant to the discharge of conditions 3 (assessment of the nature and extent of contamination affecting the application site area) and 4 (remediation scheme) of Planning Permission P2019/5646 granted on 23/01/2020 (Amended supporting information received 20.04.20)
Location: Sandvik Osprey Limited Milland Road Neath SA11 1NJ
Decision: Approved
Ward: Neath East

App No: **P2020/0248**
Proposal: Discharge of Conditions 40 (Light Management) and 43 - 56 (Ecological management and monitoring) on planning permission P2014/0729.
Location: Aberpergwm Colliery B4242 From Rheola To Glynneath Glynneath Neath Neath Port Talbot
Decision: Approved
Ward: GlynneathGlynneath

App No: **P2020/0275**
Proposal: WELSH MINISTERS DECISION: Remedial works to two existing outlet structure to: Structure 1: Removal of existing masonry overflow spillway and its replacement with a new reinforced concrete spillway and clad with existing stone masonry facing (where possible). Structure 2: Removal of existing 12" overflow pipe and replaced with a new reinforced concrete culvert with reinforced headwall with masonry faces using existing spillway stone where possible. The ground is to be reinstated to existing levels around both features.

Location: Furzemill Pond Margam Country Park Water Street Margam
Neath Port Talbot
Decision: No Objections
Ward: Margam

App No: **P2020/0289**

Proposal: 10 dwellings and associated works (outline with all matters reserved) (Tree Survey: Arboricultural Impact Assessment and Tree Protection Scheme received 13/10/2020)

Location: Former Gwaun Cae Gurwen County Primary School Water Street Gwaun Cae Gurwen Ammanford Neath Port Talbot

Decision: Approved subject to a 106 agreement

Ward: Gwaun Cae Gurwen

App No: **P2020/0296**

Proposal: Variation of condition 2 of Planning Application P2019/5128 approved on 20/11/2019 to allow for the removal of footpath to the rear plot 1, partial removal of footpath to plot 2 including revised levels, retaining walls, and boundary treatments. The application also seeks to approve details in relation to conditions 3 (verification report) 4 (surface water and foul drainage), 5 (landscaping), 6 (landscape management plan), 7 (boundary treatments) and 8 (bird nesting and bat bricks).

Location: Land To The West Of Llys Wern Caewern Neath SA10 7PR

Decision: Approved subject to a 106 agreement

Ward: Bryncoch South

App No: **P2020/0297**

Proposal: Variation of condition 2 of Planning Application P2018/0824 approved on 11/04/2019 to allow for the removal of footpath to the rear plot 1, partial removal of footpath to plot 2 including revised levels, retaining walls and boundary treatments; Variation Condition 5 (verification report) 6 (surface water drainage) and condition 13 (artificial nesting sites for birds and bat tube/bricks) to allow the submission and approval of surface water and foul drainage details, a verification report and artificial nesting sites for birds and bat tube/bricks post commencement of development.

Location: Proposed Development At Llys Wern Caewern Neath SA10 7PR

Decision: Approved subject to a 106 agreement

Ward: Bryncoch South

App No: P2020/0400
Proposal: Details to be agreed in association with Condition 4 (Contaminated Land Report) of Planning Permission P2019/0220 granted on 26/11/19
Location: Land And Garage Rear Of Victoria Street Briton Ferry Neath
Decision: Approved
Ward: Briton Ferry West

App No: P2020/0449
Proposal: Retention and completion of the change of use of the former derelict school to provide additional living accommodation for No 9 including partial demolition and rebuilding of rear annex and front elevation, construction of two storey rear and front extension, new roof incorporating four dormer windows to the front and alteration to access.
Location: Crynant National School Main Road Crynant Neath SA10 8NP
Decision: Approved
Ward: Crynant

App No: P2020/0453
Proposal: Change of Use of former primary school to a community enterprise, arts, education and energy centre, community cafe, single storey rear extension, external works and ground source heating details.
Location: Former Primary School Heol Y Gors Cwmgors SA18 1RF
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: P2020/0547
Proposal: Retention of existing gabion basket retaining wall (Further information relating to retaining wall loadings received 23/07/2020 following query from Building Control)
Location: 193 Graig Road Godre'r Graig Swansea Neath Port Talbot SA9 2NZ
Decision: Approved
Ward: Godre'rgrraig

App No: P2020/0555
Proposal: Demolition of existing dwelling and construction of a detached dwelling and garage (outline)
Location: Woodlands Dynevor Road Skewen SA10 6TW
Decision: Approved
Ward: Coedffranc North

App No: **P2020/0563**
Proposal: Details pursuant to the discharge of Conditions 14 (revised Local Equipped area of play) of planning Permission P2019/0269 approved on the 14th June 2019 (revised details provided 23/02/2021)
Location: Land To The North Of Neath Road Rhos
Decision: Approved
Ward: Rhos

App No: **P2020/0565**
Proposal: Change of Use of the former X Ray premises and yard to a Taxi Operation Base and storage of caravans/boats (Sui Generis)
Location: Former X-Ray Premises And Yard Off Cefn Gwrgan Road Margam Port Talbot
Decision: Approved
Ward: Margam

App No: **P2020/0578**
Proposal: Lawful development certificate (proposed) for the construction of a new intake structure and associated works and approximately 210 m of 1.05 m diameter below ground pipework to convey surface water under Caenant Terrace, tying into the existing surface water system at the south eastern end of Caenant Terrace
Location: Caenant Terrace Skewen
Decision: Issue Certificate
Ward: Coedffranc Central

App No: **P2020/0591**
Proposal: Single storey 2 bedroomed residential unit.
Location: 130 New Road Skewen Neath Neath Port Talbot SA10 6HL
Decision: Refused
Ward: Coedffranc West

App No: **P2020/0662**
Proposal: Conversion of chapel to a dwelling with associated car parking.
Location: Former Salem Chapel Brynhyfryd Terrace Seven Sisters Neath SA10 9BA
Decision: Approved
Ward: Seven Sisters

App No: **P2020/0676**
Proposal: Pair of Semi detached 2 bedroomed Houses
Location: Land Adjacent To 20 Dan Y Graig Road Neath Neath Port Talbot SA11 1TY
Decision: Approved
Ward: Neath East

App No: **P2020/0700**
Proposal: Conversion of property currently containing 2 no. 2 Bed Flats and 1 no. 4 Bed Flats to provide 2 no. 2 Bed Flats and 1 no. 4 Bed House of Multiple Occupation.
Location: 27-28 St Johns Terrace Neath Abbey SA10 7NA
Decision: Approved
Ward: Dyffryn

App No: **P2020/0703**
Proposal: Reserved matters application for 6 dwellings including details in respect of reserved matters conditions 7 (Drainage), 9 (Materials), 10 (finished floor, ground and ridge levels), 16 (a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site), 17 (contamination remediation scheme), 20 (landscaping) and 21 (means of enclosure to all property boundaries and along the frontage of the site with the A4109) and conditions 8 (retaining walls), 11 (a scheme of intrusive site investigations to assess the potential risks from former coal mining activity), 13 (artificial nesting sites for birds) and 14 (bat lighting scheme) pursuant to outline planning permission P2017/0025 approved on 15/08/2017 (Amended and additional drawings received 31.03.21 / 07.04.21)
Location: Main Road Dyffryn Cellwen Neath SA10 9HT
Decision: Approved
Ward: Onllwyn

App No: **P2020/0706**
Proposal: Retention and completion of demountable, covered play and hard surface areas together with associated means of enclosure, drainage swale and external alterations to existing building
Location: Waunceirch Primary School Dwr Y Felin Road Caewern Neath Neath Port Talbot
Decision: Approved
Ward: Bryncoch South

App No: **P2020/0717**
Proposal: Two storey side extension and replacement garage.
Location: 11 Hen Felin Gellinudd Pontardawe SA8 3HN
Decision: Approved
Ward: Rhos

App No: **P2020/0727**
Proposal: New community church building (Class D1), car parking and associated works (Amended and additional information received 25-2-21)

Location: Land Adjacent To Dan Y Bryn Residential Home Brecon Road
Pontardawe Swansea
Decision: Approved subject to a 106 agreement
Ward: Pontardawe

App No: **P2020/0746**

Proposal: Demolition of existing single storey rear wing, construction of single storey side and rear extensions, front porch, first floor rear extension, together with alterations to roof including increased ridge height

Location: Pen Cae Du Rhos Y Mynydd Farm Access Road Gwaun Cae Gurwen SA18 1PP

Decision: Approved

Ward: Gwaun Cae Gurwen

App No: **P2020/0771**

Proposal: Change of Use from Sui Generis (railway maintenance engineering depot) to B1 light industrial and offices mixed use including refurbishment of existing buildings including alterations to external appearance and new parking layout (Amended description and parking layout received 5/2/21)

Location: Former Railway Buildings On Land Adjacent To Neath Station Windsor Road Neath SA11 1BY

Decision: Approved

Ward: Neath East

App No: **P2020/0772**

Proposal: Details to be agreed in association with conditions 4 (replacement culvert), 5 (junction improvements and associated works phasing programme and any related traffic regulation orders), 6 (access arrangements for maintenance of the new culvert inlet and outlet including a new inlet and grill) of application P2011/0486 (Residential development 10 detached dwellings and associated works) granted on 11 December 2019 (Amended / additional highways and drainage information received 11.02.21 and 25.03.21)

Location: The Welfare Hall Maes Y Parc Glynneath Neath SA11 5EE

Decision: Approved

Ward: Glynneath

App No: **P2020/0773**

Proposal: Single Storey Extension to Existing Residential Annex.

Location: Yr Ysgubor Lane From Amman Road To Gorsto Farm Lower Brynamman SA18 1SN

Decision: Approved

Ward: Lower Brynamman

App No: **P2020/0777**

Proposal: Two storey rear and single storey side/rear extension.

Location: 8 Davies Road Pontardawe SA8 4PH

Decision: Approved

Ward: Pontardawe

App No: **P2020/0780**

Proposal: Detached domestic outbuilding

Location: Llety'r Goff Farm Cwm Nant Llwyd Road Gellinudd
Pontardawe Swansea

Decision: Approved

Ward: Rhos

App No: **P2020/0781**

Proposal: Two Storey Rear Extension

Location: 22 Corner Meadow Rhos Pontardawe SA8 3DR

Decision: Approved

Ward: Rhos

App No: **P2020/0786**

Proposal: Lawful Development Certificate (Existing) Storage of lorries and maintenance of same.

Location: The Yard Efail Fach Pontrhydyfen SA12 9UB

Decision: Issue Certificate

Ward: Pelenna

App No: **P2020/0799**

Proposal: Single storey, first and second floor rear extensions. Conversion and extension of roof space to provide living accommodation.

Location: 19 Mary Street Heol Y Felin Seven Sisters Neath Neath Port Talbot

Decision: Approved

Ward: Seven Sisters

App No: **P2020/0800**

Proposal: Two storey extension to side and rear of property.

Location: 25 Llewellyn Avenue Neath Neath Port Talbot SA10 7AL

Decision: Approved

Ward: Bryncoch South

App No: **P2020/0820**

Proposal: Conversion of attic space to living accommodation, creation of balcony and insertion of bi fold doors to front elevation.

Location: 4 Clos Gwenallt Alltwen Pontardawe SA8 3BD

Decision: Approved

Ward: Alltwen

App No: **P2020/0822**
Proposal: Details to be agreed in association with conditions 9 (an assessment of the nature and extent of contamination affecting the application site area) and 10 (a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment) of application P2011/0486 (Residential development 10 detached dwellings and associated works) granted on 11 December 2019 (Additional contaminated land information received 16.12.2020) (Remediation Strategy Report received 12.03.21)
Location: The Welfare Hall Maes Y Parc Glynneath Neath SA11 5EE
Decision: Approved
Ward: Glynneath

App No: **P2020/0823**
Proposal: Lawful Development Certificate (Existing) To ascertain extant Planning Permission for 2 Number residential properties within the grounds of 'Tudor Lodge' High Street, Cwmgwrach, Neath
Location: Tudor Lodge High Street Cwmgwrach Neath Neath Port Talbot
Decision: Issue Certificate
Ward: Blaengwrach

App No: **P2020/0831**
Proposal: Raising ridge height and insertion of rooflights to front and rear elevations to provide additional living accommodation.
Location: Woodview Terrace, Woodlands Farmers Road Bryncoch SA10 7EQ
Decision: Approved
Ward: Bryncoch North

App No: **P2020/0832**
Proposal: Detached building incorporating a bike hire, retail facility to include office, toilet, workshop and classroom
Location: Afan Argoed Country Park Afan Valley Road Cymmer SA13 3HG
Decision: Approved
Ward: Cymmer

App No: **P2020/0833**
Proposal: Temporary Outbuilding to house applicants whilst works to Chapel are undertaken.
Location: Nebo Chapel Bryn Road Glyncorrwg SA13 3AU
Decision: Approved
Ward: Glyncorrwg

App No: **P2020/0839**
 Proposal: Single-storey rear extension to facilitate Dance floor, D.J. and Mini-kitchen
 Location: Grand Hotel Station Road Port Talbot SA13 1DE
 Decision: Approved
 Ward: Port Talbot

App No: **P2020/0841**
 Proposal: Change of use of vacant ground for the siting of a mobile catering trailer (converted vintage horsebox) (Use Class A3) to serve passing tourists hot and cold drinks and cold pre-packaged food
 Location: Land Adjacent To High Street Pontneddfechan SA11 5NR
 Decision: Refused
 Ward: Glynneath

App No: **P2020/0843**
 Proposal: Detached residential dwelling (Outline) including access (Mining Risk Assessment Rec 28/10/20)
 Location: Land Between 2A And 4 Neaudd Road Gwaun Cae Gurwen
 Decision: Approved
 Ward: Gwaun Cae Gurwen

App No: **P2020/0851**
 Proposal: Two storey front extension, single storey rear extension. Roof raised to accommodate rear flat roofed dormer, roof lights to front elevation, external rendered insulation and alterations to fenestration. Vehicular access and turning area to front of property and reduction of ground level to rear with associated retaining works.
 Location: 14 New Road Ynysmeudwy Pontardawe SA8 4PJ
 Decision: Approved
 Ward: Pontardawe

App No: **P2020/0856**
 Proposal: Change of use from hair and beauty salon to a hot food take-away (use class A3)
 Location: 139 Pantyrheol Neath SA11 2HB
 Decision: Refused
 Ward: Neath East

App No: **P2020/0863**
Proposal: Application to vary the wording of condition 36 (contaminated land desk-top assessment) and condition 37 (remediation strategy) of application P2020/0195 to allow the removal of the site spoil heap prior to the submission of the required details for compliance with the condition.
Location: Land South Of Heol Y Glyn Glynneath Neath
Decision: Approved
Ward: Glynneath

App No: **P2020/0864**
Proposal: Retention of outbuilding and canopy
Location: 5 The Meadows Skewen Neath SA10 6SJ
Decision: Approved
Ward: Coedffranc West

App No: **P2020/0867**
Proposal: Retention of 2 no properties, partially constructed (previous planning permission ref: P2017/0848)
Location: Tyn Llechau March Hywell Cilfrew SA10 8LW
Decision: Approved
Ward: Aberdulais

App No: **P2020/0868**
Proposal: Submission of details pursuant to Conditions 3 (Car parking Sustainability), 9 (Junction Access), 10 (Highway Improvements) and 12 (Construction Method Statement) of Planning Application P2020/0174 granted on April 23rd 2020
Location: Land At Cramic Way Port Talbot
Decision: Approved
Ward: Margam

App No: **P2020/0871**
Proposal: Variation of condition 4 of planning permission P2020/0285 (External alterations comprising of new windows and doors, relocation of existing cafe area plus two new retail units (Use Class A1) within existing store) to allow retail sale from the approved café of food for consumption off the premises (takeaway and delivery service) for a temporary period of 12 months (Gross floor areas and amended plans received 21.12.21)
Location: CK's Supermarket 2-6 Heol Cae Gurwen Gwaun Cae Gurwen Ammanford Neath Port Talbot
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2020/0879**
Proposal: Application for Approval of Details under Conditions 69 b (Nature Conservation Steering Committee / Biodiversity Action Plan) and 74 (Aftercare Scheme) of Planning permission P2018/0636 (Revised Cond. 74 Details Received December 2020 - Bridleways)
Location: East Pit Revised Opencast Mine New Road Gwaun Cae Gurwen Ammanford Neath Port Talbot
Decision: Approved
Ward: Lower Brynamman

App No: **P2020/0887**
Proposal: Completion and retention of a first floor bedroom extension
Location: 68 The Highlands Neath Abbey SA10 6PD
Decision: Approved
Ward: Dyffryn

App No: **P2020/0889**
Proposal: Rear dormer extension.
Location: 21 Crymlyn Road Skewen Neath Neath Port Talbot SA10 6DU
Decision: Approved
Ward: Coedffranc West

App No: **P2020/0893**
Proposal: Retention of 1 no completed dwelling not built in accordance with the original application P2015/1059
Location: Tynllechau Main Road Cilfrew Neath Neath Port Talbot
Decision: Approved
Ward: Aberdulais

App No: **P2020/0898**
Proposal: Listed Building Consent for internal and external works to the Main Chapel to facilitate the Change of Use from Place of Worship (Use Class D1) to Cafe (Use Class A3) comprising the following: External Works - retention of replacement windows plus front gates and railings; laying of new concrete or tarmac footpath to facilitate disabled access from rear gates; installation of new external bike racks to front of property and new handrails. Internal Works - installation of new partition walls to create smaller rooms under terraces (fixed to floor and ceiling); installation of timber cladding to outside walls; creation of ground-floor toilet with associated sewer connection; replacement of old electric heating with biomass boiler with associated flue; installation of new handrail above existing cast-iron balustrading supported by steel posts; new flooring at first-floor to be laid over existing balcony terraces (Amended Plans received 05/11/2020)
Location: Bethel Chapel Aqueduct Terrace Pontrhydyfen Neath Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2020/0900**
Proposal: Proposed 2no Residential Flats on land adjacent to 161B New Road
Location: Land Adjacent To 161B New Road Skewen Neath SA10 6HD
Decision: Refused
Ward: Coedffranc Central

App No: **P2020/0903**
Proposal: Part single/part two storey rear extensions and new landing window in first floor side elevation of main dwelling
Location: 10 Park Avenue Glynneath Neath Neath Port Talbot SA11 5DW
Decision: Approved
Ward: Glynneath

App No: **P2020/0904**
Proposal: Commercial development consisting of 7No. light industrial units (use class B1). The units will be incorporated into 2, two storey blocks with associated car parking, access, boundary treatments, landscaping and associated works.
Location: Swansea Valley Business Park Glan Yr Afon Ystalyfera Swansea Neath Port Talbot
Decision: Approved
Ward: Ystalyfera

App No: **P2020/0908**
Proposal: Details pursuant to the discharge of Conditions 3 (demolition and construction management plan) of Planning Permission P2019/5168 approved on 17 September 2019 (Amended demolition and construction management plan received 16.11.2020)
Location: Flats 1-4 1 Waun Las Waunceirch Neath SA10 7RW
Decision: Approved
Ward: Bryncoch South

App No: **P2020/0909**
Proposal: Certificate of Lawful Development (proposed) - for improvements to the roads and drainage and erection of canopy to existing building within the site under Part 8 of the Permitted Development Rights
Location: Port Talbot Steelworks Grange Road Margam SA13 2NG
Decision: Issue Certificate
Ward: Margam

App No: **P2020/0911**
Proposal: Two storey rear extension
Location: 16 Cae Morfa Skewen Neath Neath Port Talbot SA10 6EH
Decision: Approved
Ward: Coedffranc West

App No: **P2020/0915**
Proposal: Creation of new vehicle hardstanding with boundary walls and pavement crossing
Location: 80 Tyn Y Twr Baglan SA12 8YD
Decision: Approved
Ward: Baglan

App No: **P2020/0917**
Proposal: Details to be agreed in association with Condition 3 (Demolition and Construction Method Statement) and Condition 4 (surfacing, drainage, construction and layout of the parking area) of Planning Application P2019/5226 granted on 18/09/2019 (Amended Plans received 23/11/2020)
Location: St Joseph's Chapel Chapel Street Cymmer Port Talbot Neath Port Talbot
Decision: Approved
Ward: Cymmer

App No: **P2020/0919**
Proposal: Single storey rear extension, replacement front porch, front bay window, replacement parking space and new steps
Location: 1 Maes Ty Canol Baglan Port Talbot Neath Port Talbot SA12 8UW
Decision: Approved
Ward: Baglan

App No: **P2020/0924**
Proposal: Change of Use of the Main Chapel from Place of Worship (Use Class D1) to Cafe (Use Class A3) including laying of new concrete or tarmac footpath to facilitate disabled access from rear gates and installation of new external bike store to front of property
Location: The Vestry Aqueduct Terrace Pontrhydyfen SA12 9SA
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2020/0926**
Proposal: Details to be agreed in association with conditions 3 (permanent land drainage scheme), 4 (retaining works and final slope design), 5 (ecological mitigation scheme including a tree re-planting scheme and landscaping proposals) of application P2016/0717 (Detached split level dwelling, with associated engineering works and off street car parking) granted on 28/06/2017 (Additional / amended drainage, structural, land stability and landscaping / tree planting information together with a land quality assessment report received 19.01.2021) (Tree planting specifications received 18/03/2021, statement following Welsh Water consultation response/ discussion received 26.03.2021 and Highway Culvert - CCTV Survey and Drainage Regime - Maintenance Plan received 10/03/2021)
Location: Plot Adjacent To 261 Graig Road Godre'r Graig SA9 2NZ
Decision: Approved
Ward: Godre'rgrraig

App No: **P2020/0928**
Proposal: Rear and side extension providing a link for garage conversion to annexed accommodation
Location: 80 Cae Morfa Skewen SA10 6EH
Decision: Approved
Ward: Coedffranc West

App No: **P2020/0929**
Proposal: Detached canopy
Location: Imo Car Wash Pantyrheol Neath SA11 2HD
Decision: Approved
Ward: Neath East

App No: **P2020/0930**
Proposal: Fell three Oak trees covered by Tree Preservation Order, T147/T4/T5/T8
Location: 39 Leiros Parc Drive Bryncoch Neath Neath Port Talbot SA10 7EW
Decision: Refused
Ward: Bryncoch South

App No: **P2020/0934**
Proposal: Details to be agreed in association with conditions 5 (foul water drainage scheme), 16 (an assessment of the nature and extent of contamination affecting the application site area), 17 (a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment) 20 (details of the materials to be used in the construction of the external surfaces of the development) of planning application P2020/0423 (Demolition of existing building and the construction of two number two storey residential blocks consisting of 10 no. affordable housing apartments and associated works including cycle and bin stores) granted on 14 October 2020
Location: Former Skewen Snooker Club Cae Nant Terrace Skewen SA10 6UP
Decision: Approved
Ward: Coedffranc Central

App No: **P2020/0937**
Proposal: Conversion of Former Pontrhydyfen Primary School into 2 number Residential Dwellings with Detached Garage and associated Access.
Location: Pontrhydyfen Primary School School Street Pontrhydyfen SA12 9SZ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2020/0944**
Proposal: Details to be agreed in association with conditions 3 (details of all retaining walls (existing and proposed) and foundation design), 5 (assessment of the nature and extent of contamination affecting the application site area), 6 (a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment) and 7 (detailed scheme showing how foul water, surface water run-off and land drainage will be dealt with) of application P2020/0225 (Demolition of existing dwelling and part of existing retaining wall and construction of replacement two storey dwelling and new section of retaining wall, together with retention and completion of existing retaining wall) granted on 24 August 2020 (Outline Gabion drainage information received 15.12.20 and Remediation Strategy Report received 14.12.20)
Location: 24 Ormes Road Skewen SA10 6SY
Decision: Approved
Ward: Coedffranc North

App No: **P2020/0945**
Proposal: Change of use of property A1 (hairdressers) to A3 (cafe)
Location: 14 Angel Street Neath Neath Port Talbot SA11 1RS
Decision: Approved
Ward: Neath North

App No: **P2020/0946**
Proposal: Part two storey part single storey side extension
Location: 20 Uplands Road Pontardawe Swansea Neath Port Talbot SA8 4AH
Decision: Approved
Ward: Pontardawe

App No: **P2020/0947**
Proposal: Single storey rear extension
Location: 5 Alexander Road Rhyddings SA10 8DY
Decision: Approved
Ward: Bryncoch North

App No: **P2020/0948**
Proposal: Two storey side extension. Proposed works include a loft conversion with velux windows.
Location: 20 Clos Y Cwm Pontardawe SA8 4JZ
Decision: Approved
Ward: Pontardawe

App No: **P2020/0952**
 Proposal: Application for a Lawful Development Certificate for an Existing Use as a residential dwelling
 Location: Pen Y Bontbren Lane From Plas Road To Pen Y Bontbren Farm Rhos Pontardawe Swansea
 Decision: Issue Certificate
 Ward: Rhos

App No: **P2020/0953**
 Proposal: Prior Notification application for 995 metres of upgrade to the existing farm track, plus 1045 metres of new formation track along the contour to give access to all parts of the site. The track upgrade will facilitate planting of new woodland.
 Location: Blaenafon Farm Blaenafon Tonmawr SA12 9TA
 Decision: Prior Notification Required
 Ward: Pelenna

App No: **P2020/0956**
 Proposal: Detached garage
 Location: 22 Ritson Street Briton Ferry SA11 2RN
 Decision: Approved
 Ward: Briton Ferry East

App No: **P2020/0958**
 Proposal: Proposed two storey rear extension
 Location: 191 Bryn Morgrug Alltwen Pontardawe SA8 3BE
 Decision: Approved
 Ward: Alltwen

App No: **P2020/0959**
 Proposal: Single storey side/rear annexe extension
 Location: 4 Newton Avenue Aberavon SA12 6YE
 Decision: Approved
 Ward: Aberavon

App No: **P2020/0961**
 Proposal: Single storey rear extension
 Location: 31 Giants Grave Road Briton Ferry SA11 2LS
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2020/0964**
Proposal: Replacement of existing conservatory addition to rear with new conservatory
Location: 42 Caeglas Cwmavon SA12 9AX
Decision: Issue Certificate
Ward: Bryn And Cwmavon

App No: **P2020/0966**
Proposal: Two storey side extension
Location: 14 Brynawelon Tonna SA11 3NQ
Decision: Approved
Ward: Tonna

App No: **P2020/0967**
Proposal: 4-bed detached dwelling with parking and associated works
Location: Land Adj To 27 Heol Tabor Cwmafan Port Talbot SA12 9PS
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2020/0969**
Proposal: Change of use from Car Parking Area (Use Class Sui Generis) to Storage Yard (Use Class B8) for containers and vehicles
Location: Seaway Parade Baglan Port Talbot SA12 7BR
Decision: Approved
Ward: Baglan

App No: **P2020/0971**
Proposal: Felling of Larch tree covered by Tree Covered by Tree Preservation Order T141/W1 .
Location: Former Penscynnor Wildlife Park Rear Of 37 Parc Penscynnor Cilfrew Neath Neath Port Talbot
Decision: Approved
Ward: AberdulaisAberdulais

App No: **P2020/0972**
Proposal: Detached Rural Enterprise Dwelling with parking and associated works (Outline with all matters reserved)
Location: Glyn Gwilym Farm Lane From Waterfall Road To Glyn Gwilym Farm Resolven Neath Neath Port Talbot
Decision: Approved subject to a 106 agreement
Ward: Resolven

App No: **P2020/0977**
Proposal: Details to be agreed in association with Condition 3 (Sample panel plus maintenance and management scheme for wall) of Planning Permission P2019/5071 granted on 08/04/2020
Location: Ex Gas Works Land To The West Of Afan Way Port Talbot SA12 6HQ
Decision: Approved
Ward: Sandfields East

App No: **P2020/0978**
Proposal: Two storey side/rear extension, Juliet balcony, raised patio, steps, balcony with safety barrier and obscurely glazed privacy screening and window in first floor side elevation of main dwelling.
Location: 5 Crawford Road Baglan SA12 8ND
Decision: Refused
Ward: Baglan

App No: **P2020/0979**
Proposal: Erection of perimeter fencing with 4 No. gates. 2 No. double gates for vehicle access and 2 No. single gates for pedestrian access.
Location: Giants Grave Playing Field Parc Newydd Briton Ferry Neath Port Talbot
Decision: Approved
Ward: Briton Ferry West

App No: **P2020/0982**
Proposal: Change of use from storage of costumes and props (Use Class B8) to one, one bed residential dwelling (description of development changed and amended drawing and supporting information received 17.12.20 / 18.12.20)
Location: Dunstan Memorial Hall Bethlehem Road Skewen SA10 6AW
Decision: Approved
Ward: Coedffranc Central

App No: **P2020/0983**
Proposal: Change of Use of part of dwelling (Use Class C3) to mixed use Residential and Florist (Use Class C3/A1)
Location: 22 Robert Street Glynneath SA11 5EG
Decision: Approved
Ward: Glynneath

App No: **P2020/0984**
Proposal: Change of use of land into garden curtilage and two storey side and rear extensions to dwelling
Location: 129 High Street Glynneath SA11 5AP
Decision: Approved
Ward: Glynneath

App No: **P2020/0985**
Proposal: Alterations to existing bungalow to include new roof, front and rear elevations to accommodate second storey and provision of balcony and basement to rear of dwelling
Location: 10 Cimla Crescent Cimla SA11 3NN
Decision: Approved
Ward: Neath South

App No: **P2020/0986**
Proposal: Retention and proposed works to existing outbuilding including new fenestration; external cladding ;roof lantern ;chimney/flue; extended roof forming a canopy removal of a parapet roof and replacing with a flat roof. Erection of car port, fencing and gates.
Location: 42 Neath Road Rhos Pontardawe SA8 3EB
Decision: Approved
Ward: Rhos

App No: **P2020/0987**
Proposal: Works to Yew tree (identified as T4), covered by Tree Preservation Order T271/T4 - Remove 1 lower branch and reduce remaining branches over garden by 1.5m.
Location: The White Lodge Lane From Wern Fraith To Lon Brynteg Dwr Y Felin Neath Neath Port Talbot
Decision: Approved
Ward: Bryncoch South

App No: **P2020/0988**
Proposal: Two storey side extension and single storey rear extension and new steps
Location: 64 Glannant Way Cimla Neath Neath Port Talbot SA11 3YN
Decision: Approved
Ward: Cimla

App No: **P2020/0989**
Proposal: Details to be agreed in association with conditions 12 (Means of Enclosure) and 20 (Details of all Retaining Works) of application P2018/0746 granted permission on 29/03/2019.
Location: Parc Newydd Briton Ferry Neath SA11 2UP
Decision: Approved
Ward: Briton Ferry West

App No: **P2020/0990**
Proposal: Variation of condition 1 of planning permission P2015/0637 (Single storey side extension to existing Public House and change of use of existing Forge (store/outbuilding) to a wine bar, additional first floor side window and change of use of part of first floor to two flats for guest accommodation) to allow a further 5 years for the commencement of development
Location: The Butchers Arms Alltwen Hill Alltwen Pontardawe SA8 3BP
Decision: Approved
Ward: Alltwen

App No: **P2020/0993**
Proposal: Proposed single storey side and rear extension. Works include demolition of existing attached garage.
Location: 68 Bryn Catwg Cadoxton SA10 8BH
Decision: Approved
Ward: Cadoxton

App No: **P2020/0994**
Proposal: Two storey side extension, side dormer to facilitate loft conversion, two rooflights within rear roof plane and single storey rear extension
Location: 149 Victoria Road Sandfields SA12 6QH
Decision: Approved
Ward: Sandfields East

App No: **P2020/0995**
Proposal: Construction of conservatory to front of dwelling
Location: Birchwood 48A Neath Road Crynant SA10 8SG
Decision: Approved
Ward: Crynant

App No: **P2020/0996**
Proposal: Works to Trees Covered by Tree Preservation Order T226/W1 comprising the felling and re-planting of 10 x Birch Trees and pruning of Oak Tree
Location: 20 Wenallt Road Tonna Neath Neath Port Talbot SA11 3HZ
Decision: Refused
Ward: Tonna

App No: **P2020/0998**
Proposal: Proposed single storey rear extension, conversion of integral garage to lounge, extension of rear RHS bedroom above garage/lounge, with dormer roof to frontage.
Location: 83 Fernlea Park Bryncoch Neath Neath Port Talbot SA10 7SX
Decision: Approved
Ward: Bryncoch South

App No: **P2020/0999**
Proposal: First floor side, two storey rear extension & roof enlargement & detached garage
Location: Nant Y Deri 129 Cilmaengwyn Road Cilmaengwyn Pontardawe Swansea
Decision: Approved
Ward: Godre'rgraig

App No: **P2020/1000**
Proposal: Two storey rear extension and new steps to rear garden
Location: 16 Galltchwym Terrace Bryn Port Talbot Neath Port Talbot SA13 2RL
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2020/1005**
Proposal: The upgrade of the existing telecommunications site, comprising of the removal of the existing 15 metre high monopole and antennas, the installation of a 20 metre high lattice tower with 6No. antennas located on a headframe, the removal of 3No. existing cabinets, the installation of 8No. upgraded cabinets, the relocation of 1No. existing 0.6 metre diameter dish from the existing monopole to the upgraded tower, and ancillary development thereto.
Location: Existing Mast Brombil Farm Margam Port Talbot SA13 2SR
Decision: Approved
Ward: Margam

App No: **P2020/1009**
Proposal: Single storey front and side extensions
Location: 24 Mozart Drive Sandfields SA12 7TY
Decision: Approved
Ward: Sandfields West

App No: **P2020/1010**
Proposal: Detached garage
Location: 7 Pinewood Terrace Baglan SA12 8BH
Decision: Approved
Ward: Baglan

App No: **P2020/1011**
Proposal: single storey side and rear extension
Location: 3 Coombe Tennant Avenue Skewen Neath Neath Port Talbot SA10 6EB
Decision: Issue Certificate
Ward: Coedffranc West

App No: **P2020/1013**
Proposal: Details to be agreed in association with conditions 3 (a scheme for the relocation of the existing lighting column that conflicts with the new access (which shall include timings for completion)), 4 (Confirmation no retaining walls that meet condition requirement to provide details), 6 (Construction Method Statement), 7 (scheme to provide artificial nesting sites for birds and bat tube/bricks), 8 (samples of the materials to be used in the construction of the external surfaces) of application P2020/0129 granted on 16 October 2020 (Bat and swift box details submitted 05/01/2021) (Designated Delivery Route details submitted 08.01.2021)
Location: Land At Heol Llwyn Celyn Caewern Neath
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1017**
Proposal: Change of use from Doctors Surgery (Class D1) to Offices (Class B1)
Location: Former Health Centre Ynys Fach Avenue Resolven SA11 4LL
Decision: Approved
Ward: Resolven

App No: **P2020/1019**
Proposal: Demolition of existing glass conservatory on rear elevation. Construction of single storey rear extension (to accommodate kitchen and living room area), and construction of first floor side extension, and associated internal alterations.
Location: 54 Mill Race Neath Abbey SA10 7FL
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1021**
Proposal: Two Storey Rear Extension
Location: 126 Crymlyn Parc Skewen SA10 6EF
Decision: Approved
Ward: Coedffranc West

App No: **P2020/1023**
Proposal: Vehicular access and parking facility with associated retaining works.
Location: 20 Uplands Road Pontardawe Swansea Neath Port Talbot SA8 4AH
Decision: Approved
Ward: Pontardawe

App No: **P2020/1025**

Proposal: Single storey rear extension to replace conservatory

Location: 8 Ffordd Derwen Coed Hirwaun SA13 2TX

Decision: Approved

Ward: Margam

App No: **P2020/1026**

Proposal: Advertisements to shop including : Fascia Sign, Window Vinyl, Aluminium panel with digital printed image

Location: 42-43 New Road Skewen SA10 6EP

Decision: Approved

Ward: Coedffranc Central

App No: **P2020/1029**

Proposal: First floor side extension

Location: 48 Prossers Terrace Cymmer SA13 3LE

Decision: Approved

Ward: Cymmer

App No: **P2020/1030**

Proposal: Proposed 2-storey side extension plus first-floor rear extension

Location: 96 Albion Road Baglan SA12 8DB

Decision: Approved

Ward: Baglan

App No: **P2020/1031**

Proposal: Part single part two storey rear extensions

Location: 17 Wern Road Taibach SA13 2BD

Decision: Approved

Ward: Taibach

App No: **P2020/1033**

Proposal: Details pursuant to condition 7 (Contamination Validation Report) of Planning Application P2019/5307 approved on November 12th 2019

Location: Site Of Former Aberavon Green Stars Rugby Football Clubhouse Sitwell Way Sandfields SA12 6BP

Decision: Approved

Ward: Sandfields East

App No: **P2020/1035**

Proposal: Change of Use of Existing Chapel to residential use and Conversion/Refurbishment into New Home

Location: Nebo Independent Chapel Bryn Road Glyncorrwg SA13 3AU

Decision: Approved

Ward: Glyncorrwg

App No: **P2020/1036**
Proposal: Advertisement Consent for the installation of a retractable canopy to front elevation of Public House with non-illuminated signage printed on
Location: The Pig Iron 44-46 Station Road Port Talbot Neath Port Talbot SA13 1JS
Decision: Approved
Ward: Port Talbot

App No: **P2020/1037**
Proposal: Submission of Reserved Matters for Planning Application P2020/0644 - 1 Number detached Residential Unit.
Location: Land Adjacent To Ty Maes Y Coed Dunraven Place Glyncorrwg Port Talbot
Decision: Approved
Ward: Glyncorrwg

App No: **P2020/1038**
Proposal: Works to remove overhanging branches of 3 Ash Trees T1, T2 and T3 covered by Tree Preservation Order T21/W6
Location: Tesco Express Neath Road Briton Ferry Neath Neath Port Talbot
Decision: Approved
Ward: Briton Ferry East

App No: **P2020/1039**
Proposal: Change of Use of former garage area/Living room of dwelling (Use Class C3) to Laser Tattoo Removal Studio (Use Class D1)
Location: Woodside 7 Parc Pen Y Bryn Goytre SA13 2XZ
Decision: Approved
Ward: Taibach

App No: **P2020/1040**
Proposal: First floor rear extension to accommodate two en suite bedrooms.
Location: 2 Hopkin Street Pontardawe SA8 4JQ
Decision: Approved
Ward: Pontardawe

App No: **P2020/1042**
Proposal: Raise roof of existing garage and insert roof lantern and conversion of garage to living accommodation
Location: 196 Tyn Y Twr Baglan SA12 8YW
Decision: Approved
Ward: Baglan

App No: **P2020/1043**
Proposal: Proposed single storey rear extension with flat roof and 2no. roof windows
Location: 31 Golwg Y Bryn Seven Sisters SA10 9BY
Decision: Approved
Ward: Onllwyn

App No: **P2020/1044**
Proposal: Construction of single storey shower room extension to rear of property, plus demolition of existing outhouse.
Location: 40 Moorland Road Cimla SA11 1JW
Decision: Issue Certificate
Ward: Neath South

App No: **P2020/1046**
Proposal: Detached domestic outbuilding and new retaining wall
Location: 1A Wells Close Baglan Port Talbot Neath Port Talbot SA12 8PT
Decision: Approved
Ward: Baglan

App No: **P2020/1047**
Proposal: Non Material Amendment to Planning Permission ref. P2020/0079 -Two storey side extension and single storey rear extension including front and rear dormers - Approved 5.3.2020 to amend the external materials to render and stonework
Location: The Brambles 8 Wern Olau Cilfrew SA10 8LX
Decision: Approved
Ward: Aberdulais

App No: **P2020/1048**
Proposal: Details pursuant to condition 3 (Replacement Access) of Planning Application P2017/0425 approved on August 21st 2017
Location: 16 Glynneath Road Resolven Neath Neath Port Talbot SA11 4DP
Decision: Approved
Ward: Resolven

App No: **P2020/1049**
Proposal: Part single, part two storey rear extensions incorporating replacement pitch roof over existing two storey rear extension
Location: 3 Pentwyn Road Cynonville SA13 3HH
Decision: Approved
Ward: Cymmer

App No: **P2020/1052**
Proposal: Proposed single storey rear extension, plus replacement roof to existing conservatory
Location: 23 Penrhiwtyn Drive Penrhiwtyn SA11 2JF
Decision: Issue Certificate
Ward: Neath East

App No: **P2020/1053**
Proposal: Illuminated Fascia Sign
Location: 28 Commercial Road Taibach Port Talbot Neath Port Talbot SA13 1LG
Decision: Approved
Ward: Taibach

App No: **P2020/1054**
Proposal: Store outbuilding - Lawful Development Certificate Proposed
Location: 1 Woodland Road Glyncorwg SA13 3BS
Decision: Issue Certificate
Ward: Glyncorwg

App No: **P2020/1056**
Proposal: Subdivision of ground floor A3 unit to provide a retail unit (Class A1), retention of hot food take away (Class A3) and increase in ridge height with insertion of front and rear dormers to provide 4 number one bedroom units.
Location: 68 High Street Glynneath Neath Neath Port Talbot SA11 5DA
Decision: Approved
Ward: Glynneath

App No: **P2020/1057**
Proposal: Formation of new vehicular access onto Pen Y Cae Road (A4107) including new retaining walls, parking spaces and turning area, plus blocking-up of existing garage
Location: 95 Pen Y Cae Road Port Talbot Neath Port Talbot SA13 2EG
Decision: Approved
Ward: Port Talbot

App No: **P2020/1058**
Proposal: Single-storey extension on eastern side for home shopping pod plus new vehicle parking canopy within existing service yard to facilitate proposed home shopping offer
Location: Wm Morrison Supermarkets Plc Christchurch Road Baglan Industrial Park Port Talbot SA12 7DA
Decision: Approved
Ward: Aberavon

App No: **P2020/1059**
Proposal: Erection of detached dwelling
Location: Land To Rear Of 15 Siding Terrace Lonlas SA10 6RE
Decision: Approved
Ward: Coedffranc North

App No: **P2020/1060**
Proposal: Works to the following trees covered by tree preservation order T9/G1:

3 x Hornbeam (identified as 1, 2 + 3) Crown Reduction of approximately 3-4m
1 x Horse Chestnut (identified as 4) Crown Reduction of approximately 3-4m
Location: 9 Larkspur Close Bryncoch Neath Neath Port Talbot SA10 7ER
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1061**
Proposal: Works to the following trees protected by Neath Town Centre Conservation Area Status, some of which are also covered by Tree Preservation Order T16:
4 x Corsican Pine
- 981 - Reduce 3 large branches by 2 to 2.5 metres on west side which overhang building.
- 984 - Remove all major deadwood, remove 2 lower branches directly above tree 983, and reduce 1 branch on north side near building by removing one lower lateral.
- 992 - Remove deadwood.
- 994 - Reduce 1 large branch on west side and 2 large branches over building on south side by 2 to 2.5 metres. Remove deadwood.
1 x Horse Chestnut- 982 - Remove all branches near building on west side to provide a minimum two metre clearance.
1 x Red Horse Chestnut - 996 - Reduce 1 major branch on north side and 1 major branch on west side by 2 metres.
1 x Purple Beech- 987 - Remove all minor branches within 2 metres of church.
1 x Evergreen Oak - 991 - Reduce lower over extended branch on west side by 2 to 2.5 metres.
1 x Goat Willow - 990 - Remove tree and poison stump with a suitable herbicide to prevent regrowth.
1 x Japanese Cherry - 985 - Remove deadwood.
1 x Tree daisies / Olearia - 997 (G) - Sever Ivy.
Location: St Thomas Church Church Place Neath Neath Port Talbot
Decision: Approved
Ward: Neath North

App No: **P2020/1062**
Proposal: Non Material Amendment to application P2019/5331 granted on 29.10.2019- Construction of part two storey and part single storey rear extension and detached garage, to substitute double garage door for 2 no. single doors
Location: 68 Dulais Road Seven Sisters Neath Neath Port Talbot SA10 9ER
Decision: Approved
Ward: Seven Sisters

App No: **P2020/1064**
Proposal: Enlargement of existing roof dormer, patio doors to replace existing window and new balcony
Location: 3 Mariners Quay Aberavon SA12 6AN
Decision: Approved
Ward: Sandfields East

App No: **P2020/1065**
Proposal: Construction of ramp to facilitate access to the front of the property.

Location: Masonic Lodge Forge Road Port Talbot SA13 1US
Decision: Approved
Ward: Port Talbot

App No: **P2020/1067**
Proposal: Single storey side to rear extension and creation of new parking and associated access
Location: 70 Rhyd Hir Longford Neath Neath Port Talbot SA10 7HR
Decision: Approved
Ward: Dyffryn

App No: **P2020/1068**
Proposal: First floor and ground floor rear extensions
Location: 9 Cross Road Dyffryn Cellwen Neath Neath Port Talbot SA10 9HS
Decision: Approved
Ward: Onllwyn

App No: **P2020/1069**
Proposal: Proposed single storey side extension, works include demolition of existing side extension
Location: 20 Cimla Road Neath Neath Port Talbot SA11 3PP
Decision: Issue Certificate
Ward: Neath North

App No: **P2020/1070**
Proposal: Application for Prior Notification for the removal of existing EE equipment on ex-navigation tower and the erection of a 25m lattice tower, 6 No. multi-band sector antenna , 4 No, 0.6 diameter transmission dishes, cabinets, fencing and associated ancillary equipment associated with a 5G installation.
Location: Land Near Puckey House Port Talbot Neath Port Talbot SA13 1RB
Decision: Prior Notification Not Required
Ward: MargamMargam

App No: **P2020/1073**
Proposal: Change of use of ground floor Laundrette (Sui Generis) to a dog grooming parlour (Sui Generis) with offices/storage on first floor to be used in conjunction with dog grooming use.
Location: 16 High Street Glynneath Neath SA11 5BU
Decision: Approved
Ward: Glynneath

App No: **P2020/1074**
Proposal: First floor side extension and conversion of attached garage to living room
Location: 34 Parc Gilbertson Rhydyfro Pontardawe Swansea SA8 4PU
Decision: Approved
Ward: Pontardawe

App No: **P2020/1076**
Proposal: Construction of single storey shower room extension to side of property
Location: 61 Kingdon Owen Road Neath SA11 1JP
Decision: Issue Certificate
Ward: Neath South

App No: **P2020/1077**
Proposal: Demolish existing double and single storey rear extensions and an existing outbuilding, and construct new two storey rear extension.
Location: 18 Heol Y Gors Cwmgors Ammanford SA18 1PE
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2020/1078**
Proposal: Single storey rear extension
Location: 3 Dol Werdd Waunceirch Neath SA10 7QX
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1079**
Proposal: Conversion of integral garage into residential use.
Location: 26 Furzeland Drive Bryncoch Neath Neath Port Talbot SA10 7UF
Decision: Issue Certificate
Ward: Bryncoch North

App No: **P2020/1080**
Proposal: Part two storey/part first floor rear extensions, new bathroom window in first floor side elevation of main dwelling - Amended plan received amending some of the drawings scales on the general plan 13.01.2021.
Location: 16 Sunnycroft Road Baglan Port Talbot Neath Port Talbot SA12 8TB
Decision: Refused
Ward: Baglan

App No: **P2020/1082**
Proposal: Single storey side extension incorporating raised platform and steps
Location: 265 Swansea Road Trebanos Pontardawe SA8 4BY
Decision: Approved
Ward: Trebanos

App No: **P2020/1083**
Proposal: Single storey side/rear extension - Lawful Development Certificate Proposed
Location: 10 Fairfield Aberavon Port Talbot SA12 6YD
Decision: Issue Certificate
Ward: Aberavon

App No: **P2020/1084**
Proposal: Two storey rear extension and single storey side extension.
Location: 26 Dinas Baglan Road Baglan Port Talbot Neath Port Talbot SA12 8AE
Decision: Approved
Ward: Baglan

App No: **P2020/1085**
Proposal: Retention of retaining wall, raised car parking area and garden room
Location: 85 Alltwen Hill Alltwen Pontardawe SA8 3BP
Decision: Approved
Ward: Alltwen

App No: **P2020/1086**
 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, together with proposed external alterations and access ramp to accommodate new integral garage in order to facilitate internal access improvement.
 Location: 28 Wern Road Ystalyfera SA9 2LY
 Decision: Refused
 Ward: Ystalyfera

App No: **P2020/1087**
 Proposal: Single Storey Side and Rear Extension to existing Dwelling House
 Location: 16 Niven Drive Tonna SA11 3FA
 Decision: Approved
 Ward: Tonna

App No: **P2020/1089**
 Proposal: Variation of Conditions 1 (List of Approved Plans) and 2 (Fence Construction Timescales) of Planning Permission P2019/5071 granted on 08/04/2020 to allow an amended supporting structure for the approved fence due to ground-conditions and wind loading, amending the opening gates to sliding ones, and to allow an extension of time to construct the fence on site
 Location: Ex Gas Works Land To The West Of Afan Way Port Talbot SA12 6HQ
 Decision: Approved
 Ward: Sandfields EastSandfields East

App No: **P2020/1091**
 Proposal: Details to be agreed in association with conditions 15 (scheme detailing any retaining walls, including full structural calculations) of planning application P2020/0501 granted on 7 October 2020
 Location: Land Off March Hywel Cilfrew Neath SA10 8ND
 Decision: Approved
 Ward: Aberdulais

App No: **P2020/1092**
 Proposal: Single storey rear extension
 Location: 52 Lon Y Grug Llandarcy SA10 6FW
 Decision: Issue Certificate
 Ward: Coedffranc West

App No: **P2020/1093**
 Proposal: Extension to Sports Pavilion and retention of car park facility.
 Location: Ynys Park Pavilion Cwmavon Road Cwmavon Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Bryn And CwmavonBryn And Cwmavon

App No: **P2020/1094**
 Proposal: Single storey rear extension - Lawful Development Certificate Proposed
 Location: 70 Wern Road Taibach SA13 2BA
 Decision: Issue Certificate
 Ward: Taibach

App No: **P2020/1096**
 Proposal: Single storey rear extension
 Location: 9 Vernon Street Briton Ferry SA11 2PE
 Decision: Approved
 Ward: Briton Ferry East

App No: **P2020/1097**
 Proposal: Recessed balcony within loft space
 Location: Amana Crynallt Farm Road Cimla SA11 3RL
 Decision: Approved
 Ward: Cimla

App No: **P2020/1099**
 Proposal: Part Change of Use from Pub (Class A3) to mixed use of pub (Class A3) and Hotel (Class C1), two storey rear extension with external staircase and ancillary car park
 Location: The Old Swan 54-58 Gurnos Road Ystalyfera Swansea Neath Port Talbot
 Decision: Approved
 Ward: Ystalyfera

App No: **P2020/1101**
 Proposal: Works to Oak tree (identified as T1) covered by Tree Preservation Order T200/A9:
 -Remove epicormic growth to a height of 9 metres,
 -Reduce lateral spread of lower North East canopy (over house) by a maximum of 2 metres, to suitable growth points,
 -Remove deadwood.
 Location: 26 Corner Meadow Rhos Pontardawe Swansea Neath Port Talbot
 Decision: Approved
 Ward: Rhos

App No: **P2020/1102**
 Proposal: Works to 2x Oak trees (identified as T1 & T2) covered by Tree Preservation Order T200/A9:
 -T1 - Oak - reduce 1x upright limb over garden by approximately 1.5-2 metres.
 -T2 - Oak - reduce 1x limb over garden by approximately 2.5 metres to suitable growth points.

Location: 4 Penyralltwn Park Rhos Pontardawe Swansea Neath Port Talbot
 Decision: Approved
 Ward: Rhos

App No: **P2020/1103**
 Proposal: Single Storey extension to provide 2no clinical rooms and alterations to car park
 Location: Pontardawe Primary Care Centre Alloy Industrial Estate Pontardawe SA8 4JU
 Decision: Approved
 Ward: Pontardawe

App No: **P2020/1104**
 Proposal: Two storey rear extension including Juliet balcony.
 Location: Lllysycoed 4 Commercial Road Rhydyfro Pontardawe SA8 4SL
 Decision: Approved
 Ward: Pontardawe

App No: **P2020/1106**
 Proposal: 1 number detached dwelling.
 Location: 16 Wellfield Road Baglan SA12 8AB
 Decision: Approved
 Ward: Baglan

App No: **P2020/1110**
 Proposal: Works to 3x Oak Trees (Identified as T15, T16 & T17) covered by Tree Preservation Order T283:
 -Reduce branches over rear garden by a maximum of 3 metres.

Location: 9 Derwen Deg Bryncoch Neath Neath Port Talbot SA10 7FP
 Decision: Approved
 Ward: Bryncoch South

App No: **P2020/1111**
 Proposal: Double and single storey rear extensions and porch to front elevation.
 Location: 10 Water Street Gwaun Cae Gurwen SA18 1HA
 Decision: Approved
 Ward: Gwaun Cae Gurwen

App No: **P2020/1113**
 Proposal: Works to 3x Oak Trees (identified as T1, T2 & T3) covered by Tree Preservation Order T272:
 -T1 - Oak - Reduce height by approximately 2-3 metres.
 -T2 - Oak - Reduce height by 3-4 metres, to height of neighbouring Holly.
 -T3 - Oak - Removal of deadwood over the garden of number 6 Crud Yr Awel.

Location: 6 Crud Yr Awel Caewern Neath Neath Port Talbot SA10 7PG
 Decision: Approved
 Ward: Bryncoch South

App No: **P2020/1116**
 Proposal: Use of land for two gypsy caravan pitches for residential purposes including a semi-detached day/utility room, two parking spaces per pitch together with the relocation of the existing access (partially retrospective), internal access drive, turning area, external lighting and additional landscaping / ecological enhancements.

Location: Land Adjacent To Crynant Villa Ynyswen Terrace Crynant Neath SA10 8PT
 Decision: Refused
 Ward: Crynant

App No: **P2020/1117**
 Proposal: Revised single storey extensions to rear, front and side elevations

Location: 51 Heol Y Nant Baglan SA12 8ER
 Decision: Approved
 Ward: Baglan

App No: **P2020/1119**
 Proposal: Non-Material amendment to Planning Permission P2020/0424 (Classroom extensions to both front and rear elevations, plus new tarmac space to playground at rear) to amend the plans as approved to reduce length of front extension by 500mm and Increase width of front extension by 500mm to maintain internal floor area to classroom.

Location: Cwmllynfell Traditional Welsh Primary School Bryn Road Cwmllynfell SA9 2FJ
 Decision: Approved
 Ward: Cwmllynfell

App No: **P2020/1120**
 Proposal: Detached dwelling and associated works

Location: Land Opposite 101-105 Taillwyd Road Neath Abbey Neath Neath Port Talbot
 Decision: Approved
 Ward: Bryncoch South

App No: **P2020/1121**
 Proposal: Variation of condition 7 (contamination verification report) of planning permission P2018/0813 granted on 07/03/19 to allow the occupation of the development in accordance with actual works undertaken as set out in the Terra Firma letter dated the 7th December 2020 and the soil validation report 25th August 2020
 Location: Land At Park Row Cwmavon SA12 9PW
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2020/1122**
 Proposal: Prior Notification application for a proposed steel portal frame agricultural building, for the storage of agricultural machinery / tractors and livestock lorry
 Location: Gellyfowy Ganol Farm Heol Las Ynysmeudwy Pontardawe Swansea
 Decision: Prior Notification Not Required
 Ward: Pontardawe

App No: **P2020/1123**
 Proposal: Non-material Amendment to application P2018/0746 to allow the amendment of the approved plans to replace the approved composite stone head and cills with the proposed brick detailing.
 Location: Parc Newydd Briton Ferry
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2020/1124**
 Proposal: Lean-to side extension to existing agricultural stock shed to create covered feed area
 Location: Ty Canol Farm Ty Canol Farm, Penyard Road Neath Abbey SA10 7EY
 Decision: Approved
 Ward: Dyffryn

App No: **P2020/1127**
 Proposal: Proposed single storey side extension, plus alterations and levelling of front garden, including retaining works to create off street parking and pedestrian access
 Location: 29 Cloda Avenue Bryncoch SA10 7FH
 Decision: Approved
 Ward: Bryncoch South

App No: **P2020/1129**
 Proposal: Single storey rear extension and associated raised path.
 Location: 23 Bryn Nedd Cimla SA11 1JJ
 Decision: Approved
 Ward: Neath South

App No: **P2020/1130**
 Proposal: Works to the following Trees covered by Tree Preservation Order T270:
 -T1-T7, T9-T34 & T36-T63 (Tree Species - 3 Lime, 1 Copper Beech, 35 Sycamore, 7 Beech, 3 Sessile Oak, 6 Yew, 1 Silver Birch, 2 Norway Spruce, 1 Ash, 1 Poplar & 1 Horse Chestnut) - Lift Crowns to 3.5m.
 Location: Waunceirch House Lane From Wern Fraith To Lon Brynteg Dwr Y Felin Neath Neath Port Talbot
 Decision: Approved
 Ward: Bryncoch South

App No: **P2020/1131**
 Proposal: 1 Number detached dwelling
 Location: Plot Adjacent To 15 Fothergill Road, Fothergill Road Cwmgwrach Neath SA11 5PH
 Decision: Approved
 Ward: Blaengwrach

App No: **P2020/1132**
 Proposal: Renovation of vacant shop (A1). Single Storey Rear Extension and a two storey side extension to facilitate access to proposed first floor flat and creation of disabled access ramp from rear extension.
 Location: 119 Dynevor Road Skewen SA10 6TH
 Decision: Approved
 Ward: Coedffranc North

App No: **P2020/1133**
 Proposal: Change of use from church to child day care nursery (Lawful development certificate proposed)
 Location: Church Dynevor Road Skewen SA10 6TH
 Decision: Issue Certificate
 Ward: Coedffranc North

App No: **P2020/1134**
 Proposal: Demolition of adjoining single garage replaced by a single storey extension and front porch
 Location: 68 Woodlands Park Drive Cadoxton Neath Neath Port Talbot SA10 8AW
 Decision: Approved
 Ward: Cadoxton

App No: **P2020/1135**
 Proposal: Proposed single-storey garage to include a workshop and associated retaining works
 Location: 9 Graig Gellinudd Gellinudd Pontardawe SA8 3HP
 Decision: Approved
 Ward: Rhos

App No: **P2020/1136**
Proposal: Prior Notification for an agricultural building to be used for the dry storage of hay, haylage and farm implements
Location: Ty Canol Farm Penyard Road Longford Neath Neath Port Talbot
Decision: Prior Notification Not Required
Ward: Dyffryn

App No: **P2020/1137**
Proposal: Change of use from retail bakery shop to Osteopath clinic, incorporating 2 treatment rooms, a reception area and small porch.
Location: 101 Neath Road Briton Ferry SA11 2DQ
Decision: Approved
Ward: Briton Ferry East

App No: **P2020/1138**
Proposal: Replacement Shop Sign (Painted)
Location: 101 Neath Road Briton Ferry SA11 2DQ
Decision: Approved
Ward: Briton Ferry East

App No: **P2020/1139**
Proposal: Details to be agreed in association with condition 14 (Material samples), Condition 17 (Sound Insulation Performance) and Condition 24 (Retaining Wall Details) of application P2019/5237 granted permission on 25/09/2019.
Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH
Decision: Approved
Ward: Port Talbot

App No: **P2020/1140**
Proposal: Works to the following Trees (located to the rear of 107-133 Cae Morfa) covered by Tree Preservation Order T301/W1:

-T39 (Sycamore) - Shorten lowest limb extending to the south-east by approximately 4m-5m pruning back to a suitable growing point. Sever Ivy at base.
-T47 (Sycamore) - Remove.
-T82 (Sycamore) - Shorten second lowest branch extending to the south by 4m-5m pruning back to a suitable growing point where possible. Shorten adjacent higher branch that has suffered squirrel damage by 2m-3m pruning back to a suitable growing point. Prune to remove unstable deadwood of diameter 50mm that could fall into or immediately adjacent to adjacent

> residential garden to the south.
-T93 (Sycamore) - Undertake 3m-4m reduction of crown extending to the south above compromised main stem extending to the south-west.
-T97 (Sycamore) - Remove.
-T99 (Sycamore) - Remove.
Location: Land To The Rear Of Plots 115-127 Crymlyn Grove Cae Morfa Skewen
Decision: Approved
Ward: Coedffranc West

App No: **P2020/1141**
Proposal: Non material amendment to P2020/0017 retain door opening and change side window to door
Location: 102 High Street Glynneath Neath Neath Port Talbot SA11 5AL
Decision: Approved
Ward: Glynneath

App No: **P2020/1142**
Proposal: Outbuilding comprising bar, toilet and gym areas
Location: 19 Glan Hafren Baglan Port Talbot Neath Port Talbot SA12 8TW
Decision: Approved
Ward: Baglan

App No: **P2020/1143**
Proposal: Section 73 Application to vary condition 1 of Planning Application 2014/1189 granted on October 10th 2016 to allow extension of time to commence development.
Location: Former Grove Park/Mavericks 191 Victoria Road Port Talbot SA12 6QJ
Decision: Approved
Ward: Sandfields East

App No: **P2020/1145**
Proposal: Single storey side extension and conversion of garage to living accommodation
Location: 18 Ffynnon Dawel Aberdulais SA10 8EQ
Decision: Approved
Ward: Aberdulais

App No: **P2020/1146**
Proposal: Non-material amendment to P2019/5550 to replace existing garage walls
Location: 29 Delffordd Rhos Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Rhos

App No: **P2020/1147**
Proposal: single storey rear extension and first floor side extension
Location: 7 Bittern Court Bryncoch Neath Neath Port Talbot SA10 7EX
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1148**
Proposal: Felling of one Alder Tree (identified as T1), protected by Tree Preservation Order T276/T38, and proposed replacement planting of two no. Silver Birch trees
Location: 14 Rhiwlas Waunceirch Neath Neath Port Talbot SA10 7RB
Decision: Approved
Ward: Bryncoch South

App No: **P2020/1149**
Proposal: Prior Notification for the Demolition of Bridge House
Location: Unit C, Ground Floor Kenfig Industrial Estate Road Margam SA13 2PE
Decision: Prior Notification Required
Ward: Margam

App No: **P2020/1150**
Proposal: First floor rear extension
Location: 87 Alltwen Hill Alltwen Pontardawe SA8 3BP
Decision: Approved
Ward: Alltwen

App No: **P2021/0001**
Proposal: Single storey rear extension
Location: 5 Lon Y Nant Glynneath SA11 5BD
Decision: Approved
Ward: Glynneath

App No: **P2021/0002**
Proposal: Section 73 Application of approved Planning Application P2019/5069 granted on August 30th 2019 to allow variation of wording of condition 2 (approved plan list) and 3 (finished floor levels) to facilitate minor material alterations to approved scheme. The changes proposed include changes to second floor layout, fenestration changes and removal of external path and associated steps to the dwelling.
Location: 117A Pen Y Cae Road Port Talbot SA13 2EG
Decision: Approved
Ward: Port Talbot

App No: **P2021/0003**
Proposal: Proposed two storey and ground floor rear extensions to include roof alterations, single storey rear extension and additional floor and alterations to existing garage
Location: 74 Main Road Crynant SA10 8NT
Decision: Approved
Ward: Crynant

App No: **P2021/0004**
Proposal: Two storey side/rear extension, first floor rear extension, replacement pitch roof over existing two storey side extension, single storey side extension, mono-pitch roof over existing single storey rear extension, new single storey rear extension, extend width of front porch and new garden room
Location: 14 Albion Road Baglan SA12 8BY
Decision: Approved
Ward: Baglan

App No: **P2021/0005**
Proposal: Outbuilding including plant room for swimming pool
Location: Rosewain Dulais Road Seven Sisters SA10 9ES
Decision: Approved
Ward: Seven Sisters

App No: **P2021/0006**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed
Location: 27 Silver Avenue Sandfields SA12 7RU
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2021/0007**
Proposal: Single storey rear extension, works include the demolition of an existing rear porch.
Location: 7 Caegroes Terrace Main Road Cadoxton Neath Neath Port Talbot
Decision: Issue Certificate
Ward: Cadoxton

App No: **P2021/0008**
Proposal: Addition of single storey rear extension and first floor extension over garage.
Location: 77 Fernlea Park Bryncoch SA10 7SX
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0009**
Proposal: Proposed construction of outbuilding
Location: 5 Ormes Road Skewen SA10 6SY
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0010**
Proposal: Details to be agreed in association within Condition 3 (CEMP) of Planning Permission P2020/0533 granted on 04/08/2020
Location: Geraint House Knights Road Margam Port Talbot Neath Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0011**
Proposal: Variation of Condition 2 (List of Approved Plans) of P2016/0640 granted on 30/9/16 to allow amendments to approved plans list comprising alterations to the style and size of window openings and variation of Conditions 3 (drainage scheme) and 4 (external materials) to allow submission of details following commencement of development. (Additional plan received 7/5/21)
Location: 11 And 11A Cimla Common Cimla Neath Neath Port Talbot SA11 3SY
Decision: Approved
Ward: Neath South

App No: **P2021/0012**
Proposal: Details to be agreed in association with Condition 1 (site restoration) of P2020/0890 granted on 2/11/2020
Location: Land At Former BP Chemicals And R/O Mardon Park Baglan Energy Park Baglan Port Talbot
Decision: Approved
Ward: Baglan

App No: **P2021/0014**
Proposal: Proposed two storey side extension and single storey rear extension to include demolition of existing garage and widening of driveway to principal elevation
Location: 21 Sycamore Avenue Cimla Neath Neath Port Talbot SA11 3NT
Decision: Approved
Ward: Neath South

App No: **P2021/0018**

Proposal: Two storey side extension and front porch
Location: 69 Wildbrook Taibach Port Talbot SA13 2UL
Decision: Approved
Ward: Taibach

App No: **P2021/0019**

Proposal: Detached dwelling with parking (Outline Application with all matters reserved)
Location: 37 Parish Road Blaengwrach Neath Neath Port Talbot SA11 5SW
Decision: Approved
Ward: Blaengwrach

App No: **P2021/0021**

Proposal: Detached rear annexe
Location: 6 Lupin Close Sandfields Port Talbot SA12 7AR
Decision: Approved
Ward: Sandfields West

App No: **P2021/0022**

Proposal: WELSH MINISTERS DECISION: Listed Building Application for works to Margam Castle comprising the following:- Castle Rooftop - remove Finials F42, 43 and 44 (South Elevation) and re-install with stainless dowels and existing clamps; Castle Parapets - remove 3 courses of parapet and copings and re-install with stainless steel dowels; Castle Gift Shop - renew 2 delaminated steel beams, plus re-build ashlar and copings to shop front, and repair Finials and copings to parapet
Location: Margam Castle Margam Country Park Water Street Margam Neath Port Talbot
Decision: No Objections
Ward: Margam

App No: **P2021/0024**

Proposal: Construction of detached building for use for the storage of building materials and associated car parking.
Location: Land Adjacent To 7 Rope Walk Terrace Ropewalk Neath SA11 1EP
Decision: Approved
Ward: Neath EastNeath East

App No: **P2021/0025**

Proposal: Proposed detached storage unit
Location: Groundhog Uk Ltd Ynysygerwn Avenue Aberdulais Neath SA10 8HH
Decision: Approved
Ward: Aberdulais

App No: **P2021/0026**

Proposal: Construction of Side Extension to Existing Dwelling

Location: 18 Stratton Way Court Herbert Neath SA10 7BU

Decision: Approved

Ward: Dyffryn

App No: **P2021/0027**

Proposal: Details pursuant to the discharge of conditions 7 (Construction Method Statement), 11 (A scheme of landscaping including for the area of open space located towards the east end of the application site), 15 (Replacement of soakaway detail), 16 (New highway soakaway detail) and 17 (Access road and Footways Phasing Programme) of planning permission P2011/0486 approved on 11th December 2019 (Remediation Strategy Report received 27.04.2021, amended Construction Phase Health and Safety Plan received 16.04.2021, amended planting plan received 25.03.2021 and additional Highways and Drainage information received 25.03.2021)

Location: The Welfare Hall Maes Y Parc Glynneath Neath SA11 5EE

Decision: Approved

Ward: Glynneath

App No: **P2021/0028**

Proposal: Increase in size of existing side garage and attaching it to main dwelling house

Location: 11 Llys Castell Coed Hirwaun SA13 2UX

Decision: Approved

Ward: Margam

App No: **P2021/0031**

Proposal: Sun-room conservatory extension to rear elevation

Location: Swn Y Mor Care Centre Scarlet Avenue Sandfields Port Talbot SA12 7PH

Decision: Approved

Ward: Sandfields West

App No: **P2021/0032**

Proposal: Change of use from offices (Use Class B1) to 11 x self-contained flats (Use Class C3) including alterations to fenestration

Location: Cymric House Station Road To Bethany Car Park Lane Port Talbot SA13 1PQ

Decision: Refused

Ward: Port Talbot

App No: **P2021/0034**
Proposal: Two-storey side/rear extension plus bay-window and canopy to front elevation
Location: 25 Tonclwyda Clyne Neath SA11 4BS
Decision: Approved
Ward: Resolven

App No: **P2021/0035**
Proposal: Certificate of Lawful Development (existing) for the provision of nail treatments within a residential dwelling, taking place for 3 days in any calendar week for a maximum of 19 hours per week between the hours of 9am to 6pm on Monday to Friday, with no more than six customers per day.

Location: 6 May Drew Way Penrhiwtyn Neath SA11 2HX
Decision: Issue Certificate
Ward: Neath East

App No: **P2021/0036**
Proposal: Proposed two storey rear extension
Location: 42 The Highlands Neath Abbey SA10 6PB
Decision: Approved
Ward: Dyffryn

App No: **P2021/0038**
Proposal: First floor rear extension with juliet balconies
Location: 13 Pier Way Sandfields Port Talbot SA12 7NR
Decision: Refused
Ward: Sandfields West

App No: **P2021/0039**
Proposal: Upgrade of existing 48 sheet advert to support digital poster
Location: Advertising Hoarding 64 London Road Neath SA11 1LB
Decision: Approved
Ward: Neath East

App No: **P2021/0040**
Proposal: Retention of elevated off street parking platform
Location: 107 Dinas Baglan Road Baglan SA12 8DU
Decision: Approved
Ward: Baglan

App No: **P2021/0043**
Proposal: Detached Garage
Location: The Rectory 17 School Road Cymmer Port Talbot SA13 3EG
Decision: Approved
Ward: Cymmer

App No: **P2021/0044**
Proposal: Details to be agreed in association with condition 18 (Hard and Soft Landscaping) and Condition 19 (Landscaping Management Plan) of application P2018/0746 granted on 29/03/2019.
Location: Parc Newydd Briton Ferry Neath
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0045**
Proposal: Single storey front/side/rear extension, replacement porch, raising roof of existing single storey rear extension, access steps and roof lights.
Location: Yr Hen Ardd Oakwood Avenue Pontrhydyfen SA12 9SD
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0046**
Proposal: Single storey side and rear extension to building with car park improvements
Location: Margam Youth Leisure Centre Knights Road Margam SA13 2DT
Decision: Approved
Ward: Taibach

App No: **P2021/0047**
Proposal: Single storey rear extension.
Location: 6 Dan Y Coed Cwmavon Port Talbot SA12 9NH
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0049**
Proposal: Variation of Condition 2 (Approved Plans) of planning permission P2019/5470 for part single storey part two storey rear extensions including patio area and steps
Location: Greenacres 45 Primrose Road Neath SA11 2AR
Decision: Approved
Ward: Neath East

App No: **P2021/0050**
Proposal: Proposed front extension
Location: 12 Verdi Road Sandfields Port Talbot SA12 7TW
Decision: Approved
Ward: Sandfields West

App No: **P2021/0052**
 Proposal: Reinstatement of converted house back into 2 number semi detached dwellings including loft conversion
 Location: 6-8 Pen Y Cae Road Port Talbot SA13 2EL
 Decision: Approved
 Ward: Port Talbot

App No: **P2021/0053**
 Proposal: Proposed rear and side extensions, works to include the demolition of an existing garage and rear extension.
 Location: 56 Brookfield Neath Abbey SA10 7EH
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0054**
 Proposal: Single storey front extension
 Location: 5 Southdown Road Sandfields SA12 7HL
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0057**
 Proposal: Consultation Request from the Welsh Ministers on the content of a Scoping Direction (EIA Development) relating to a proposed application to be made for a Development of National Significance (DNS) in relation to a proposed Wind farm of up to 26 turbines (6.6 MW per turbine) with a maximum height of 250m in height and 170m in rotor diameter, transformer housing, battery storage, permanent anemometry masts, access tracks, crane pads and borrow pits.
 Location: Land At Bryn And Penhydd Forest Located Between Port Talbot And Maesteg
 Decision: Objections
 Ward: Bryn And CwmavonBryn And CwmavonBryn And CwmavonBryn And Cwmavon

App No: **P2021/0059**
 Proposal: Proposed front and rear dormer extensions, plus retention and completion of screened balcony areas off ground-floor rear bedroom and lounge area
 Location: 42 Smallwood Road Baglan Port Talbot Neath Port Talbot SA12 8AR
 Decision: Approved
 Ward: Baglan

App No: **P2021/0060**
 Proposal: Details to be agreed in association with conditions 11 (Cycle Storage for flats) and 17 (External Lighting) of application P2018/0746 granted on 29/03/2019.
 Location: Parc Newydd Briton Ferry
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/0061**
 Proposal: Part single/part two storey front, rear and side extensions and new roof to existing single storey rear extension
 Location: 8 Nant Y Gleisiad Resolven SA11 4AL
 Decision: Approved
 Ward: Resolven

App No: **P2021/0062**
 Proposal: Variation of Condition 2 (List of Approved Plans) of Planning Permission P2019/0041 granted on 17/01/19 in respect of an amended shop front, change to external access stairs, new single-storey rear extension and installation of windows to ground-floor rear elevation; plus variation and agreement of Condition 4 (Parking Space and Drainage Scheme)
 Location: 11-13 Ysguthan Road Aberavon SA12 6LY
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0064**
 Proposal: Proposed Single Storey Rear and Side Extension
 Location: 146 Maes Ty Canol Baglan SA12 8US
 Decision: Approved
 Ward: Baglan

App No: **P2021/0065**
 Proposal: Front porch, single storey rear extension and replacement detached outbuilding
 Location: 60 Tir Morfa Road Sandfields SA12 7PG
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0066**
 Proposal: Prior Approval of the Demolition Method Statement for Bridge House
 Location: Ground Floor Unit C Kenfig Industrial Estate Road Margam Port Talbot
 Decision: Approved
 Ward: Margam

App No: **P2021/0068**
Proposal: Front porch and single storey rear/side extension
Location: 48 Lake Road Sandfields Port Talbot Neath Port Talbot SA12 6AF
Decision: Approved
Ward: Sandfields East

App No: **P2021/0069**
Proposal: Lawful Development Certificate (existing use) to confirm A3 use of ground floor only
Location: 58 Heol Cae Gurwen Gwaun Cae Gurwen Ammanford Neath Port Talbot SA18 1HG
Decision: Issue Certificate
Ward: Gwaun Cae Gurwen

App No: **P2021/0072**
Proposal: `Non-material amendment to application P2020/0294 to vary the wording of conditions 5 (Site investigation/Remediation), 6 (verification), to allow the submission of the details prior to the construction of the road; and to vary the wording of Condition 13 (surface Water/Land drainage) to allow surface water into the highway surface water network.
Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0073**
Proposal: Details pursuant to the discharge of conditions 4 (Construction Environmental management Plan) of planning permission P2020/0294 granted on 05/10/2020.
Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0074**
Proposal: Details to be agreed in association with Condition 7 (Demolition Method Statement for old school) and 20 (Permanent Bus Layby Scheme) of P2019/5028 granted on 30/07/19
Location: Cefn Saeson Comprehensive School Afan Valley Road Cimla SA11 3TA
Decision: Approved
Ward: Cimla

App No: **P2021/0076**
Proposal: Single storey rear extension
Location: 20 Nant Y Wiwer Coed Hirwaun Port Talbot Neath Port Talbot SA13 2XX
Decision: Approved
Ward: Margam

App No: **P2021/0078**
Proposal: Details pursuant to the discharge of conditions 3 (intrusive site investigations to establish the exact situation in respect of coal mining legacy features) and 4 (arboricultural Impact Assessment, Tree Protection Plan and Tree Protection Method Statement) of planning permission P2020/0399 approved on 2 November 2020
Location: Land Adjacent To Crossways Crynallt Road Cimla SA11 3RN
Decision: Approved
Ward: Neath South

App No: **P2021/0079**
Proposal: Works to 2 Beech trees covered by Tree Preservation Order T169/A2 in rear garden of 2 Ffawyddden - Felling of 1 Beech tree (T263) and reduce overextended lateral branches of 1 Beech tree no greater than 3-4 metres (T1)
Location: 2 Ffawyddden Cwmavon Port Talbot Neath Port Talbot SA12 9BJ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0080**
Proposal: Single storey side extension (conservatory)
Location: 153 Delffordd Rhos Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Rhos

App No: **P2021/0081**
Proposal: Details to be agreed in association with conditions 3 and 4 (contaminated land assessment and remediation scheme) of planning permission P2020/0770 granted on 30/10/20
Location: Unit 2 Christchurch Road Aberavon Port Talbot Neath Port Talbot
Decision: Approved
Ward: Aberavon

App No: **P2021/0082**
Proposal: Proposed single storey side extension
Location: Mount Pleasant Llanguicke Road Pontardawe Swansea
Neath Port Talbot
Decision: Approved
Ward: Pontardawe

App No: **P2021/0083**
Proposal: Part two storey/part single storey rear extensions
Location: 14 Ffrwd Wylt Street Taibach Port Talbot Neath Port Talbot
SA13 1TH
Decision: Approved
Ward: Taibach

App No: **P2021/0084**
Proposal: Remove existing garage door and install patio doors and
associated windows.
Location: 3 Chestnut Close Neath SA10 7AU
Decision: Issue Certificate
Ward: Bryncoch South

App No: **P2021/0086**
Proposal: Retrospective Planning Application for the demolition of sub
standard and derelict single storey structures and clearance of
site
Location: 1A - 1B Penhydd Road Croeserw Cymmer SA13 3RD
Decision: Approved
Ward: Cymmer

App No: **P2021/0087**
Proposal: Single Storey Side Extension
Location: 12 Alpha Place Baglan Port Talbot Neath Port Talbot SA12
8DL
Decision: Approved
Ward: Baglan

App No: **P2021/0088**
Proposal: Converting integral garage into reception room with matching
brick wall and window.
Location: 15 Llys Rhaeadr Godre'r Graig SA9 2BG
Decision: Approved
Ward: Godre'rgrraig

App No: **P2021/0089**
Proposal: Single storey lower ground floor extension with balcony and screens above and new steps to rear garden
Location: 99 Maes Ty Canol Baglan Port Talbot Neath Port Talbot SA12 8UR
Decision: Approved
Ward: Baglan

App No: **P2021/0091**
Proposal: First floor rear extension and ground floor rear extension, works include the demolition of an existing outbuilding.
Location: 19 Oakfield Road Pontardawe SA8 4LD
Decision: Approved
Ward: Pontardawe

App No: **P2021/0092**
Proposal: Single storey rear extension
Location: 14 Y Gilfach Llandarcy SA10 6GA
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0093**
Proposal: Provision of access ramp forward of principal elevation along with bin and bike storage to rear
Location: 19 -20 London Road Neath Neath Port Talbot SA11 1LE
Decision: Approved
Ward: Neath North

App No: **P2021/0094**
Proposal: Change of use from A1 to A3 to incorporate shop enlargement
Location: 3 Station Square Neath Neath Port Talbot SA11 1BY
Decision: Approved
Ward: Neath North

App No: **P2021/0095**
Proposal: Change of Use of Dwelling to Residential Care Home for Young People max 4 residents (C3 to C2) and Associated Works.
Location: Brynmorgan Villa Lower Brynmorgan Bridge Upper Cwmtwrch SA9 2XG
Decision: Approved
Ward: Cwmllynfell

App No: **P2021/0096**
Proposal: Single storey rear extension
Location: 5 Dickinson Close Baglan Port Talbot Neath Port Talbot SA12 8TN
Decision: Approved
Ward: Baglan

App No: **P2021/0097**
Proposal: Non Material Amendment to approved Planning Application P2017/ 0158 for the replacement of the existing single fire exit door with double fire exit door.
Location: Unit 2A Kenfig Industrial Estate Margam Port Talbot SA13 2PG
Decision: Approved
Ward: Margam

App No: **P2021/0098**
Proposal: Single storey front, side and rear extensions, external alterations, together with rear raised platform and decking to existing single storey detached annex to accommodate a therapy facility for ancillary use to the main dwelling (Revised drawing showing details of Biodiversity enhancement measures received 16.03.21)
Location: Maes Y Gwaelod Farm Crymlyn Road Skewen SA10 6NL
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0101**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed
Location: 98 St Pauls Road Sandfields Port Talbot Neath Port Talbot SA12 6PH
Decision: Issue Certificate
Ward: Sandfields East

App No: **P2021/0102**
Proposal: Rear single storey extension
Location: 4 Station Terrace Seven Sisters SA10 9DH
Decision: Approved
Ward: Seven Sisters

App No: **P2021/0103**
Proposal: Non Material Amendment to approved Planning Application P2018/0614 to facilitate the change in material of the front boundary from brick and metal railing wall to gabion wall.
Location: 11 Owen Jones Way Bryn SA13 2SJ
Decision: Refused
Ward: Bryn And Cwmavon

App No: **P2021/0104**

Proposal: 2 Storey Side Extension

Location: 40 Windsor Village Aberavon SA12 7EY

Decision: Approved

Ward: Aberavon

App No: **P2021/0105**

Proposal: Detached Outbuilding to rear garden

Location: Grandchester Cottage 11 St Davids Park Margam Port Talbot
SA13 2PA

Decision: Approved

Ward: Margam

App No: **P2021/0106**

Proposal: Change of Use from Office (B1) to Residential (C3)

Location: 5 Ropewalk Neath Neath Port Talbot SA11 1EW

Decision: Approved

Ward: Neath North

App No: **P2021/0108**

Proposal: Residential development consisting of 25 affordable units,
associated car parking, landscaping, drainage and other
associated works.

Location: Land West Of Pant Celydd Margam Port Talbot SA13 2DJ

Decision: Approved subject to a 106 agreement

Ward: Taibach

App No: **P2021/0109**

Proposal: Proposed front car parking area & associated works

Location: 30 Cadoxton Terrace Cadoxton Neath SA10 8BR

Decision: Refused

Ward: Cadoxton

App No: **P2021/0110**

Proposal: Single storey side extension

Location: Hirwaun Farm Graig Coch Access Road Margam SA13 2TL

Decision: Approved

Ward: Margam

App No: **P2021/0111**

Proposal: Dormer extension to rear roof plane - Lawful Development
Certificate Proposed

Location: 3 Nant Y Boda Bryn Port Talbot Neath Port Talbot SA13 2SG

Decision: Issue Certificate

Ward: Bryn And Cwmavon

App No: **P2021/0112**
Proposal: Single storey rear extension, patio doors, juliet balcony, a window in each of the lower ground floor side elevations serving an en-suite and a bedroom - Lawful Development Certificate Proposed.
Location: 6 Baglan Heights Baglan Port Talbot SA12 8UF
Decision: Issue Certificate
Ward: Baglan

App No: **P2021/0114**
Proposal: Single Storey Rear Extension - Certificate of Lawful Development (Proposed).
Location: 4 Dolphin Place Sandfields Port Talbot SA12 7EG
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2021/0115**
Proposal: Single storey side and rear extensions with two storey rear extension
Location: 44 Golwg Y Bryn Seven Sisters Neath Neath Port Talbot SA10 9BY
Decision: Approved
Ward: Onllwyn

App No: **P2021/0116**
Proposal: Works to 1x Lime Tree, covered by Tree Preservation Order T111/T5:
-reduction of declining and dying branches within the crown by a maximum length of 3m, back to suitable and healthy growth points
Location: 1A Church Road Seven Sisters Neath Neath Port Talbot SA10 9DY
Decision: Approved
Ward: Seven Sisters

App No: **P2021/0117**
Proposal: Details to be agreed in association with Conditions 16 (Speed Reduction and TROs) and 18 (Pedestrian Crossing) of Planning Permission P2019/5028 granted on 30/07/19
Location: Cefn Saeson Comprehensive School Afan Valley Road Cimla SA11 3TA
Decision: Approved
Ward: Cimla

App No: **P2021/0118**
 Proposal: Proposed detached new residential dwelling house
 Location: 37 Forest Lodge Lane Cwmavon Port Talbot SA13 2RX
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0119**
 Proposal: Two storey rear extension, raised rear platform and front porch together with new first floor side facing window to north and south facing elevations
 Location: 26 Plas Road Rhos Pontardawe Swansea Neath Port Talbot
 Decision: Approved
 Ward: Rhos

App No: **P2021/0120**
 Proposal: Retention of ground source heat pump (45kw capacity) including associated pipework, ground collector, drainage works and engineering operations
 Location: Llwynllanc Uchaf Farm Lane From Neath Road To Llwynllanc Uchaf Farm Crynant Neath Neath Port Talbot
 Decision: Approved
 Ward: Crynant

App No: **P2021/0121**
 Proposal: Certificate of Lawfulness (Proposed) for the installation of roof mounted solar photovoltaic panels with an output of approximately 3.3 MW on the roof of a non-domestic building.
 Location: Amazon - Cwl1 Ffordd Amazon Crymlyn Burrows SA1 8QX
 Decision: Issue Certificate
 Ward: Coedffranc West

App No: **P2021/0123**
 Proposal: Works to Trees Covered by Tree Preservation Order T226/W1 comprising the reduction in height (by a max. 2.5m) of 8 x Birch Trees to reduce risk of stem failure; the removal of 1 x Birch tree to allow adjacent oak to develop; plus the removal of 1 x Birch Tree due to leaning over Public Path
 Location: 20 Wenallt Road Tonna Neath SA11 3HZ
 Decision: Approved
 Ward: Tonna

App No: **P2021/0124**
 Proposal: Details pursuant to the discharge of conditions 9 (Landscaping and biodiversity mitigation measures) 10 (Landscape management plan) of planning permission P2020/0294 granted on 05/10/2020.
 Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot
 Decision: Approved
 Ward: Margam

App No: **P2021/0125**

Proposal: 2no. single storey rear extensions and external Works.

Location: 11-13 Bryn Llewelyn Alltwn Pontardawe SA8 3BR

Decision: Approved

Ward: Alltwn

App No: **P2021/0127**

Proposal: Formation of new 105 space car parking area on site of 'Bridge House' enclosed with 2.1m high weld-mesh boundary fencing plus associated works

Location: Unit C Kenfig Industrial Estate Road Margam Port Talbot SA13 2PE

Decision: Approved

Ward: Margam

App No: **P2021/0128**

Proposal: Demolition of existing lean-to single-storey garage and erection of single-storey visitor and office pod

Location: Queens Care Home Queen Street Glyncorwg Port Talbot SA13 3BL

Decision: Approved

Ward: Glyncorwg

App No: **P2021/0129**

Proposal: Variation of Condition 1 of Planning Application P2016/0371 (Approved on the 26/05/2016) to allow retention of the active classroom building for a further 5 years

Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows SA1 8EN

Decision: Approved

Ward: Coedffranc West

App No: **P2021/0130**

Proposal: Part single/part two storey side extension and single storey front extension

Location: 19 Wildbrook Taibach Port Talbot SA13 2UL

Decision: Approved

Ward: Taibach

App No: **P2021/0131**

Proposal: Retention and completion of the conversion of a double garage into a living room area

Location: 1 The Avenue Neath Neath Port Talbot SA11 2FD

Decision: Approved

Ward: Neath East

App No: **P2021/0133**
Proposal: Non-Material Amendments to Planning Permission ref. P2020/0184 approved on 27th April 2020 - Reduce the size of the first floor front bedroom and first floor rear bathroom windows in the two storey side extension from 2m in width to 1.5m in width and replace the door and window in the outbuilding with patio sliding doors.
Location: 233 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7NE
Decision: Approved
Ward: Sandfields West

App No: **P2021/0134**
Proposal: Two storey side extension, juliet balcony, single storey rear/side extension, raised patio areas to front and rear gardens with retaining walls, new steps, footpath to front garden and additional parking space.
Location: 22 Darren Wen Baglan Port Talbot SA12 8YN
Decision: Approved
Ward: Baglan

App No: **P2021/0135**
Proposal: First-floor extension above an existing single-storey side extension
Location: 11 Pentwyn Drive Baglan Port Talbot SA12 8EF
Decision: Approved
Ward: Baglan

App No: **P2021/0136**
Proposal: Detached double garage.
Location: 19 Salem Road Cwmavon SA12 9EL
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0138**
Proposal: Details pursuant to conditions 3 (materials), 4 (Oil storage tank), 8 (Public rising main), 9 (Foul Flows), 11 (Foul water and surface drainage), 12 (Workshop drainage) 15 (Surface water), 16 (Oil tank) and 18 (Drainage of Planning Application P2020/0050 granted on March 11th 2020
Location: Plot 3 Baglan Industrial Park Aberavon Road Aberavon Port Talbot
Decision: Approved
Ward: Aberavon

App No: **P2021/0139**
Proposal: Works to 3x Oak Trees, identified as T4, T5 & T8, covered by individual Tree Preservation Orders T147/T4, T147/T5 & T147/T8 respectively:

T4 - reduce height by 2m leaving tree 8m in height; reduce laterals over property by 1.5m leaving laterals 4.5m long
T5 - reduce height by 2m leaving tree 11m in height; reduce laterals over property by 3m leaving laterals 5m in length (these are directly over the extension roof)
T8 - reduce height by 2m leaving tree 5m in height; reduce laterals by 1.5m leaving laterals 4.5m long.
Location: 39 Leiros Park Drive Bryncoch Neath SA10 7EW
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0140**
Proposal: Single storey rear extension
Location: 11 Gwaun Afan Cwmavon Port Talbot SA12 9EJ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0141**
Proposal: Proposed new extraction system.
Location: 58 Heol Cae Gurwen Gwaun Cae Gurwen SA18 1HG
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2021/0142**
Proposal: Replacement of existing window pane to the front elevation in order to install an automated prescription dispenser machine (white), with associated surround
Location: Dyfed Road Pharmacy Dyfed Road Neath SA11 3AS
Decision: Approved
Ward: Neath North

App No: **P2021/0143**
Proposal: Detached outbuilding (summer room)
Location: 97 Westlands Aberavon Port Talbot Neath Port Talbot SA12 7DE
Decision: Approved
Ward: Aberavon

App No: **P2021/0144**
Proposal: Construction of 9 Lock Up Garages with new vehicular access
Location: Land Off Church Street Church Street Briton Ferry Neath SA11 2HZ
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0146**
 Proposal: Proposed rear dormer loft conversion with two front roof lights - Lawful Development Certificate Proposed
 Location: 30 Cymmer Road Glyncorrwg SA13 3AB
 Decision: Issue Certificate
 Ward: Glyncorrwg

App No: **P2021/0147**
 Proposal: Single storey side extension and the creation of an off road parking/front garden area. Works include the demolition of an existing single garage.
 Location: 70 Greenwood Drive Cimla Neath Neath Port Talbot SA11 2BW
 Decision: Approved
 Ward: Cimla

App No: **P2021/0148**
 Proposal: Works to 2x Oak Trees (identified as T1 & T3) covered by Tree Preservation Order T280/W1:

 -T1 (Oak) - Proposed Crown Reduction between 3-5 metres.
 -T3 (Large Oak) - Proposed Crown Reduction between 3-5 metres, plus cut back limbs (identified as L1 & L2) to perimeter or nearest growth point and cut back limbs (identified as L3 & L4) to nearest growth point.

 Location: Rear Of 13 Dyffryn Woods Bryncoch Neath Neath Port Talbot
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0150**
 Proposal: Details pursuant to the partial discharge of conditions 8 (Written scheme of investigation for an archaeological investigation) of planning permission P2019/5304 granted on 03/02/2021
 Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0152**
 Proposal: Single storey front, side and rear extensions
 Location: 195 Western Avenue Sandfields SA12 7NE
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0153**
 Proposal: Conversion of integral garage to a ground floor room.
 Location: 28 Ocean View Jersey Marine SA10 6HR
 Decision: Issue Certificate
 Ward: Coedffranc West

App No: **P2021/0154**
 Proposal: Proposed decked area with glass balustrade above garage
 Location: 7 Thorney Road Baglan SA12 8LW
 Decision: Approved
 Ward: Baglan

App No: **P2021/0155**
 Proposal: Single-storey side/rear toilet extension
 Location: The Red Dragon Moorland Road Sandfields SA12 6JZ
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0156**
 Proposal: Details pursuant to the discharge of conditions 5 (Demolition and construction environmental management Plan) 6 (land contamination site investigation) 7 (Land contamination remediation strategy) and 9 (Foul drainage scheme) of planning permission P2019/5304 granted on 03/02/2021 (additional Land contamination information and revised CEMP submitted)
 Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0157**
 Proposal: Installation of 6.3m high water chute feature within Aqua Splash Upgrade Project (the remainder of which is to be constructed under 'Permitted Development')
 Location: Aberavon Aquasplash, The Princess Margaret Way Sandfields SA12 6QW
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0158**
 Proposal: Two storey side extension and increasing roof height to include external alterations and a new retaining wall
 Location: 10 Graig Road Trebanos Pontardawe SA8 4BA
 Decision: Approved
 Ward: Trebanos

App No: **P2021/0159**
Proposal: Lawful development certificate for a proposed single storey rear extension.
Location: 9 Grove Lane Penrhiwtyn Neath Neath Port Talbot SA11 2EN
Decision: Issue Certificate
Ward: Neath East

App No: **P2021/0160**
Proposal: Change roof type to flat roof to include two lanterns and a rooflight plus a Balcony to the Rear Elevation

Location: 10 Clare Road Ystalyfera SA9 2AJ
Decision: Approved
Ward: Ystalyfera

App No: **P2021/0161**
Proposal: Detached Domestic Garage
Location: Land Adjacent To 82 Giants Grave Road Briton Ferry Neath SA11 2LN
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0162**
Proposal: Single storey rear extension
Location: 8 Brahms Avenue Sandfields SA12 7SR
Decision: Approved
Ward: Sandfields West

App No: **P2021/0163**
Proposal: Change of use of ground floor retail unit to community centre (Class D2)
Location: 22 Windsor Road Neath Neath Port Talbot SA11 1LU
Decision: Approved
Ward: Neath North

App No: **P2021/0164**
Proposal: Non Material Amendment to Planning Condition 14 of Planning Application P2017/0827 to amend the wording of the condition to regularise the oversight that saw the road safety audits not be submitted once agreement had been reached with the Highway authority.
Location: Land At Neath Road Tonna SA11 3DJ
Decision: Approved
Ward: Tonna

App No: **P2021/0169**
Proposal: Details to be agreed in association with Requirement 12 (External Lighting Scheme) for stage 1, Phase 1A development only of the Port Talbot Steelworks Generating Station Development Consent Order 2015.
Location: Port Talbot Steelworks Grange Road Margam Port Talbot Neath Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0170**
Proposal: Statue erection with small dwarf wall and hard standing area for persons to visit
Location: Land Opposite 114 High Street Glynneath SA11 5AL
Decision: Approved
Ward: Glynneath

App No: **P2021/0171**
Proposal: Proposed rear extension
Location: 34 The Greenway Llandarcy SA10 6JB
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0172**
Proposal: Rear single storey extension, and partial demolition of the existing single storey rear extension and the replacement of the existing flat roof.
Location: 4 Lonlas Avenue Lonlas Neath Neath Port Talbot SA10 6RT
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0173**
Proposal: Two dwellings and associated works (Outline with all matters reserved) (Amended Plans and Ecological Report received 23/7/21 and 3/8/21)
Location: Land At Graig Road Godre'r Graig Swansea Neath Port Talbot
Decision: Approved
Ward: Godre'rgrraig

App No: **P2021/0175**
Proposal: Non-Material Amendment application for the removal of condition 7 (Potable Water Scheme) of planning consent P2020/0486
Location: Land At Water Street Neath
Decision: Approved
Ward: Neath East

App No: **P2021/0176**
Proposal: Works to two Oak trees (identified as T1 & T2) protected by individual Tree Preservation Orders T242/T1 & T242/T2 respectively:
-T1 (Oak) - Lift canopy and remove epicormic growth to a height of 4.5-5m. Remove one end weighted branch over driveway to stem (eastern upper canopy). Reduce remaining eastern upper canopy by 1.5-2m.
-T2 (Oak) - Lift canopy and remove epicormic growth to a height of 4.5-5m. Reduce upper canopy lateral spread (western canopy) by up to a maximum of 2.5m
Location: Land Adjacent To Tirbach House Tirbach Drive Rhos Pontardawe
Decision: Approved
Ward: Rhos

App No: **P2021/0179**
Proposal: Retention of front bay window and canopy
Location: 2 Regent Street West Briton Ferry SA11 2PN
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0180**
Proposal: Retention of outbuilding
Location: 66 Ynys Fawr Avenue Resolven Neath Neath Port Talbot SA11 4LT
Decision: Approved
Ward: Resolven

App No: **P2021/0181**
Proposal: Retention of outbuilding
Location: 150 Western Avenue Sandfields SA12 7NG
Decision: Refused
Ward: Sandfields West

App No: **P2021/0182**
Proposal: Single storey rear extension
Location: 42 Darwin Road Sandfields SA12 6BS
Decision: Refused
Ward: Sandfields East

App No: **P2021/0183**
Proposal: Change of use of part of existing Public House into three holiday lets, plus installation of windows/door to the side and rear elevations and decking to the front elevation
Location: Tyn Y Twr St Illtyds Drive Baglan SA12 8AU
Decision: Approved
Ward: Baglan

App No: **P2021/0184**
Proposal: Details pursuant to condition 2 (contaminated land verification report) of planning application P2019/5402 approved on 21.11.19
Location: Land Adjacent To 103 Brecon Road Brecon Road Pontardawe Swansea
Decision: Approved
Ward: Pontardawe

App No: **P2021/0185**
Proposal: First floor extension above existing ground floor extension with new flat roof
Location: 42 John Street Aberavon SA12 6EB
Decision: Approved
Ward: Aberavon

App No: **P2021/0186**
Proposal: Two storey side extension and side entrance porch.
Location: 51 Park Avenue Glynneath Neath SA11 5DR
Decision: Approved
Ward: Glynneath

App No: **P2021/0187**
Proposal: Retention of existing engineering and retaining works together with proposed vehicular access and hardstanding to form new parking area
Location: 241 Swansea Road Trebanos Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Trebanos

App No: **P2021/0188**
Proposal: Details to be agreed in association with Condition 14 (Kerbside Refuse and Recycling Collection Scheme) of application P2018/0746 granted on 29/03/2019.
Location: Land At Parc Newydd Briton Ferry
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0189**
Proposal: Extension of agricultural building
Location: Ty'n Y Cwm Meadows Ty'n Y Cwm Lane Rhos Pontardawe Swansea
Decision: Approved
Ward: Rhos

App No: **P2021/0191**
Proposal: Details pursuant to conditions 5 (External materials) and 8 (Floor Levels) of approved planning application P2020/0174 granted on 23/04/2020
Location: Land At Cramic Way Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0192**
Proposal: Single storey rear extension
Location: 111 Victoria Road Sandfields Port Talbot Neath Port Talbot SA12 6QH
Decision: Approved
Ward: Sandfields East

App No: **P2021/0194**
Proposal: Variation of Conditions 3 and 4 of original permission P2018/0024 To extend the action date of this decision by three and five years respectively
Location: 44 Gwilym Road Cwmllynfell Swansea SA8 2GN
Decision: Approved
Ward: Cwmllynfell

App No: **P2021/0195**
Proposal: Construction of single storey extension to lounge.
Location: 25 Heathland Way Llandarcy Neath Neath Port Talbot SA10 6FT
Decision: Issue Certificate
Ward: Coedffranc West

App No: **P2021/0196**
Proposal: Proposed single storey side extension
Location: 37 Brookfield Neath Abbey SA10 7EH
Decision: Issue Certificate
Ward: Bryncoch South

App No: **P2021/0197**
Proposal: Proposed single storey side extensions to bungalow
Location: 83 Delffordd Rhos Pontardawe SA8 3EJ
Decision: Approved
Ward: Rhos

App No: **P2021/0198**
 Proposal: Lawful Development Certificate (proposed) single storey side extension.
 Location: 4 Chestnut Close Neath SA10 7AU
 Decision: Issue Certificate
 Ward: Bryncoch South

App No: **P2021/0199**
 Proposal: Information required to discharge conditions 8,9,10,11,12 (relating to ecology) 13 (relating to a written scheme of historic environment mitigation) and condition 18 (relating to a noise action plan) attached to planning permission P2019/5299 (For the Eastern extension to the existing Gilfach Quarry)
 Location: Gilfach Quarry Gilfach Road Bryncoch Neath Neath Port Talbot
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0200**
 Proposal: Details to be agreed in association with condition 10 (Scheme for the Provision of Affordable Housing) of application P2018/0746 granted on 29/03/19.
 Location: Land At Parc Newydd Briton Ferry
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/0201**
 Proposal: Details pursuant to the discharge of conditions 3 (Notice of commencement of development) of planning permission P2020/0294 granted on 05/10/2020.
 Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot
 Decision: Approved
 Ward: Margam

App No: **P2021/0202**
 Proposal: Listed Building application for the following works:
 External works: Repair slipped & damaged slates. Replace guttering to lower section of 2nd Floor Pitched Roof. Overlay covering to Flat Roof areas. Replace Fascia & Guttering to Ground Floor Flat Roof area. Repair of damaged/blown render
 Repair of damaged Stonework inc Balustrades at Roof level.
 Carryout Doff clean of all Stonework to Front & Side Elevations.
 Remove & replace and install new bird deterrent systems. Make good, prepare & decorate timber windows - replace damaged

glazing to 2no. Windows inc sill replacement - full replacement required to 1no. Window & sill replacement required to 1no. Ground Floor window. Remove edge protection to rear Ground Floor Flat Roof areas - replace with new steps/staircase to rear Ground Floor Flat Roof area. Coping stones to rear retaining wall, installation of new emergency escape pathway. Internal Works: Replace all internal water damaged ceiling tiles, Address several areas internally where water has damaged walls & MF ceilings.

Location: 9 The Parade Neath Neath Port Talbot SA11 1RE
 Decision: Approved
 Ward: Neath North

App No: **P2021/0203**

Proposal: Change of use of ground floor A1 retail unit to 2 No. units to provide an A1 Retail and A3 hot food for home delivery only plus external alterations and extraction. (Extensions and alterations shown in this application have previously been approved under Planning Permission P2016/0672)

Location: 111-113 Briton Ferry Road Neath SA11 1AS
 Decision: Approved
 Ward: Neath East

App No: **P2021/0204**

Proposal: Single storey side/rear extension
 Location: 153 Victoria Road Sandfields Port Talbot Neath Port Talbot SA12 6QH
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0205**

Proposal: Single-storey extension to facilitate the creation of new cafe area (Use Class A3) with outdoor seating, plus serving/storage areas and roof vent

Location: Catering Kiosk The Princess Margaret Way Sandfields Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0208**

Proposal: InPost online collect Parcel Lockers including parking.
 Location: Port Talbot Service Station The Princess Margaret Way Port Talbot SA12 7PE
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0209**
Proposal: Works to 1x Oak Tree (identified as T1) covered by Tree Preservation Order T273/T6:
-T1 (Oak) - Reduce lateral spread by 1.5-2m, reduce height by 1-1.5m to suitable growth points.
Location: 14 Priory Court Bryncoch Neath Neath Port Talbot SA10 7RZ
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0210**
Proposal: Prior Notification Application for erection of 18.0m Phase 8 Monopole ,C/W wraparound Cabinet at base and associated ancillary works.
Location: Princess Margaret Way Sandfields West Port Talbot SA12 7PG
Decision: Prior Notification Not Required
Ward: Sandfields West

App No: **P2021/0212**
Proposal: Proposed single and two storey rear extension
Location: 29 Hawthorn Avenue Cimla Neath Neath Port Talbot SA11 3NW
Decision: Approved
Ward: Neath South

App No: **P2021/0214**
Proposal: Creation of self contained two bedroom flat above existing restaurant and creation of doorway in front elevation
Location: 8 Queen Street Neath Neath Port Talbot SA11 1DL
Decision: Approved
Ward: Neath North

App No: **P2021/0216**
Proposal: Work to 1x European Lime (identified as Point C) covered by Tree Preservation Order T252/T1:
-5m Crown Reduction
Location: Alltygrug Park Clyngwyn Road Ystalyfera SA9 2AE
Decision: Approved
Ward: Ystalyfera

App No: **P2021/0217**
Proposal: Certificate of Lawful Development (proposed) - Single Storey Rear Extension
Location: 22 Corner Meadow Rhos Pontardawe SA8 3DR
Decision: Approved
Ward: Rhos

App No: **P2021/0218**
Proposal: New shop front and roller shutter.
Location: Hikarys Fish Bar 74 Briton Ferry Road Neath SA11 1AP
Decision: Approved
Ward: Neath East

App No: **P2021/0219**
Proposal: Details pursuant to condition 3 (remediation scheme), condition 4 (assessment of contamination) and condition 5 (landscaping scheme) of planning application P2020/0433 approved on 28.10.2020.
Location: Plot 1 Former Wernddu Bungalow Neath SA10 7DZ
Decision: Approved
Ward: Bryncoch North

App No: **P2021/0222**
Proposal: Details pursuant to condition 3 (obscured glazing) of Appeal Decision APP/Y6930/D/20/3257832

Location: Ty Ffynnon Dan Y Ffynnon Port Talbot SA13 2EY
Decision: Approved
Ward: Port Talbot

App No: **P2021/0223**
Proposal: Non Material Amendment of Planning Application P2020/0166 to facilitate change of stainless steel posts proposed to the terraced area into stone piers to match the existing stonework of the Summer House
Location: Ty Ffynnon Dan Y Ffynnon Port Talbot SA13 2EY
Decision: Approved
Ward: Port Talbot

App No: **P2021/0224**
Proposal: Double sided internally illuminated sign measuring 5.2m wide by 8m high. mounted on a 6m high column (total height 14m)
Location: Baglan Way Port Talbot
Decision: Refused
Ward: AberavonAberavon

App No: **P2021/0225**
Proposal: Single storey front extension with porch and access steps, single storey side extension, single storey rear extension and widening of existing driveway
Location: 4 School Road Tonna Neath SA11 3EJ
Decision: Approved
Ward: Tonna

App No: **P2021/0227**
 Proposal: Replacement side extension - Lawful Development Certificate Proposed
 Location: 39 Afan Road Duffryn Rhondda SA13 3ET
 Decision: Issue Certificate
 Ward: Cymmer

App No: **P2021/0229**
 Proposal: Works to 4x Oak Trees (Identified as T1, T2, T3 & T4) covered by individual Tree Preservation Orders T274/T16, T274/T17/ T274/T18 & T274/T19 respectively:
 -3m crown reduction, plus removal of deadwood hanging over lane at rear of 6 Princess Drive
 Location: 6 Princess Drive Waunceirch Neath Neath Port Talbot SA10 7PZ
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0230**
 Proposal: Single storey rear extension
 Location: 45 Alexander Road Rhyddings Neath SA10 8EG
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0231**
 Proposal: Detached Garage
 Location: 4 Tudor Grove Taibach SA13 2ST
 Decision: Approved
 Ward: Margam

App No: **P2021/0232**
 Proposal: Certificate of Lawfulness Development (Existing) for construction of wall and gate.
 Location: 4 Tudor Grove Taibach SA13 2ST
 Decision: Issue Certificate
 Ward: Margam

App No: **P2021/0234**
 Proposal: 2no. internally illuminated wall hanging signs mounted to the face of the building (signs A and B), 1no. non-illuminated building entrance Aldi sign (sign C) 1no. One non-illuminated bilingual opening times panel and image sign (sign D), 1no. Internally illuminated freestanding 6m high double faced double post mounted sign (sign E), 2no Aldi bilingual temporary 'Yn Agor Cyn Hir/Opening Soon' vinyl banners (sign F).
 Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0235**
Proposal: First floor extension to existing side extension, plus demolition of an existing side garage extension to be replaced with a single storey side extension
Location: 72 Woodlands Park Drive Cadoxton Neath Neath Port Talbot SA10 8AW
Decision: Approved
Ward: Cadoxton

App No: **P2021/0236**
Proposal: Change of Use from Retail (Use Class A1) to a Dental Clinic (Use Class D1)
Location: Unit 3 Baglan Bay Retail Park Christchurch Road Port Talbot SA12 7BZ
Decision: Approved
Ward: Aberavon

App No: **P2021/0237**
Proposal: Proposed single storey rear extension
Location: 38 Cae Canol Baglan SA12 8LX
Decision: Approved
Ward: Baglan

App No: **P2021/0238**
Proposal: Prior Notification for the siting and appearance of a proposed 18.0m high Phase 8 Monopole, plus wraparound cabinet at base and associated ancillary works
Location: Gwyn Terrace Aberavon Port Talbot SA12 6LG
Decision: Prior Notification Not Required
Ward: Aberavon

App No: **P2021/0239**
Proposal: Single storey rear extension.
Location: 70 Ffynnon Dawel Aberdulais Neath SA10 8EN
Decision: Approved
Ward: Aberdulais

App No: **P2021/0240**
Proposal: Works to 1x Ash (identified as T1) and 1x Oak Tree (identified as T2) protected by Tree Preservation Order T280/W1:
-T1 (Ash) - Up to 3m crown reduction and removal of attached ivy, overhanging and dead branches.
-T2 (Oak) - Up to 3m crown reduction and removal of overhanging and dead branches.
Location: Dyffryn Woods Bryncoch Neath SA10 7QA
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0241**
Proposal: Single storey rear extension and alteration of roof (new flat roof to existing and proposed rear extension)
Location: 24 Forge Road Port Talbot Neath Port Talbot SA13 1NU
Decision: Approved
Ward: Port Talbot

App No: **P2021/0242**
Proposal: Retention of fence.
Location: 22 Burrows Road Neath Neath Port Talbot SA11 1TA
Decision: Approved
Ward: Neath East

App No: **P2021/0243**
Proposal: Change of use of land to become part of the current garden curtilage.
Location: 28 Westlands Aberavon SA12 7BW
Decision: Approved
Ward: Aberavon

App No: **P2021/0245**
Proposal: Installation of new shop front
Location: 96 High Street Glynneath SA11 5AL
Decision: Approved
Ward: Glynneath

App No: **P2021/0246**
Proposal: 1 x Internally-illuminated fascia sign plus 1 x internally-illuminated projecting sign
Location: 96 High Street Glynneath Neath SA11 5AL
Decision: Approved
Ward: Glynneath

App No: **P2021/0247**
Proposal: Works to 1x Sycamore Tree (Identified as T15) covered by Tree Preservation Order T274/T15:

-3m crown reduction and removal of dead branches over hanging the lane at the rear of 7 Princess Drive.

Location: 7 Princess Drive Waunceirch Neath Neath Port Talbot SA10 7PZ
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0248**
Proposal: Proposed food kiosk unit in the beer garden of the public house
Location: 44 The Parade Neath SA11 1RN
Decision: Approved
Ward: Neath North

App No: **P2021/0249**
Proposal: Conversion of garage to studio, first floor rear extension and extension of existing annexe to provide ancillary accommodation
Location: 57 Heathfield Avenue Glynneath Neath SA11 5AB
Decision: Approved
Ward: Glynneath

App No: **P2021/0250**
Proposal: Single storey side to rear extension
Location: 5 Oak View Cilfrew Neath Neath Port Talbot SA10 8LU
Decision: Approved
Ward: Aberdulais

App No: **P2021/0252**
Proposal: First floor side extension
Location: 30 Goytre Road Goytre SA13 2YN
Decision: Approved
Ward: Taibach

App No: **P2021/0253**
Proposal: Change of use from Shop Class A1 to A3 Licensed Restaurant and Takeaway
Location: 87 Station Road Port Talbot SA13 1NR
Decision: Approved
Ward: Port Talbot

App No: **P2021/0254**
Proposal: Car port with PV panelling
Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows Swansea SA1 8EN
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0255**
Proposal: Felling of 1x Sycamore Tree covered by Tree Preservation Order T276/T9
Location: 13 Rhiwlas Waunceirch Neath Neath Port Talbot SA10 7RB
Decision: Refused
Ward: Bryncoch South

App No: **P2021/0256**
 Proposal: Retention of alterations to garage, front curtilage to form new driveway and parking area, access steps, retainings walls, railings and re-surfacing of existing hardstanding.
 Location: Millbank 3 Swan Road Baglan Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Baglan

App No: **P2021/0257**
 Proposal: TV camera stand with associated seating (Revised Design showing access stairs relocated to within the structure.)
 Location: Briton Ferry Llansawel Afc Old Road Neath SA11 2BS
 Decision: Approved
 Ward: Briton Ferry East

App No: **P2021/0258**
 Proposal: Certificate of Lawful Development (proposed) Rear single storey extension
 Location: 25 King Street Port Talbot SA13 1AU
 Decision: Approved
 Ward: Port Talbot

App No: **P2021/0260**
 Proposal: Non material amendment to Conditions 2 and 11 of P2018/1010 to allow the use of non porous material on the driveways.
 Location: Park Street Glyncorwg SA13 3DS
 Decision: Approved
 Ward: Glyncorwg

App No: **P2021/0263**
 Proposal: Variation of Condition 1 (Time-limit) of Planning Permission P2016/0372 granted on 26/04/2016 to extend the time period for the commencement of the annex by a further 5 years
 Location: Bryn Farm Bryn Troed Y Garn Farm Access Road Bryn SA13 2RP
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0264**
 Proposal: Two storey side extension to detached dwelling
 Location: Hirwaun Farm Graig Coch Access Road Margam SA13 2TL
 Decision: Approved
 Ward: Margam

App No: **P2021/0265**
Proposal: Two-storey and single storey side extensions to include integral garage. Works include the creation of a hard standing and the demolition of the existing forecourt wall to provide access.
Location: 19 Gelligron Road Pontardawe SA8 4LU
Decision: Approved
Ward: Pontardawe

App No: **P2021/0266**
Proposal: Part two storey, part single storey rear extensions and new bedroom window to first floor side elevation of main dwelling.
Location: 17 Neath Road Resolven Neath Neath Port Talbot SA11 4AA
Decision: Approved
Ward: Resolven

App No: **P2021/0267**
Proposal: Single storey side extension - Lawful Development Certificate Proposed
Location: 32 Windsor Village Aberavon Port Talbot Neath Port Talbot SA12 7EY
Decision: Issue Certificate
Ward: Aberavon

App No: **P2021/0268**
Proposal: Single storey rear extension
Location: 47 Cloda Avenue Bryncoch Neath Neath Port Talbot SA10 7FH
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0269**
Proposal: Single storey side extension, including retaining works to create a footpath following the plateau of the bank along the highway
Location: 105 Delffordd Rhos Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Rhos

App No: **P2021/0270**
Proposal: Details to be agreed in association with Condition 4 (External Materials) of Planning Permission P2020/0698 granted on 02/09/2020
Location: Plot 23 Parc Pen Y Bryn Goytre Port Talbot SA13 2XZ
Decision: Approved
Ward: Taibach

App No: **P2021/0271**
Proposal: Replacement of polycarbonate roof to existing conservatory with slate roof, including roof light and replace side glazed units with cavity wall.
Location: 24 Hawthorn Avenue Cimla SA11 3NW
Decision: Approved
Ward: Neath South

App No: **P2021/0272**
Proposal: Porch Alteration/Extension
Location: 102 Herbert Street Pontardawe SA8 4ED
Decision: Approved
Ward: Pontardawe

App No: **P2021/0273**
Proposal: The retention and completion of hardstanding for equine care.
Location: Grazing Field Between Heol Las Fawr & Nant Celyn Crynant Neath
Decision: Approved
Ward: Crynant

App No: **P2021/0275**
Proposal: Non Material Amendment to approved Planning Application P2020/0745 to allow alterations to rear elevation to include window and door amendment. Ground Floor (front elevation) extension building line moved in line with existing dwelling.
Location: 67 Cwmciais Road Cwmavon Port Talbot Neath Port Talbot SA12 9LY
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0276**
Proposal: Proposed extension to create a porch on the front elevation of the property
Location: 2 Bryn Eryr Eaglesbush Valley Neath Neath Port Talbot SA11 2AN
Decision: Approved
Ward: Neath South

App No: **P2021/0277**
Proposal: Replacement of existing basketball and volleyball court with a new MUGA and associated store, lighting and fencing.
Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows SA1 8EN
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0278**
Proposal: Single storey side extension - Lawful Development Certificate Proposed
Location: 167 Victoria Road Sandfields Port Talbot Neath Port Talbot SA12 6QJ
Decision: Issue Certificate
Ward: Sandfields East

App No: **P2021/0279**
Proposal: Detached rear annexe with facing brick finish
Location: 6 Lupin Close Sandfields Port Talbot SA12 7AR
Decision: Approved
Ward: Sandfields West

App No: **P2021/0280**
Proposal: Detached structure/hub to provide space for secure storage of wetsuits, surfboards, equipment and check in to serve Surf School Wales
Location: Surf School Wales Aberavon Seafront Near The Lifeguard Station
Decision: Approved
Ward: Sandfields West

App No: **P2021/0283**
Proposal: Proposed construction of outbuilding
Location: 5 Smithfield Road Pontardawe Swansea Neath Port Talbot SA8 4LA
Decision: Issue Certificate
Ward: Pontardawe

App No: **P2021/0284**
Proposal: Proposed two storey side and single storey rear extensions
Location: 3 New Road Jersey Marine SA10 6JR
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0285**
Proposal: Change of use land to garden curtilage and retention of boundary wall, garden shed.
Location: 29 Westlands Aberavon SA12 7BW
Decision: Approved
Ward: Aberavon

App No: **P2021/0286**
Proposal: Replacement of external masonry staircase with black painted galvanised steel external staircase to upper floor flat
Location: 4 Forest View (flat) Pen Y Bryn Croeserw Cymmer SA13 3SD
Decision: Approved
Ward: Cymmer

App No: **P2021/0287**
Proposal: Felling of 1x Ash (identified as T1) and 1x Sycamore (identified as T2) covered by Tree Preservation Order T280/W1 (description of works amended 12/05/2021)
Location: 20 Dyffryn Woods Bryncoch Neath Neath Port Talbot SA10 7QA
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0288**
Proposal: Details pursuant to the discharge of condition 3 (equipment to control the emission of fumes and odour from any proposed cooking/kitchen facilities, including details of any extraction flue/ventilation stack and/or associated plant) of planning permission P2020/0742 granted on 4 December 2020
Location: 50 Wind Street Neath SA11 3EN
Decision: Approved
Ward: Neath North

App No: **P2021/0289**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed
Location: 30 Gordon Crescent Sandfields SA12 7LF
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2021/0292**
Proposal: Proposed (Outline) detached house with associated access
Location: 9 Maes Llwynonn Cadoxton SA10 8AQ
Decision: Refused
Ward: Cadoxton

App No: **P2021/0293**
Proposal: Two storey rear extension
Location: 74 Heol Cae Gurwen Gwaun Cae Gurwen SA18 1PB
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2021/0294**
 Proposal: 2 Storey Side Extension
 Location: 141 Dinas Baglan Road Baglan SA12 8DU
 Decision: Approved
 Ward: Baglan

App No: **P2021/0295**
 Proposal: Change of Use of vacant land into outdoor landscaped seating area in association with the G2 Public House, including wider community use
 Location: Land Adj G2 Public House 78-81 Jersey Road Blaengwynfi Port Talbot
 Decision: Approved
 Ward: Gwynfi

App No: **P2021/0297**
 Proposal: Single storey front extension and two storey extension to rear.
 Location: 210 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7NE
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0298**
 Proposal: Single storey side extension, works include the relocation of an existing retaining wall which would have a maximum height of approximately 850mm.
 Location: 6 Wernwood Road Ystalyfera Swansea Neath Port Talbot SA9 2NE
 Decision: Issue Certificate
 Ward: Ystalyfera

App No: **P2021/0301**
 Proposal: Demolish garage outbuilding to side and construct a single storey side extension
 Location: 28 Bryn Catwg Cadoxton SA10 8BG
 Decision: Approved
 Ward: Cadoxton

App No: **P2021/0302**
 Proposal: Lawful Development Certificate to confirm planning permission P2015/0851 (Demolition of clubhouse and construction of 10 No. terraced dwellings, with associated engineering works and parking) remains extant
 Location: 33 Church Street Pontardawe Swansea Neath Port Talbot SA8 4JB
 Decision: Issue Certificate
 Ward: Pontardawe

App No: **P2021/0304**
 Proposal: Variation of condition 3 and 4 of planning application P2018/0178 (granted on 28th March 2018) to allow a further 3 years for the submission of reserved matters.
 Location: 42 Hill Road Neath Abbey SA10 7NR
 Decision: Approved
 Ward: Dyffryn

App No: **P2021/0306**
 Proposal: Retention & completion of 1x two-storey rear extension and 1 x single-storey rear extension
 Location: 10 Cadoxton Terrace Main Road Cadoxton SA10 8BR
 Decision: Approved
 Ward: Cadoxton

App No: **P2021/0307**
 Proposal: Details pursuant to the discharge of condition 3 (Verification of remediation) of Planning Permission P2020/0805 (8 Dwellings)
 Location: Land Off Crown Way Heritage Gate Llandarcy Neath
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0308**
 Proposal: Conversion of existing integral garage into entrance hall, removal of existing entrance porch, replaced with extension to living room on front elevation. Construction of an attached garage and workshop area to the side elevation and detached timber structured car port with a wood / bicycle store attached, located on the turning head. Works include the relocation of the existing turning head.
 Location: 4 Corner Meadow Rhos Pontardawe Swansea Neath Port Talbot
 Decision: Approved
 Ward: Rhos

App No: **P2021/0309**
 Proposal: Single storey front and side extensions
 Location: 5 Tir Onen Baglan SA12 8UA
 Decision: Approved
 Ward: Baglan

App No: **P2021/0312**
Proposal: Following works to 4x Oak Trees (identified as T1, T2, T3 & T4) covered by Tree Preservation Order T200/A9:

T1 - Oak: Remove epicormic Growth to a height of 6.5 metres, reduce 1 lower limb over field by 2.5 metres
T2 - Oak: Reduce lateral spread of one branch over field, by a max. of 2 metres. Remove epicormic growth as per T1
T3 - Oak: Reduce one lower large limb over field by 2.5 metres. Remove epicormic growth as per T1
T4 - Oak: Remove epicormic growth as per T1.
Location: 17 Maes Y Cornel Rhos Pontardawe Swansea SA8 3DR
Decision: Approved
Ward: Rhos

App No: **P2021/0313**
Proposal: Works to 1x Elm (identified as T1) covered by Tree Preservation Order T89/A1:

T1 - Elm: Lift canopy over greenhouse - removing the three lowermost branches (approx. 75mm in diameter). Reduce one southern stem by approx. 2 metres.
Location: 19 The Avenue Neath SA11 2FD
Decision: Approved
Ward: Neath East

App No: **P2021/0314**
Proposal: Conversion of integral garage to provide a ground floor room, works include increasing the height of the existing garage by approximately 0.15m.
Location: 20 Ffrwd Vale Neath SA10 7BA
Decision: Issue Certificate
Ward: Bryncoch South

App No: **P2021/0315**
Proposal: Works to 4x Oak Trees (identified as T11, T12, T13 & T15) 1x Alder Tree (identified as T14) covered by individual Tree Preservation Orders T273/T11, T273/T12, T273/T13, T273/T15 & T273/T14 respectively:

-T11 (Oak) - Reduce overextended branches by 1.5 to 2 metres.
-T12 (Oak), T13 (Oak) & T14 (Alder) - Reduce height by 1.5 to 2 metres.
-T15 (Oak) - Reduce crown by 1.5 to 2 metres.
Location: 42 Priory Court Bryncoch Neath Neath Port Talbot SA10 7RZ
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0316**
Proposal: Change of use from beauty salon to hot food takeaway.
Location: 213 New Road Skewen Neath Neath Port Talbot SA11 5EW
Decision: Refused
Ward: Coedffranc Central

App No: **P2021/0317**
Proposal: Proposed single storey side extension
Location: Brick Lodge Dyffryn Road Dyffryn Neath SA10 7AZ
Decision: Issue Certificate
Ward: Dyffryn

App No: **P2021/0318**
Proposal: Conversion of garage to living accommodation and widening of existing drive and vehicle crossing.
Location: 117 Parc Gilbertson Rhydyfro Pontardawe SA8 4PT
Decision: Approved
Ward: Pontardawe

App No: **P2021/0319**
Proposal: Works to 1x Sessile Oak (identified as T31) & 1x Sycamore (identified as T32) covered by individual Tree Preservation Orders T274/T31 & T274/T32 respectively:

-T31 (Sessile Oak) - Reduce crown by 3 metres.
-T32 (Sycamore) - Reduce crown by 3 metres.
Location: 3 Princess Drive Waunceirch Neath SA10 7PZ
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0320**
Proposal: Proposed two storey side extension, works include the demolition of the existing single storey garage
Location: 28 Heol Derwen Cimla Neath SA11 3YS
Decision: Approved
Ward: Cimla

App No: **P2021/0322**
Proposal: Single storey side/rear extension, widening of existing driveway and vehicle parking area, replacement pillar and new gates.
Location: 157 Margam Road Taibach Port Talbot SA13 2AB
Decision: Approved
Ward: Taibach

App No: **P2021/0324**
 Proposal: Rear dormer - Certificate of Lawful Development Proposed
 Location: 16 Sunnycroft Road Baglan Port Talbot SA12 8TB
 Decision: Issue Certificate
 Ward: Baglan

App No: **P2021/0325**
 Proposal: Details pursuant to the discharge of Condition 8 (External Materials) of Planning Permission P2019/5679 (New primary school)
 Location: Former Dwr Y Felin Lower Comprehensive School Heol Penlan Longford Neath SA10 7LB
 Decision: Approved
 Ward: Dyffryn

App No: **P2021/0326**
 Proposal: Single storey rear extension and detached garage
 Location: 37 Graig Road Gwaun Cae Gurwen SA18 1EG
 Decision: Approved
 Ward: Gwaun Cae Gurwen

App No: **P2021/0328**
 Proposal: Single storey office extension
 Location: Alloy Industrial Estate Pontardawe SA8 4EN
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0329**
 Proposal: Non Material Amendment to Planning Application P2020/0832 approved on January 11th 2021 to allow revision to windows and doors on side and rear elevation
 Location: Afan Argoed Country Park Afan Valley Road Cymmer Port Talbot SA13 3HG
 Decision: Approved
 Ward: Cymmer

App No: **P2021/0330**
 Proposal: Non-material amendment to condition 10 of planning approval no P2018/0136 to allow for windows 11, 14 and 16 to be fitted with restrictor hinges (Rather than top hinged with the lowest part of the opening a minimum of 1.7 metres above the floor level of that room)
 Location: Former Thomas & Sons Minerals LTD Old Wern Road Ystalyfera Swansea SA9 2HP
 Decision: Approved
 Ward: Ystalyfera

App No: **P2021/0331**
 Proposal: Variation of condition 1 of planning application P2018/0694 (granted on 09.10.18) to allow a further 2 years for the commencement of development
 Location: Land Adjacent To 35 New Road Ynysmeudwy Pontardawe Swansea
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0332**
 Proposal: Part alteration and retention of existing decking and means of enclosure, new decking area, means of enclosure and steps to front and side of property together with new gazebo to side elevation (existing gazebo to be removed)
 Location: 22 Uplands Road Pontardawe SA8 4AH
 Decision: Refused
 Ward: Pontardawe

App No: **P2021/0334**
 Proposal: Single storey side/rear extension - Lawful Development Certificate Proposed
 Location: 10 Craig Nedd Glynneath Neath SA11 5HG
 Decision: Issue Certificate
 Ward: Blaengwrach

App No: **P2021/0335**
 Proposal: Non material amendment to Condition 2 Planning P2020-0923, concerning the first-floor side elevations, (Additional window to en-suite with obscure glazing to each property) and amending window and door opening sizes to accommodate brickwork coursing dimensions. To include the triangular oriel windows (Plot 3 and 4) and amendment to drawing numbers in respect of Condition 20.
 Location: Tabernacle Terrace Land Off Tabernacle Terrace Cwmavon SA12 9HS
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0338**
 Proposal: Single storey rear extension
 Location: 30 Shelone Road Briton Ferry SA11 2PS
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/0343**
 Proposal: New pitched roof to existing garage
 Location: 5 Daphne Road Bryncoch SA10 8DH
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0344**
 Proposal: Single storey rear extension, single storey front extension and front canopy
 Location: 66 Moorland Road Sandfields Port Talbot SA12 6LJ
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0346**
 Proposal: Two storey rear extension with single storey side and rear extensions
 Location: 1 Oakfield Cottages Tyllwyd Neath SA10 7DX
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0347**
 Proposal: Change of use of ground floor premises from retail use A1 to A3.
 Location: 95 Neath Road Briton Ferry Neath SA11 2DQ
 Decision: Approved
 Ward: Briton Ferry East

App No: **P2021/0348**
 Proposal: Two-storey rear extension
 Location: 218 Tyn Y Cae Alltwen Pontardawe SA8 3DN
 Decision: Approved
 Ward: Alltwen

App No: **P2021/0349**
 Proposal: Installation of bi-fold door access to rear elevation with steel security roller shutters, plus retention of beer garden area
 Location: Croeserw Social Club Brynheulog Road Croeserw Cymmer Port Talbot
 Decision: Approved
 Ward: Cymmer

App No: **P2021/0350**
 Proposal: A Non-material Amendment to allow an increase in the approved finished floor levels of a block of flats (plots 1-12) and dwellings on plots 13 and 14 by amending the wording of Condition 24 (to refer to an amended plan number) of application P2018/0746 granted on 29 March 2019.
 Location: Parc Newydd Briton Ferry Neath
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/0351**
 Proposal: Two storey rear extension with single storey side extension and a proposed detached garage (Amended drawings received 29 April 2021)
 Location: 13 Derwen Road Alltwen Pontardawe SA8 3AU
 Decision: Approved
 Ward: Alltwen

App No: **P2021/0352**
 Proposal: Single storey rear extension
 Location: 2 Blaenwern Bryncoch Neath SA10 7AA
 Decision: Issue Certificate
 Ward: Bryncoch South

App No: **P2021/0353**
 Proposal: Request for screening opinion in accordance with Regulation 6 of The Town and Country Planning (Environmental Impact Assessment(EIA)) Wales Regulations 2017 for permanent works to extend the Cilfrew Pressure Reduction Station (PRS) to provide additional equipment to facilitate the pressure up rating along with minor modifications within the existing security fence on the existing operational land with the PRS boundary and temporary compound to facilitate the construction of the permanent works.
 Location: Cilfrew Pressure Reduction Station
 Decision: Not EIA Development
 Ward: Aberdulais

App No: **P2021/0354**
 Proposal: Single storey rear extension and decking area
 Location: 21 Wrenwood Waunceirch Neath SA10 7PU
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0355**
 Proposal: Details to be agreed in association with Condition 3 (Noise Impact Assessment) of P2020/0771 granted on 2nd March 2021.
 Location: Former Railway Buildings On Land Adjacent To Neath Station Windsor Road Neath SA11 1BY
 Decision: Approved
 Ward: Neath East

App No: **P2021/0357**
 Proposal: Raised deck area to rear of property to link the ground floor to the garden level
 Location: 4 Neath Abbey Road Neath SA10 7BD
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0358**
Proposal: Single storey rear extension
Location: 82 Vivian Park Drive Sandfields Port Talbot SA12 6RP
Decision: Approved
Ward: Sandfields East

App No: **P2021/0359**
Proposal: Details pursuant to conditions 3 (Ground Investigation), 4 (Landscaping) and 5 (Materials) of Planning Application P2020/0832 granted on 11/01/2021
Location: Afan Argoed Country Park Afan Valley Road Cymmer SA13 3HG
Decision: Approved
Ward: Cymmer

App No: **P2021/0360**
Proposal: Detached garden room outbuilding
Location: 31 Cefn Gelli Cwmgwrach Neath SA11 5PE
Decision: Approved
Ward: Blaengwrach

App No: **P2021/0361**
Proposal: Vehicle crossover with dropped kerbs.
Location: 60 Golden Avenue Sandfields Port Talbot SA12 7RS
Decision: Approved
Ward: Sandfields West

App No: **P2021/0362**
Proposal: Two illuminated digital advertising signs 7.5m high by 5m wide by 0.12m in depth mounted on a steel support tower (max height from ground 18.8m)
Location: Dan Y Bryn Road Port Talbot SA13 1AL
Decision: Refused
Ward: Port Talbot

App No: **P2021/0364**
Proposal: Rear single storey ground floor extension, and a rear first floor extension.
Location: 42 Brookville Drive Skewen Neath Neath Port Talbot SA10 6SR
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0366**
 Proposal: First floor rear extension. Replace first floor rear windows with patio doors and create two small balconies looking out to rear garden
 Location: 272 Neath Road Briton Ferry Neath Neath Port Talbot SA11 2SL
 Decision: Refused
 Ward: Briton Ferry East

App No: **P2021/0367**
 Proposal: Details to be agreed in association with Condition 3 (Coal Site Investigation) of Planning Permission P2020/0730 granted on 08/10/20
 Location: Plot Adjacent To Min Y Gors Heol Y Graig Cwmavon Port Talbot
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0368**
 Proposal: Change of use of ground-floor from Hairdressing salon (Use Class A1) to Cafe (Use Class A3) plus replacement of window with door, and installation of extraction flue to the rear elevation
 Location: 48 Commercial Road Taibach Port Talbot Neath Port Talbot SA13 1LG
 Decision: Approved
 Ward: Taibach

App No: **P2021/0369**
 Proposal: Single storey rear conservatory extension
 Location: 2 Brynheulog Terrace Brynheulog Cwmavon SA12 9HY
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0370**
 Proposal: Proposed two storey rear extension with first floor extension & attic conversion.
 Location: 10 Pen Y Bryn Cwmllynfell Swansea Neath Port Talbot SA9 2FL
 Decision: Approved
 Ward: Cwmllynfell

App No: **P2021/0371**
 Proposal: Detached garden room and new vehicular crossover with dropped kerbs.
 Location: 162 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7NG
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0373**
 Proposal: Rear dormer, single storey side/rear extension, vehicle crossover and hardstanding
 Location: 6 Birchwood Close Baglan Port Talbot Neath Port Talbot SA12 8EH
 Decision: Approved
 Ward: Baglan

App No: **P2021/0377**
 Proposal: Single storey rear extension and attached garage to the side of the property
 Location: 65 Alexander Road Rhyddings SA10 8EG
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0378**
 Proposal: Single storey front and rear extensions, vehicle crossover and hard standing
 Location: 58 Western Avenue Sandfields SA12 7LS
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0381**
 Proposal: Consultation from Powys County Council for the proposed Development of a Global Centre of Rail Excellence at Nant Helen OCCS.
 Location: Land At And Surrounding Nant Helen OCCS, Powys And Onllwyn Distribution Centre, Neath Port Talbot
 Decision: No Objections
 Ward: Outside Borough

App No: **P2021/0382**
 Proposal: Temporary shelter for use of customers associated with Public House (temporary consent 2 year amended to temporary 1 year on 13 May 2021)
 Location: 123 Herbert Street Pontardawe SA8 4ED
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0383**
 Proposal: Side extension, raising of roof and the construction of 2 no. dormers and roof lights to front and 2 no. dormers and roof lights to the rear to facilitate living accommodation within roof space.
 Location: 10A Ormes Road Skewen Neath SA10 6SY
 Decision: Approved
 Ward: Coedffranc North

App No: **P2021/0384**
Proposal: Carport
Location: 65 Crynallt Road Cimla Neath SA11 3RN
Decision: Approved
Ward: Neath South

App No: **P2021/0385**
Proposal: Part two-storey part single-storey side extension
Location: 9 Rock Street Glynneath Neath SA11 5EE
Decision: Approved
Ward: Glynneath

App No: **P2021/0386**
Proposal: Proposed Change of Use from former taxi office (Sui Generis) to hot food takeaway (A3)
Location: 1A Alfred Street Neath SA11 1EF
Decision: Approved
Ward: Neath North

App No: **P2021/0388**
Proposal: Conversion of an integral garage into living space
Location: 2 Ffordd Danygraig Godre'r Graig Swansea SA9 2BH
Decision: Approved
Ward: Godre'rgraig

App No: **P2021/0389**
Proposal: Proposed first floor rear extension above existing ground floor extension with a single storey rear extension
Location: 65 Gwyn Street Alltwen Pontardawe Swansea SA8 3AN
Decision: Approved
Ward: Alltwen

App No: **P2021/0390**
Proposal: Change of use of former bank (Class A2) to cafe/wine bar with living accommodation to upper floors, two on first floor, single on second floor, to include external alterations
Location: 16 High Street Pontardawe SA8 4HU
Decision: Approved
Ward: Pontardawe

App No: **P2021/0391**
Proposal: Proposed double storey side extension, new car parking hardstanding and shed in the garden.
Location: 5 Maes Rhosyn Rhos Pontardawe SA8 3HT
Decision: Approved
Ward: Rhos

App No: **P2021/0392**
Proposal: Felling of 1x Weeping Birch (identified as T1), 1x Cedar (identified as T2), 2x Conifers (identified as T3 & T5) & 1x Cherry Laurel (identified as T4) protected by Neath Town Centre Conservation Area Status.
Location: 24 Victoria Gardens Neath SA11 3BH
Decision: Approved
Ward: Neath North

App No: **P2021/0393**
Proposal: Two storey side extension to provide ancillary residential annexe
Location: Llwynceilyn Farm Lane From Rhiw Road To Llwynceilyn Farm Rhiwfawr Swansea SA9 2RB
Decision: Approved
Ward: Cwmllynfell

App No: **P2021/0394**
Proposal: Siting of 2 No. demountable buildings for the use of physiotherapy plus re-siting of existing demountable physio building for a temporary period of 5 years.
Location: Llandarcy Academy Of Sport Access Road To Llandarcy Village Llandarcy Neath SA10 6JD
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0395**
Proposal: Outline Application (including access, layout and scale) for the construction of two number semi-detached houses with parking and associated works
Location: 14 Old Road Baglan Port Talbot SA12 8TT
Decision: Approved
Ward:

App No: **P2021/0401**
Proposal: Extension to existing porch and replacement of flat roof with pitched roof to front elevation.
Location: 23 Ashwood Drive Gellinudd Pontardawe SA8 3HL
Decision: Approved
Ward: Rhos

App No: **P2021/0402**
Proposal: Single-storey front extension and porch, plus reconfiguration of existing car park
Location: Mount Surgery Margam Road Taibach Port Talbot SA13 2BN
Decision: Approved
Ward: Taibach

App No: **P2021/0403**

Proposal: Details to be agreed in association with conditions 9 (Bin Storage Area Details), 10 (Obscure Glazing Scheme), 11 (External Lighting Scheme) and 13 (Green Roof Details) of application P2019/5237 granted on 25 September 2019.

Location: Plaza Cinema Talbot Road Port Talbot SA13 1DH

Decision: Approved

Ward: Port Talbot

App No: **P2021/0404**

Proposal: Garden outbuilding

Location: 13 St Marys Road Ynysmeudwy Pontardawe SA8 4QH

Decision: Approved

Ward: Pontardawe

App No: **P2021/0405**

Proposal: Rear Dormer Extension with Juliet Balcony.

Location: The Pines Pentwyn Baglan Road Baglan SA12 8EA

Decision: Approved

Ward: Baglan

App No: **P2021/0407**

Proposal: Single storey rear extension

Location: 1 Hospital Road Sandfields SA12 6PE

Decision: Approved

Ward: Sandfields East

App No: **P2021/0408**

Proposal: Non material Amendment of planning permission P2019/5304 approved on 03/02/2021 to alter the wording of condition 4 to enable the highways works to be completed prior to the occupation of the new store, rather than prior to the commencement of the store construction.

Location: CSN Precision Engineering Neath Abbey Road Neath SA10 7BR

Decision: Approved

Ward: Bryncoch South

App No: **P2021/0409**

Proposal: Proposed change of use of first floor from residential (C3) to provision of office space (A2)

Location: 29 Herbert Street Pontardawe SA8 4EB

Decision: Approved

Ward: Pontardawe

App No: **P2021/0410**
Proposal: Single storey rear extension
Location: Pen Yr Alltwen House 75 Pen Yr Alltwen Alltwen Pontardawe Swansea
Decision: Approved
Ward: Alltwen

App No: **P2021/0411**
Proposal: Non-material amendment to planning permission P2019/5514 - Change of use of the former post office (A1) into one dwelling house (C3) and alterations to fenestration on the front, rear and side elevations- Approved on 21.11.19 - Alterations to fenestration to ground floor front elevation
Location: 58A Gwilym Road Cwmllynfell Neath SA9 2GN
Decision: Approved
Ward: Cwmllynfell

App No: **P2021/0413**
Proposal: Single storey rear extension and two new ground floor windows in the side elevation of the main dwelling house
Location: 108 Shelone Road Briton Ferry Neath SA11 2NG
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0414**
Proposal: Details to be agreed in association with Requirement 14 (Operational Noise Attenuation) for Stage 1, Phase 1A of the development only at Port Talbot Steel Works Generating Station Development Consent Order 2015.
Location: Port Talbot Steelworks Grange Road Margam Port Talbot SA13 2NG
Decision: Approved
Ward: Margam

App No: **P2021/0416**
Proposal: Details to be agreed in association with Condition 3 (Contaminated Land Report) and Condition 5 (Construction Method Statement) of Planning Application P2020/0238 granted on 12/03/20
Location: 89 Wenallt Road Tonna Neath SA11 3QH
Decision: Approved
Ward: Tonna

App No: **P2021/0418**
Proposal: Certificate of Lawful Development (proposed) single storey side extension and parking area
Location: 15 Sycamore Avenue Cimla Neath SA11 3NT
Decision: Issue Certificate
Ward: Neath South

App No: **P2021/0419**
Proposal: Single storey rear extension. Works include the demolition of an existing conservatory.
Location: 10 Ashwood Drive Gellinudd Pontardawe Swansea SA8 3HL
Decision: Approved
Ward: Rhos

App No: **P2021/0420**
Proposal: Works to 2x Oak Trees covered by Tree Preservation Order T202/A6:

-Remove dead wood from crowns and reduce the branches overhanging the garden by 3m.
Location: 23 Maes Gareth Edwards Gwaun Cae Gurwen Ammanford Neath Port Talbot SA18 1RU
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2021/0421**
Proposal: Proposed double storey side extension and rear extension. Works include the demolition of an existing conservatory.
Location: 42 Leyshon Road Gwaun Cae Gurwen Ammanford SA18 1EN
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2021/0422**
Proposal: Proposed two storey side extension and single storey rear extension. Works include the demolition of an existing garage and conservatory.
Location: 4 Bryn Catwg Cadoxton Neath SA10 8BG
Decision: Approved
Ward: Cadoxton

App No: **P2021/0423**
Proposal: Consultation by British Telecom (BT) in respect of the proposed removal of 7 No. public payphones from within the Neath Port Talbot administrative area
Location: Multiple Payphone Locations Neath Port Talbot
Decision: Objections
Ward: Margam

App No: **P2021/0425**
Proposal: Erection of an illuminated digital advertisement to front elevation.
Location: Pontardawe Arts Centre 60 Herbert Street Pontardawe Swansea SA8 4ED
Decision: Approved
Ward: Pontardawe

App No: **P2021/0426**
Proposal: Two storey side extension with front and rear dormer extensions within the roof slopes.
Location: 21 Crofton Drive Baglan Port Talbot SA12 8UL
Decision: Approved
Ward: Baglan

App No: **P2021/0429**
Proposal: Demolition of existing garage and construction of a new garage.
Location: Bryn Nedd 1 Main Road Aberdulais Neath SA10 8HG
Decision: Approved
Ward: Aberdulais

App No: **P2021/0430**
Proposal: Single storey rear extension with sloping roof & bi-fold doors. Reconfiguration of patio area to rear of property.
Location: 27 Heathland Way Llandarcy Neath SA10 6FT
Decision: Issue Certificate
Ward: Coedffranc West

App No: **P2021/0431**
Proposal: Insertion of new patio doors in north elevation, construction of new gates and walls to increase height of east elevation and erection of new wall to the north elevation.
Location: Grand Hotel Station Road Port Talbot SA13 1DE
Decision: Approved
Ward: Port Talbot

App No: **P2021/0432**
Proposal: Removal of condition 2 of Planning Permission N96/7113 which restricted any development beyond the rear elevation of the property.
Location: Pen Yr Alltwen House 75 Pen Yr Alltwen Alltwen Pontardawe Swansea
Decision: Approved
Ward: Alltwen

App No: **P2021/0433**
Proposal: Rear flat roof single storey extension with lantern rooflight
Location: 16 Cook Rees Avenue Neath SA11 1UN
Decision: Approved
Ward: Neath South

App No: **P2021/0434**
Proposal: External Canopy
Location: Jersey Terrace, Afan Tavern Depot Road To London Road Link
Cwmavon SA12 9AS
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0435**
Proposal: Proposed single storey rear and side extension
Location: 9 Robert Street Glynneath Neath Neath Port Talbot SA11
5EG
Decision: Approved
Ward: Glynneath

App No: **P2021/0436**
Proposal: Demolition of existing garage and construction of 2 storey side
extension with integrated garage, balcony to front elevation and
access steps to rear elevation.
Location: 68 Cimla Road Cimla SA11 3TR
Decision: Approved
Ward: Neath South

App No: **P2021/0437**
Proposal: Pitched gable roof to replace flat roof on two storey rear
extension.
Location: 35 James Street Port Talbot SA13 1AW
Decision: Approved
Ward: Port Talbot

App No: **P2021/0439**
Proposal: Details to be agreed in association with Condition 12 (verification
report) , 13 (contamination), 14 (lighting scheme) and 15
(landscaping) of P2018/1010 granted on 26/3/19
Location: Park Street Glyncorrwg SA13 3DS
Decision: Approved
Ward: Glyncorrwg

App No: **P2021/0440**
Proposal: Part single, part two storey rear extension and external flue.
Location: 36 Ocean View Jersey Marine SA10 6JZ
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0441**
Proposal: Two-storey rear/side extension & extension of existing rear patio
area.
Location: 97 Neath Road Rhos Pontardawe SA8 3EH
Decision: Refused
Ward: Rhos

App No: **P2021/0442**
 Proposal: Demolition of existing bungalow and replacement dormer bungalow
 Location: 48 Park Avenue Glynneath SA11 5DR
 Decision: Approved
 Ward: Glynneath

App No: **P2021/0443**
 Proposal: Proposed single storey side extension with a proposed detached garage
 Location: 66 Church Road Seven Sisters Neath SA10 9DT
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0446**
 Proposal: Non material Amendment to application P2019/5316 - to vary condition 2 to allow a change from the obscure glazed panels on the Juliet balcony to that of clear glazing.
 Location: 34 Wildbrook Taibach Port Talbot SA13 2UN
 Decision: Approved
 Ward: Taibach

App No: **P2021/0448**
 Proposal: 2 storey side extension
 Location: 40 Afandale Sandfields Port Talbot SA12 7BN
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0449**
 Proposal: Extension to rear of existing bungalow
 Location: 85 Brookfield Neath Abbey Neath Neath Port Talbot SA10 7EL
 Decision: Issue Certificate
 Ward: Bryncoch South

App No: **P2021/0450**
 Proposal: Single storey side/rear extension
 Location: 18 Heol Y Gwrgan Margam Port Talbot Neath Port Talbot SA13 2DG
 Decision: Approved
 Ward: Margam

App No: **P2021/0451**
 Proposal: Single storey rear extension - Lawful Development Certificate Proposed.
 Location: 11 Aster View Sandfields Port Talbot SA12 7ED
 Decision: Issue Certificate
 Ward: Sandfields West

App No: **P2021/0453**
Proposal: Proposed two storey side extension
Location: Cwmamman House Lane From Station Road To Gorsto Farm
Lower Brynamman SA18 1SN
Decision: Issue Certificate
Ward: Lower Brynamman

App No: **P2021/0455**
Proposal: Retention of detached outbuilding
Location: 5 Victoria Terrace Cwmavon Port Talbot SA12 9BP
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0456**
Proposal: Single storey side/rear extension - Lawful Development
Certificate Proposed
Location: 10 Clydach Avenue Resolven Neath SA11 4LU
Decision: Issue Certificate
Ward: Resolven

App No: **P2021/0457**
Proposal: Proposed demolition and replacement of existing single storey
rear extension, and erection of new single storey side extension
Location: 140 Lon Tanyrallt Alltwen Pontardawe SA8 3AS
Decision: Approved
Ward: Alltwen

App No: **P2021/0458**
Proposal: Consultation from Natural Resources Wales under the Marine
and Coastal Access Act 2009: Part 4 Marine Licensing for Works
to Slipway at Afan Boat Club.
Location: Afan Boat Club Riverside Road Port Talbot Neath Port Talbot
Decision: No Objections
Ward:

App No: **P2021/0460**
Proposal: Front porch
Location: 4 Dickinson Close Baglan Port Talbot SA12 8TN
Decision: Approved
Ward: Baglan

App No: **P2021/0461**
 Proposal: Change of use of the former public house (Class A3) to 3 retail units (Class A1) on ground floor with 2no one-bedroom flats on the first and second floors
 Location: 30 Orchard Street Neath SA11 1DU
 Decision: Approved
 Ward: Neath North

App No: **P2021/0462**
 Proposal: Prior Notification for the construction of an extension to existing agricultural barn for the storage of fodder and machinery
 Location: Cefn Saeson Fach Farm Cefn Saeson Fach Access Lane From B4287 Cimla Neath Neath Port Talbot
 Decision: Prior Notification Not Required
 Ward: Pelenna

App No: **P2021/0464**
 Proposal: Non Material Amendments to Planning Permission ref. P2019/0138 approved on 14/03/2019 - Single storey side/rear extension - reduce length of part of rear extension and replace bifold doors with window.
 Location: 82 Windsor Village Aberavon Port Talbot SA12 7EY
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0466**
 Proposal: Listed Building Consent for overboard counter, installation for partition, removal of signing station and new floor box.
 Location: 3 Windsor Road Neath SA11 1LN
 Decision: Approved
 Ward: Neath North

App No: **P2021/0467**
 Proposal: Single storey side extension to replace existing garage and widen parking area within front curtilage.
 Location: 28 Westlands Aberavon Port Talbot SA12 7BW
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0468**
 Proposal: Section 73 application to vary condition 2 (approved plans list) of Planning application P2021/0046 to allow amended plan substitution
 Location: Margam Youth Leisure Centre Knights Road Margam Port Talbot SA13 2DT
 Decision: Approved
 Ward: Margam

App No: **P2021/0470**
 Proposal: Single storey extension to north elevation.
 Location: Tata Steel Yachting Club Longland Lane Margam Port Talbot SA13 2NR
 Decision: Approved
 Ward: Margam

App No: **P2021/0471**
 Proposal: Details to be agreed in association with Conditions 3, 4 and 5 (Contaminated Land Reports) and Condition 6 (Bird and Bat Box Scheme) of Planning Permission P2021/0127 granted on 09/04/2021
 Location: Kenfig Industrial Estate Road Margam SA13 2PE
 Decision: Approved
 Ward: Margam

App No: **P2021/0472**
 Proposal: Single storey rear extension and first floor side extension. Works include the demolition of an existing conservatory and the partial conversion of an existing attached garage. An additional bedroom created on the first floor above the current garage.
 Location: 2 Dol Werdd Waunceirch Neath SA10 7QX
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0474**
 Proposal: Section 73 Application to vary condition 4 (Hours of operation) of Planning Application P2006/0706 granted on August 28th 2006 to allow change in hours of operation.
 Location: 44 Station Road Port Talbot SA13 1JS
 Decision: Approved
 Ward: Port Talbot

App No: **P2021/0475**
 Proposal: Single Storey gym extension
 Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows Neath SA1 8EN
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0476**
 Proposal: Garage
 Location: 10 Heol Las Fawr Crynant Neath SA10 8PB
 Decision: Approved
 Ward: Crynant

App No: **P2021/0480**
 Proposal: Completion and retention of a new garden outbuilding
 Location: 25 St Davids Park Margam Port Talbot SA13 2PU
 Decision: Approved
 Ward: Margam

App No: **P2021/0482**
 Proposal: Dormer extension
 Location: 27 Elias Drive Bryncoch Neath SA10 7TG
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0483**
 Proposal: Non material amendment to remove condition 5 (inspection regime) and vary condition 16 (external surfacing details plot 4) of P2020/0923 granted on 4/12/20
 Location: Land Off Tabernacle Terrace Cwmavon Port Talbot SA12 9HS
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0484**
 Proposal: Retrospective application for the retention of the use of land as garden curtilage including installation of fencing replacing a dry stone wall and gabion baskets, off street parking to front and first floor rear extension (Amended Gabion Info received 23/09/21)
 Location: 22 Maesteg Road Cymmer Port Talbot SA13 3HS
 Decision: Refused
 Ward: Cymmer

App No: **P2021/0485**
 Proposal: Variation of Condition 2 of planning application P2020/0912 (approved 12/10/2020) to amend the boundary wall as approved to a full masonry wall
 Location: 161 Main Road Bryncoch Neath SA10 7TT
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0486**
 Proposal: Rear dormer extension to facilitate roof space as living accommodation.
 Location: Bryndulais Farm Seven Sisters Neath SA10 9EE
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0487**
 Proposal: Retention and alteration of outbuilding to lower the height of the monopitch roof.
 Location: 150 Western Avenue Sandfields Port Talbot SA12 7NG
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0488**
 Proposal: Single storey front and rear extensions - Amended plan received 03/06/21 - removal of side window and insertion of rear window in rear extension
 Location: 16 Old Road Baglan Port Talbot SA12 8TT
 Decision: Approved
 Ward: Baglan

App No: **P2021/0490**
 Proposal: Proposed single storey side extension, and increase in ridge height of original dwelling. Works include the demolition of an existing attached garage and the provision of an off road parking area (Amended Proposed Plans received 14/07/21 _ Description of works amended 22/07/2021)
 Location: 40 Waun Daniel Rhos Pontardawe SA8 3HR
 Decision: Approved
 Ward: Rhos

App No: **P2021/0492**
 Proposal: Construction of new toilets and disabled wash room for the nursery/ Reception classrooms
 Location: Tonna Primary School School Road Tonna SA11 3EJ
 Decision: Approved
 Ward: Tonna

App No: **P2021/0493**
 Proposal: Details pursuant to conditions 4 (demolition and construction environmental management plan), 5 (construction noise and vibration management plan), and 10 (waste management plan) of planning application P2020/0992 granted on 03/03/2021. (amended construction noise management plan, waste management plan, traffic management plan, demolition plan, phasing plan) (updated CEMP)
 Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0494**

Proposal: Single storey rear extension.

Location: 21 Underwood Road Cadoxton Neath SA10 8BU

Decision: Approved

Ward: Cadoxton

App No: **P2021/0495**

Proposal: Request for a Screening Opinion (EIA Regulations) for the erection of one wind turbine 100m to tip and associated infrastructure.

Location: Land At Kenfig Industrial Estate Margam Port Talbot

Decision: Not EIA Development

Ward: Margam

App No: **P2021/0497**

Proposal: Replacement garage door with a window to facilitate a garage conversion

Location: 16 Ffordd Danygraig Godre'r Graig Swansea SA9 2BH

Decision: Approved

Ward: Godre'rgraig

App No: **P2021/0498**

Proposal: Prior notification for the demolition of the highline conveyor structure comprising gallery girders and associated infrastructure.

Location: Port Talbot Steelworks Grange Road Margam SA13 2NG

Decision: Prior Notification Required

Ward: Margam

App No: **P2021/0499**

Proposal: Retention of garage extension with balcony area above and the conversion of the existing garage to living accommodation.

Location: 3 Pen Y Graig Road Alltwen Pontardawe SA8 3BS

Decision: Approved

Ward: Alltwen

App No: **P2021/0500**

Proposal: Details pursuant to discharge Condition 6 (details and/or samples of the materials) of Planning Permission P2019/5168 approved 17 Sept 2019

Location: Flats 1-4 Waun Las Waunceirch Neath SA10 7RW

Decision: Approved

Ward: Bryncoch South

App No: **P2021/0501**
Proposal: Removal of existing rear conservatory and construction of part two, part single storey rear extension
Location: 38 Parc Penscynnor Cilfrew Neath SA10 8LQ
Decision: Approved
Ward: Aberdulais

App No: **P2021/0502**
Proposal: Non material amendment to approved planning application P2014/0883 for a change of description to:
Installation of 5 wind turbines, together with ancillary development including substation and control building, on site underground electrical cables, access tracks, meteorological mast, crane hard standings, temporary construction compound, palisade fencing on site pond and site access.
Location: Melin Court Wind Farm Land To The East Of Melin Court Resolven Neath
Decision: Approved
Ward: Resolven

App No: **P2021/0503**
Proposal: Single storey rear extension, two storey side extension, rear dormer to facilitate loft conversion.
Location: 169 Margam Road Taibach Port Talbot SA13 2AB
Decision: Approved
Ward: Taibach

App No: **P2021/0504**
Proposal: Single storey rear extension, two storey side extension, juliet balcony and vehicle parking space within front curtilage
Location: 5 Crawford Road Baglan Port Talbot SA12 8ND
Decision: Approved
Ward: Baglan

App No: **P2021/0505**
Proposal: Details to be agreed in association with condition 6 (verification report) of P2020/0538 granted on 29/7/20
Location: Land Adjacent To Technium Centre Central Avenue Baglan Bay Energy Park Port Talbot SA12 7AX
Decision: Approved
Ward: Baglan

App No: **P2021/0506**
Proposal: Construction of a two storey detached dwelling
Location: Site Adjacent To 15 Cae Rhys Ddu Road Cimla Neath SA11 1JB
Decision: Approved
Ward: Neath South

App No: **P2021/0508**
Proposal: Non-material amendment to Planning Permission P2018/0577 - Alterations and conversion of existing garage to living accommodation including replacement parking, plus single storey rear extension with raised decking and balcony area, plus single storey side extension Approved on 24.8.18 - Alterations to shed to the side of property including setting back from front elevation, reduction of size, removal of roof lights, alterations to doors and windows.
Location: 41 Lon Y Wern Alltwen Pontardawe SA8 3BJ
Decision: Approved
Ward: Alltwen

App No: **P2021/0510**
Proposal: Single storey rear extension, replacement fencing to side boundary, conversion of garage to living accommodation and patio area.
Location: 7 Edith Mills Close Penrhiwtyn Neath SA11 2JL
Decision: Approved
Ward: Neath East

App No: **P2021/0512**
Proposal: Two storey rear extension and ground floor rear extension
Location: 2 Oakfield Cottages Ty Llwyd Bryncoch Neath Neath Port Talbot
Decision: Approved
Ward: Bryncoch North

App No: **P2021/0513**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed.
Location: 151 Margam Road Taibach SA13 2AB
Decision: Issue Certificate
Ward: Taibach

App No: **P2021/0514**
Proposal: Two storey rear extension, porch and roof to dormers to front elevation, window to side elevation, installation of roof lights and patio doors to rear and provision of two parking spaces to the front of the property.
Location: 261A Swansea Road Trebanos Pontardawe SA8 4BY
Decision: Approved
Ward: Trebanos

App No: **P2021/0515**
Proposal: Proposal demolition of former Jersey Marine Community Centre and proposed construction of 2no detached dwellings and associated parking
Location: Jersey Marine Community Centre (Former) School Road Jersey Marine SA10 6JJ
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0516**
Proposal: Construction of new agricultural building for the storage of machinery
Location: Land To The Rear Of No 6 Hen Felin Gellinudd Pontardawe Swansea SA8 3HN
Decision: Approved
Ward: Rhos

App No: **P2021/0517**
Proposal: First floor side extension, single storey rear extension
Location: 59 Afandale Sandfields Port Talbot SA12 7BQ
Decision: Approved
Ward: Sandfields West

App No: **P2021/0518**
Proposal: Single storey side/rear extension and alterations to fenestration in existing ground floor rear extension - Lawful Development Certificate Proposed.
Location: 41 Park Avenue Glynneath Neath SA11 5DR
Decision: Issue Certificate
Ward: Glynneath

App No: **P2021/0519**
Proposal: Single storey rear extension together with a two storey rear extension
Location: 3 Graig Parc Longford Neath SA10 7HB
Decision: Approved
Ward: Dyffryn

App No: **P2021/0521**
Proposal: Construction of a front parking bay and vehicular crossover.
Location: 3 Twyn Teg Caewern Neath SA10 7RN
Decision: Issue Certificate
Ward: Bryncoch South

App No: **P2021/0522**
 Proposal: Details to be agreed in association with part of condition 15 (Verification for plots 19-27 only) of application P2018/0746 granted on 29 March 2019.
 Location: Land At Parc Newydd Briton Ferry Neath
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/0523**
 Proposal: Single storey rear extension
 Location: 21 Cory Street Resolven Neath SA11 4HR
 Decision: Approved
 Ward: Resolven

App No: **P2021/0525**
 Proposal: Proposed part two-storey part first floor rear extension and single storey rear extension. Works include the partial demolition of the side wall of the existing kitchen.
 Location: 9 Dan Y Graig Road Longford SA10 7HA
 Decision: Approved
 Ward: Dyffryn

App No: **P2021/0526**
 Proposal: Single storey rear extension.
 Location: 74 Ridgewood Gardens Cimla Neath SA11 3QG
 Decision: Approved
 Ward: Cimla

App No: **P2021/0527**
 Proposal: Change of use from shop (use class A1) to Financial and professional services - estate agent (use class A2)
 Location: 3 Old Town Hall New Street Neath SA11 1RT
 Decision: Approved
 Ward: Neath North

App No: **P2021/0528**
 Proposal: Retention of existing Garage.
 Location: 137 Pantyrheol Neath SA11 2HB
 Decision: Approved
 Ward: Neath East

App No: **P2021/0529**
 Proposal: Details pursuant to the discharge of conditions 3 (Notice of commencement of development) of planning permission P2019/5304 granted on 03/02/2021
 Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0530**
 Proposal: Proposed change of use from Petrol Filling Station to Petrol Filling Station and Hand Car Wash
 Location: Petrol Filling Station Western Avenue Sandfields Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0531**
 Proposal: Details to be agreed in association with Condition 4 (Service Yard Management Plan) of P2018/0765 granted on 16/7/19
 Location: Water Street Neath SA11 3EP
 Decision: Approved
 Ward: Neath North

App No: **P2021/0534**
 Proposal: Increase in height of existing boundary treatment from 1.8m high to 3m high mesh fencing.
 Location: Awel Y Mor Primary School Ffordd Ysgol Sandfields Port Talbot SA12 6TP
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0535**
 Proposal: Retention of ground floor retail (A1) unit and creation of 8no self contained flats on ground and first floor
 Location: 46 Wind Street Neath SA11 3HA
 Decision: Approved
 Ward: Neath North

App No: **P2021/0536**
 Proposal: Two-storey detached dormer dwelling with partially embedded basement level plus parking and associated works
 Location: Land Adj. 1 Ffordd Dinas Cwmavon Port Talbot SA12 9BS
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0537**
Proposal: Remove existing Garage and build new Garage/Hobby Workshop
Location: 54 Depot Road Cwmavon Port Talbot SA12 9BA
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0538**
Proposal: Non-Material Amendment application for the change of wording of condition 2 (Schedule of Approved Plans) of planning consent P2020/0486 comprising Leisure Centre Ground Floor Plan: minor reconfiguration to changing area layout
Leisure and Retail Ground Floor Plan: to match above and minor reconfiguration to unit 7
Leisure Centre First Floor Plan: minor reconfiguration to gym layout
Retail and Leisure First Floor Plan: minor reconfiguration to unit 7
Retail and Leisure Roof Plan- reconfiguration of roof layout to accommodate SW drainage in accordance with SAB approval
Retail and Leisure North and East Elevations- updated elevations to reflect change to roof layout and addition of building operation features i.e. no. 21 and vented doors on eastern elevation
Retail and Leisure South West and West Elevations- updated elevations to reflect change to roof layout
Retail and Leisure South East Elevation: updated elevations to reflect change to roof layout
Leisure Centre Sections A and B-updated to reflect changes to floor plans
Leisure Centre Section C-updated to reflect changes to floor plans
Leisure Centre
- Ground Floor internal room configuration between reception and changing room entrance and stair
Rearrangement
-Main entrance curtain wall screen refinement, 1no pair of doors omitted by agreement with Building Control
-Materials notes updated
- Colours confirmed within material notes by agreement with NPTCBC Client Team
-Health suite layout and content defined
- Ground floor architectural masonry to front and side elevations refined as described.
-Roof plant screen reduced in height
-Rooflight configuration over pool amended to reflect environmental condition calculations

-Straight roof area finish amended to standard roof sheet product and finish
 - Rear elevation cladding panel build up confirmed.
 Unit 7 -Ground floor main entrance screen and door location rationalised, Staircase feature window simplified, rear elevation cladding confirmed

Location: Land At Water Street Neath
 Decision: Approved
 Ward: Neath North

App No: **P2021/0539**
 Proposal: Variation of Condition 2 of planning permission P2020/1103 granted 09/04/2021 to amend the elevations as approved
 Location: Pontardawe Primary Care Centre Alloy Industrial Estate Pontardawe SA8 4JU
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0540**
 Proposal: Two-storey side and rear extension. Works include the demolition of two existing outbuildings
 Location: 122 Dulais Road Seven Sisters Neath SA10 9EY
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0541**
 Proposal: Conversion of garage to living accommodation and replacement parking space.
 Location: 32 Priory Court Bryncoch SA10 7RZ
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0542**
 Proposal: Single storey side/rear extension, conversion of part of integral garage to wc and utility rooms, new window in ground floor south western side elevation and additional parking spaces within front curtilage.
 Location: 1 Pant Y Rhedyn Coed Hirwaun SA13 2SZ
 Decision: Approved
 Ward: Margam

App No: **P2021/0543**
 Proposal: Single storey rear extension.
 Location: 18 Bryn Catwg Cadoxton Neath SA10 8BG
 Decision: Issue Certificate
 Ward: Cadoxton

App No: **P2021/0545**

Proposal: Proposed single storey rear extension and the creation of a raised patio to the rear. Works include the demolition of an existing rear extension and the existing garage.

Location: 47 Grove Road Pontardawe SA8 4HH

Decision: Approved

Ward: Pontardawe

App No: **P2021/0547**

Proposal: Boundary wall/pillars to the side and front boundaries between the property and the public footpath

Location: Ty Gwaun 59 Gwaun Afan Cwmavon Port Talbot SA12 9EJ

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2021/0548**

Proposal: Part single, part first floor rear extensions.

Location: 19 Manor Street Port Talbot SA13 1AB

Decision: Approved

Ward: Port Talbot

App No: **P2021/0550**

Proposal: Single storey rear extension

Location: 1 Lower New Houses Access Road To Lower New Houses Off Rhiwfawr Road Lower Cwmtwrch SA9 2TN

Decision: Approved

Ward: Ystalyfera

App No: **P2021/0551**

Proposal: Proposed erection of a replacement active mine water treatment scheme, comprising a new process building, a repurposing of the existing process building for use as offices and welfare accommodation, minor drainage improvements to the retained passive reed beds and associated development.

Location: Land Adjacent To Neath Road Resolven Neath

Decision: Approved

Ward: ResolvenResolven

App No: **P2021/0552**

Proposal: Change of use from A2 (Betting Office) to A3 (Take Away) and access ramp

Location: Ladbrokes Wyvern Avenue Sandfields SA12 7ER

Decision: Approved

Ward: Sandfields West

App No: **P2021/0553**
Proposal: Part two-storey part single-storey side/rear extension plus front porch
Location: 78 Trevallen Avenue Cimla SA11 3UR
Decision: Approved
Ward: Cimla

App No: **P2021/0554**
Proposal: Two storey side extension
Location: 29 School Road Crynant Neath SA10 8NR
Decision: Approved
Ward: Crynant

App No: **P2021/0555**
Proposal: Rebuild of ground floor extension and storage building and construction of first floor extension.

Location: 13 Brook Terrace Tairgwaith SA18 1YA
Decision: Approved
Ward: Lower Brynamman

App No: **P2021/0557**
Proposal: Details to be agreed in association with Condition 6 (external materials) of planning permission P2020/0730 granted on 08/10/20
Location: Plot Adjacent To Min Y Gors Heol Y Graig Cwmavon Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0558**
Proposal: Proposed single storey rear extension
Location: 36 Glen Road Neath Neath Port Talbot SA11 3DS
Decision: Issue Certificate
Ward: Neath North

App No: **P2021/0559**
Proposal: Retention of totem sign
Location: Smith Service Station Neath Road Tonna Neath SA11 3BZ
Decision: Approved
Ward: Tonna

App No: **P2021/0562**
Proposal: Details pursuant to conditions 6 (Land contamination assessment) and 7 (Land contamination remediation), for phase 1 of planning application P2020/0992 granted on 03/03/2021.
Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
Decision: Approved
Ward: Sandfields East

App No: **P2021/0563**
Proposal: Proposed single storey rear extension, plus landscaping and ground levelling works to the rear garden area
Location: 82 Lewis Road Neath SA11 1DQ
Decision: Approved
Ward: Neath South

App No: **P2021/0564**
Proposal: Ecclesiastical Exemption Consultation -To remove or sell items from church being made redundant
Location: St Catherines Church Old Road Neath Neath Port Talbot SA11 2BT
Decision: Ecclesiastical Observations
Ward: Neath East

App No: **P2021/0565**
Proposal: Prior Notification for the construction of an extension to existing agricultural barn for the storage of fodder and machinery
Location: Cefn Saeson Fach Farm Cefn Saeson Fach Access Lane From B4287 Cimla Neath Neath Port Talbot
Decision: Approved
Ward: Cimla

App No: **P2021/0566**
Proposal: Two storey side extension. Works include the demolition of an existing garage & the extension of the existing onsite parking provision (Amended Roof Plans & Elevations received 16/09/2021)
Location: 14 Poplars Avenue Cimla Neath Neath Port Talbot SA11 3NS
Decision: Approved
Ward: Neath South

App No: **P2021/0569**
Proposal: Details pursuant to the discharge of conditions 5 (site investigation and remediation) of planning permission P2020/0294 granted on 05/10/2020.
Location: Harbourside Strategic Employment Site Harbourside Road Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0570**
 Proposal: Single storey rear extension
 Location: 6 Cwrt Yr Eos Coed Hirwaun Port Talbot SA13 2UQ
 Decision: Approved
 Ward: Margam

App No: **P2021/0571**
 Proposal: Works to 1x Oak Tree (identified as T1) covered by Tree Preservation Order T218/T2: -Reduce 1 large overextending oak branch by 3.5m.
 Location: Land To The Rear Of 5 Smithfield Road Pontardawe Swansea SA8 4LA
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0573**
 Proposal: Outbuilding - Lawful Development Certificate Proposed.
 Location: 3 Village Gardens Aberavon Port Talbot SA12 7LW
 Decision: Issue Certificate
 Ward: Aberavon

App No: **P2021/0574**
 Proposal: Detached building for use as additional indoor seating in association with Sgwd Gwladys Lodge
 Location: Sgwd Gwladys Lodge Pontneathvaughan Road Glynneath Neath SA11 5NR
 Decision: Approved
 Ward: Glynneath

App No: **P2021/0575**
 Proposal: Engineering works to form an extension of the existing retaining wall from gabion baskets
 Location: Coed Parc House Coed Parc Development Access Road Cwmavon SA12 9BZ
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0576**
 Proposal: Non Material Amendment to approved Planning Application P2021/0053 for the blocking up of the two doors on the east and west elevations and the addition of a door on the south elevation
 Location: 56 Brookfield Neath Abbey Neath SA10 7EH
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0577**
 Proposal: Change of use of existing C3 use into A1 use to facilitate shop extension on ground floor and improvements to C3 Flat on first floor.
 Location: 49 Forge Road Port Talbot SA13 1PG
 Decision: Approved
 Ward: Port Talbot

App No: **P2021/0578**
 Proposal: Regularisation of garage/store
 Location: 8 Blaenant Street Duffryn Rhondda Port Talbot SA13 3HB
 Decision: Approved
 Ward: Cymmer

App No: **P2021/0580**
 Proposal: Proposed Change of Use from Offices (Class B1) to two self contained apartments (Class C3) including changes to front door entrance
 Location: King Edward VII 110 London Road Neath SA11 1HL
 Decision: Approved
 Ward: Neath East

App No: **P2021/0581**
 Proposal: Proposed single storey side/rear extension. Works include the partial demolition of an existing single storey side/rear extension, and the full demolition of two outbuildings.
 Location: 37 March Hywel Rhos Pontardawe SA8 3HF
 Decision: Approved
 Ward: Rhos

App No: **P2021/0582**
 Proposal: Single storey rear extension
 Location: 20 Caeglas Cwmavon Port Talbot SA12 9AX
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0585**
 Proposal: Single storey side extension
 Location: Cwmtynwydd Farm Lane From Bryn Road To Cwmtynwydd Farm Cwmllynfell SA9 2FL
 Decision: Approved
 Ward: Cwmllynfell

App No: **P2021/0586**
Proposal: Works to 1x Birch Tree (identified as T1) Covered by Tree Preservation Order: T208/T1: -Reduce canopy by approximately 1.5-2m to suitable growth points, with 1x branch reduced by approximately 2.5m.
Location: 40B Derwen Road Alltwen Pontardawe Swansea SA8 3AY
Decision: Approved
Ward: Alltwen

App No: **P2021/0588**
Proposal: Details pursuant to the partial discharge of conditions 6 (Historic Environment Mitigation) of Advertisement consent P2021/0234 granted on 22/04/2021
Location: Aldi Stores Limited Neath Abbey Road Neath SA10 7BR
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0589**
Proposal: Change of use of Room 18, located at the rear of Water Street Business Centre from Office (A2) to Tattoo Removal (D1)

Location: Water Street Business Centre Gwyn Terrace Aberavon Port Talbot SA12 6LF
Decision: Approved
Ward: Aberavon

App No: **P2021/0590**
Proposal: Proposed change of use of existing storage building (B8) to separate business comprising canine microchipping, canine artificial insemination and canine grooming (Sui Generis)
Location: 34 Gurnos Road Ystalyfera Swansea SA9 2HY
Decision: Approved
Ward: Ystalyfera

App No: **P2021/0595**
Proposal: Certificate of Lawful Development (Existing Use) for the use of three separate self-contained flats (2 x 1 bedroom and 1 x 2 bedroom) within the Use Class C3(a) of the Use Classes Order 1987 (as amended)
Location: 27 Pentyla Baglan Road Baglan Port Talbot SA12 8DR
Decision: Issue Certificate
Ward: Baglan

App No: **P2021/0596**
Proposal: Details pursuant to conditions 3 (Staff Parking) and 5 (Materials) of Planning Application P2021/0280 granted on May 17th 2021.
Location: Surf School Wales Aberavon Seafront Near The Lifeguard Station
Decision: Approved
Ward: Sandfields West

App No: **P2021/0597**
Proposal: Details pursuant to the discharge of condition 5 (external materials of planning permission P2020/0429 (CISM Building) approved on the 7th July 2020
Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows SA1 8EN
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0598**
Proposal: Proposed change of use of land for the siting of 28no self-storage containers
Location: Mike Saunders Motors Ltd Milland Road Neath SA11 1NJ
Decision: Approved
Ward: Neath East

App No: **P2021/0599**
Proposal: Change of Use of Building from shop to flat
Location: 148A Margam Road Taibach Port Talbot SA13 2BW
Decision: Approved
Ward: Taibach

App No: **P2021/0601**
Proposal: Conversion of existing 4 bedroom dwelling into 1 No. 1 bedroom dwelling and 1 No. 2 bedroom dwelling
Location: 61 High Street Pontardawe SA8 4JH
Decision: Approved
Ward: Pontardawe

App No: **P2021/0602**
Proposal: Details pursuant to condition 3 (external materials) of Planning Application P2020/0780 granted on 14.5.21
Location: Llety'r Goff Farm Cwm Nant Llwyd Road Gellinudd Pontardawe Swansea
Decision: Approved
Ward: Rhos

App No: **P2021/0603**

Proposal: Single storey side and rear extensions.

Location: 8 Maes Y Tyra Resolven Neath SA11 4NN

Decision: Approved

Ward: Resolven

App No: **P2021/0604**

Proposal: Proposed consutrction of front and side extension to existing unit

Location: Gilbertson Court Unit 2 Alloy Industrial Estate Pontardawe SA8 4EZ

Decision: Approved

Ward: Pontardawe

App No: **P2021/0605**

Proposal: Proposed construction of a light industrial building

Location: Gilbertson Court, Unit 2 Alloy Industrial Estate Pontardawe SA8 4EZ

Decision: Approved

Ward: Pontardawe

App No: **P2021/0606**

Proposal: Two storey rear extension and alterations to existing dwelling including windows to side elevations.

Location: 113 Dynevor Road Skewen Neath SA10 6TH

Decision: Approved

Ward: Coedffranc North

App No: **P2021/0607**

Proposal: Removal of existing amenity buildings and toilet block and construction of a single storey detached dayroom and amenity building

Location: Riverside Stables Tyn Yr Heol Access Lane Bryndu Pyle Bridgend

Decision: Approved

Ward: Margam

App No: **P2021/0609**

Proposal: Single storey rear extension. Works include the partial demolition of an existing single storey rear extension.

Location: 20 Leonard Street Neath SA11 3HN

Decision: Approved

Ward: Neath North

App No: **P2021/0610**
Proposal: Single storey side/rear extension
Location: 71 Beechwood Road Margam Port Talbot SA13 2AF
Decision: Approved
Ward: Margam

App No: **P2021/0611**
Proposal: Details pursuant to the discharge of Condition 3 (Intrusive site investigation) of Planning Permission P2020/0614 for a detached dwelling approved on the 27/11/2020
Location: 15 Glyn Road Lower Brynamman Ammanford SA18 1SS
Decision: Approved
Ward: Lower Brynamman

App No: **P2021/0613**
Proposal: Single storey side and front extension to existing residential annex
Location: Yr Ysgubor Lane From Station Road To Gorsto Farm Lower Brynamman SA18 1SN
Decision: Approved
Ward: Lower Brynamman

App No: **P2021/0617**
Proposal: Alterations to existing Library comprising new pitched roof with solar panels, external wall insulation and front porch canopy
Location: The Community Library Station Road Cymmer Port Talbot SA13 3HR
Decision: Approved
Ward: Cymmer

App No: **P2021/0620**
Proposal: Detached garage
Location: 4 Ffawyddden Cwmavon Port Talbot SA12 9BJ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0621**
Proposal: Variation of condition 1 of planning permission P2015/0631 granted on 27th May 2016 to extend the consent for a further 5 years (Ecological Report Rec 10-8-21)
Location: Land At Neath Abbey Industrial Park Neath Abbey Neath
Decision: Approved
Ward: Dyffryn

App No: **P2021/0623**
Proposal: Details pursuant to conditions 8 (hard and soft landscaping) and 9 (artificial nesting/roosting sites) of planning application P2020/0992 granted on 03/03/2021.
Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
Decision: Approved
Ward: Sandfields East

App No: **P2021/0624**
Proposal: Creation of 2 number additional self-contained flats (one ground-floor and one first-floor), plus changes to fenestration
Location: Clun Y Bont High Street Cwmgwrach Neath SA11 5RX
Decision: Approved
Ward: Blaengwrach

App No: **P2021/0625**
Proposal: Request for a Scoping Opinion in Accordance With Regulation 14(1) of the Environmental Impact Assessment (Wales) Regulations 2017 for the Development of a Metal Processing Facility Comprising Operational Building (18,250 sq.m), Plus Administration and Amenity Buildings (1,848 sq.m), 300 Parking Spaces and Associated Development.
Location: Land Off J38 Of The M4 Margam Port Talbot
Decision: Scoping Opinion
Ward: Margam

App No: **P2021/0626**
Proposal: Proposed vehicular driveway to the front of the property.
Location: 3 Pen Y Cae Road Port Talbot SA13 2EP
Decision: Refused
Ward: Port Talbot

App No: **P2021/0627**
Proposal: Installation of bi-fold/pedestrian gates to rear boundary of garden.
Location: 4 Ynys Fawr Avenue Resolven Neath SA11 4LT
Decision: Approved
Ward: Resolven

App No: **P2021/0631**
Proposal: Details pursuant to the discharge of Condition 8 (Access lane surfacing) of Planning Permission P2020/0035 (Approved on the 8/10/2020)
Location: 26 Alfred Street Neath SA11 1EH
Decision: Approved
Ward: Neath North

App No: **P2021/0632**
 Proposal: First floor rear extension, balcony and screening.
 Location: 66 New Road Skewen Neath SA10 6HA
 Decision: Approved
 Ward: Coedffranc Central

App No: **P2021/0633**
 Proposal: Single storey rear extension. Works include the full demolition of an existing single storey rear extension and a detached garage.
 Location: 17 Ty'n Yr Heol Road Bryncoch Neath SA10 7EA
 Decision: Approved
 Ward: Bryncoch North

App No: **P2021/0634**
 Proposal: Works to 1x Poplar Tree (identified as T1) covered by Tree Preservation Order T283/T3:
 -to undertake a complete crown reduction by 2.5m.
 Location: 4 Derwen Deg Bryncoch Neath SA10 7FP
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0635**
 Proposal: Prior notification application for the construction of a 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works
 Location: Water Street Margam Neath Port Talbot SA13 2PB
 Decision: Prior Notification Required
 Ward: Margam

App No: **P2021/0636**
 Proposal: Proposed 18.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works
 Location: High Street Blaengwrach Neath SA11 5SY
 Decision: Prior Notification Required
 Ward: Blaengwrach

App No: **P2021/0638**
 Proposal: Single storey rear/side extension and removal of a section of boundary wall.
 Location: 21 Heathland Way Llandarcy Neath SA10 6FT
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0639**
Proposal: Construction of dormer roof extensions to the front elevation and insertion of rooflights to front and rear elevations
Location: 8 Ffordd Dinas Cwmavon Port Talbot SA12 9BS
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0641**
Proposal: Works to 1x Purple Beech (identified as T1) covered by Tree Preservation Order T211/A4:

- Reduce crown by 2 to 3 metres.
- Remove all deadwood.
- Remove old pruning stumps.

Location: Gelligron House Gelligron Road Rhydyfro Pontardawe Swansea
Decision: Approved
Ward: Pontardawe

App No: **P2021/0642**
Proposal: Works to 17x H. Chestnut Trees (identified as 084-100) & 1x Sycamore (identified as 0153) covered by Tree Preservation Order T89/A1:

- 084 (H. Chestnut) - Reduce height by 5 metres and reduce two lower branches by 1.5 metres.
- 085 (H. Chestnut) - Reduce height by 3 metres.
- 086 (H. Chestnut) - Remove Tree and Stump.
- 087 (H. Chestnut) - Reduce crown by 2.5 to 3 metres.
- 088 (H. Chestnut) - Reduce upper crown by 1.5 to 2 metres.
- 089 (H. Chestnut) - Remove Tree and Stump.
- 090 (H. Chestnut) - Reduce crown by 3 to 3.5 metres.
- 091 (H. Chestnut) - Remove Tree and Stump.
- 092 (H. Chestnut) - Reduce crown by 2.5 metres.
- 093 (H. Chestnut) - Reduce single main stem by 4.5 metres.
- 094 (H. Chestnut) - Reduce crown by 3 metres.
- 095 (H. Chestnut) - Reduce crown by 2.5 metres.
- 096 (H. Chestnut) - Reduce large branch on south side of crown by 3 metres and reduce remaining crown by 2.5 metres.
- 097 (H. Chestnut) - Reduce crown by 3 metres.
- 098 (H. Chestnut) - Remove Tree and Stump.
- 099 (H. Chestnut) - Reduce height by 4.5 metres.
- 0100 (H. Chestnut) - Reduce crown by 2.5 to 3 metres.
- 0153 (Sycamore) - Remove Tree.

Note: A scheme of replacement planting would be provided for the trees proposed to be removed. All remaining trees would have a crown lift over the highway of 5.5 metres above ground level.

Location: 13-21 The Avenue Neath SA11 2FD
Decision: Approved
Ward: Neath East

App No: **P2021/0643**
 Proposal: Variation of Condition 5 of original application P2021/0248 (Granted 11/05/2021) to extend the hours of operation
 Location: 44 The Parade Neath SA11 1RN
 Decision: Refused
 Ward: Neath North

App No: **P2021/0646**
 Proposal: Part retention and completion of two storey detached dwelling with associated parking and engineering works
 Location: Site Of Former Stables & Workshops Alltygrug Road Ystalyfera
 Decision: Approved
 Ward: Ystalyfera

App No: **P2021/0647**
 Proposal: Single storey rear extension
 Location: 103 Ffynnon Dawel Aberdulais Neath SA10 8EN
 Decision: Approved
 Ward: Aberdulais

App No: **P2021/0648**
 Proposal: Two storey side/rear extension and single storey rear extension
 Location: 4 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7LS
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0649**
 Proposal: Erection of fence (retrospective)
 Location: 17 Ffordd Derwen Coed Hirwaun Port Talbot SA13 2TX
 Decision: Approved
 Ward: Margam

App No: **P2021/0650**
 Proposal: Retention of outbuilding
 Location: The Yew Mount Pleasant Tonna Neath SA11 3HX
 Decision: Approved
 Ward: Tonna

App No: **P2021/0651**
 Proposal: Ground and first floor rear extension
 Location: 23 Winifred Road Skewen Neath Neath Port Talbot SA10 6LA
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0652**
Proposal: Proposed Rebuild & conversion of existing garage to Home Gymnasium, with Terrace above. Internal alterations and ground floor rear extension to Kitchen
Location: 53 Pontneathvaughan Road Glynneath SA11 5NS
Decision: Approved
Ward: Glynneath

App No: **P2021/0653**
Proposal: Ground floor extension to kitchen. Works include the demolition of an existing wooden structure to the rear.
Location: Y Gorlan 28 School Road Crynant Neath SA10 8NR
Decision: Issue Certificate
Ward: Crynant

App No: **P2021/0654**
Proposal: Ground floor rear infill extension and replacement flat roof
Location: 12 Church Road Seven Sisters Neath SA10 9DU
Decision: Approved
Ward: Seven Sisters

App No: **P2021/0655**
Proposal: Erection of 2.4m high galvanised steel palisade security fence to front and north east side. (Design to include a pair of vehicular access gates and vehicular crossover)
Location: Seaway Parade Baglan Port Talbot SA12 7BR
Decision: Approved
Ward: Baglan

App No: **P2021/0659**
Proposal: Details pursuant to the discharge of conditions 14 (revised local equipped area of play) of planning permission P2019/0269 approved on the 14th June 2019 (revised details provided 30/09/2021)
Location: Land North Of Neath Road Rhos Pontardawe
Decision: Approved
Ward: Rhos

App No: **P2021/0660**
Proposal: Proposed two storey rear extension
Location: 2 The Greenway Llandarcy Neath SA10 6JB
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0661**
Proposal: Single storey side/rear extension
Location: 49 Brooklyn Gardens Aberavon Port Talbot SA12 7PJ
Decision: Approved
Ward: Aberavon

App No: **P2021/0662**
Proposal: Rear dormer and rooflight in front roof plane - Lawful Development Certificate Proposed
Location: 16 Vernon Street Briton Ferry Neath SA11 2PE
Decision: Issue Certificate
Ward: Briton Ferry East

App No: **P2021/0664**
Proposal: Details pursuant to the discharge of conditions 12 (External Materials) 20 (lighting) and 26 (means of enclosure) of planning consent P2011/0486
Location: The Welfare Hall Maes Y Parc Glynneath Neath SA11 5EE
Decision: Approved
Ward: Glynneath

App No: **P2021/0667**
Proposal: Retention of raised patio area and associated works.
Location: 13 Clos Ysbyty Cimla Neath SA11 3PH
Decision: Approved
Ward: Neath South

App No: **P2021/0668**
Proposal: Listed Building Consent: Change of use from shop (use class A1) to Financial and professional services - estate agent (use class A2)
Location: 3 Old Town Hall New Street Neath Neath Port Talbot SA11 1RT
Decision: Approved
Ward: Neath North

App No: **P2021/0669**
Proposal: Proposed 2.3m high retaining wall
Location: Crugwyllt Fawr Crugwyllt Fawr Access Road Margam Port Talbot Neath Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0670**
Proposal: Details to be agreed in association with Condition 3 (Sewer Protection Scheme) and 6 (Demolition and Construction Method Statement) of Planning Permission P2019/0220 granted on 26/11/19
Location: Land And Garages To The Rear Of Victoria Street Briton Ferry
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0672**
Proposal: Details to be agreed in association with conditions 9 (materials and demarcation) and 12 (landscaping scheme) of P2018/0765 granted on 6/11/18.
Location: Water Street Neath SA11 3EP
Decision: Approved
Ward: Neath North

App No: **P2021/0673**
Proposal: Single storey rear extension - Certificate of Lawfulness Proposed
Location: 9 Brynhyfryd Road Margam Port Talbot Neath Port Talbot SA13 2DF
Decision: Issue Certificate
Ward: Margam

App No: **P2021/0674**
Proposal: Single storey rear extension
Location: 32 Darran Park Neath Abbey SA10 6PY
Decision: Approved
Ward: Dyffryn

App No: **P2021/0675**
Proposal: Retention of garden room/shed
Location: 5 Main Road Crynant SA10 8RD
Decision: Approved
Ward: Crynant

App No: **P2021/0676**
Proposal: Details to be agreed in association with Condition 13 (Landscape Management Plan) of P2018/0765 granted on 6/11/18
Location: Water Street Neath SA11 3EP
Decision: Approved
Ward: Neath North

App No: **P2021/0677**

Proposal: Raise roof and eaves of main dwelling, insertion of two side dormers with glazed rooflights, new window to front gable elevation serving converted loft.

Location: 16 Pine Valley Cwmavon SA12 9NE

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2021/0678**

Proposal: Section 73 application for the variation of Condition 2 (Approved Plans), 16 (Delivery management Plan), 17 (electric vehicle charging points), 18 , 20 (heritage interpretation) (Car park layout), 23 (Means of Enclosure), 25 (Low noise Gas Coolers), 30 (Carbon reduction Scheme) and 32 (Landscaping Biodiversity Enhancements) of planning permission P2019/5304 (which related to a class A1 food store and associated access, parking and landscaping) approved on 03/02/2021 to allow the following: Incorporation of an external lobby to the store building, relocation of staff amenity area; Incorporation of Suds features (including drainage basins and permeable paving Biodiversity enhancement measures and landscaping) ; reduction of the canopy return depth, relocation of the fire escape door, relocation of the external plant and change to type of plant; relocation of staff amenity area, external plant enclosures reconfigured; reduction of parking spaces; improved access to existing substation/meter housing; addition of click and collect spaces, relocation of cycle hoops, amendment to heritage interpretation; amendments to delivery times; amendments to energy recovery system.(Condition 20 heritage interpretation added to amend wording of condition from roman road to roman fort in interest of clarity)

Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR

Decision: Approved

Ward: Bryncoch South

App No: **P2021/0679**

Proposal: Non-material Amendment application to application P2020/0319 in respect of the change of roof materials from felt to plastic sheets with clear panels and reduction in maximum height from 4.6m to 4.518m

Location: Gower Yard Lane Rear Of 79 To 97 Hunter Street Briton Ferry Neath SA11 2RT

Decision: Approved

Ward: Briton Ferry East

App No: **P2021/0681**
 Proposal: Two storey side extension and single storey rear extension including 3 No dormers to rear
 Location: Pen Y Bontbren Farm Lane From Plas Road To Pen Y Bontbren Farm Rhos Pontardawe SA8 3JT
 Decision: Approved
 Ward: Rhos

App No: **P2021/0682**
 Proposal: Details pursuant to conditions 2 (air quality monitoring) of planning application P2020/0668 granted on 12/08/2020
 Location: Margam Green Energy Plant Longlands Lane Margam Port Talbot SA13 2NU
 Decision: Approved
 Ward: Margam

App No: **P2021/0683**
 Proposal: Details to be agreed in association with conditions 4 (levels), 5 (boundary treatment) & 6 (materials) of P2017/0948 granted on 23rd June 2021.
 Location: Land Adjacent To 18 Lewis Road Crynant Neath SA10 8SD
 Decision: Approved
 Ward: Crynant

App No: **P2021/0685**
 Proposal: Part single storey part two storey rear/side extension.
 Location: Llwynllanc Isaf Neath Road Crynant Neath Neath Port Talbot
 Decision: Approved
 Ward: Crynant

App No: **P2021/0686**
 Proposal: Proposed two-storey side extension & part single storey part two-storey rear extension, and the widening of the existing vehicle access/parking area. Works include the demolition of an existing detached garage (Amended Plans Received 23/07/2021)
 Location: 13 Hawthorn Avenue Cimla SA11 3NW
 Decision: Approved
 Ward: Neath South

App No: **P2021/0687**
 Proposal: Certificate of Lawful Development (proposed) : Conversion of outbuilding to dog grooming salon. (no external alterations) for 3 days per week between the hours of 8:45am until 6pm for a maximum of 5 dogs per day, Monday to Saturday.
 Location: 265 Swansea Road Trebanos Pontardawe SA8 4BY
 Decision: Approved
 Ward: Trebanos

App No: **P2021/0688**
Proposal: Non Material Amendment to approved Planning Application P2021/0080 to omit glass roof to conservatory, omit perimeter cornice and add "ultra 380" artificial slate roof in lieu.
Location: 153 Delffordd Rhos Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Rhos

App No: **P2021/0689**
Proposal: Details to be agreed in association with conditions 3 (foul water drainage scheme), 4 (footway construction scheme), 5 (construction method statement), 6 (retaining wall calculations) and 7 (finished floor levels) of planning permission P2019/0143 granted on 10/05/19
Location: Plot 5 Land Adjoining 99 Neath Road Resolven Neath SA11 4AN
Decision: Approved
Ward: Resolven

App No: **P2021/0690**
Proposal: Prior Notification Application for the demolition of the toilet block
Location: Toilet Block Adjacent To Bryn Community Centre Brynhyfryd Maesteg Road SA13 2RY
Decision: Prior Notification Not Required
Ward: Bryn And Cwmavon

App No: **P2021/0691**
Proposal: Proposed single storey LH side and rear extension, creation of raised decking area to the rear with privacy screening, and the widening of the existing vehicle access/parking area. Works include the demolition of an existing side extension and detached garage.
Location: 41 Chestnut Road Cimla Neath Neath Port Talbot SA11 3PA
Decision: Approved
Ward: Neath South

App No: **P2021/0694**
Proposal: Detached garage
Location: 1 Clos Dewi Sant Bryn Port Talbot Neath Port Talbot SA13 2RZ
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0695**
Proposal: Ground floor rear extension
Location: 2 Is Y Bryniau Cwmllynfell SA9 2GS
Decision: Approved
Ward: Cwmllynfell

App No: **P2021/0696**
 Proposal: Retrospective application for the retention of domestic outbuilding and means of enclosure.
 Location: 28 Westlands Aberavon Port Talbot Neath Port Talbot SA12 7BW
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0700**
 Proposal: Proposed two-storey side extension, single storey rear extension and single storey side extension, plus the widening of the existing vehicle access/parking area. Works include the demolition of an existing garage & store
 Location: 3 Stanley Place Cadoxton Neath Neath Port Talbot SA10 8BE
 Decision: Approved
 Ward: Cadoxton

App No: **P2021/0702**
 Proposal: Variation of Condition 2 (Approved Plans) of Planning Application Ref. P2017/1107 determined on 15/08/2018 to vary the plans to provide a single balcony on the rear elevation on either dwelling
 Location: Land Fronting Dyffryn Road Alltwen Pontardawe SA8 3BX
 Decision: Approved
 Ward: Alltwen

App No: **P2021/0703**
 Proposal: Single storey rear extension.
 Location: 2 Heol Y Waun Seven Sisters SA10 9BL
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0704**
 Proposal: Proposed new detached residential dwelling house
 Location: Plot 29 29 Forest Lodge Lane Cwmavon Port Talbot SA13 2RX
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0705**
 Proposal: Proposed two-storey and single storey rear extensions. Works include setting back an existing retaining wall and the demolition of the existing ground floor rear extension. (Amended description of works & amended plans received 24/08/2021).
 Location: 133 Swansea Road Trebanos Pontardawe SA8 4BS
 Decision: Approved
 Ward: Trebanos

App No: **P2021/0706**
Proposal: Single storey side/rear extension and decking/patio area to rear garden - Lawful Development Certificate Proposed Use
Location: 4 Cedar Gardens Baglan SA12 8TE
Decision: Issue Certificate
Ward: Baglan

App No: **P2021/0707**
Proposal: Proposed lawful development of single storey rear extension
Location: 51 Chamberlain Road Neath Neath Port Talbot SA11 2BE
Decision: Issue Certificate
Ward: Neath East

App No: **P2021/0708**
Proposal: Variation of condition 8 (delivery times) of planning permission P2012/0658 granted on 03/05/13 to remove the school time restriction due to the closure/re-location of Ynysmaerdy Primary School
Location: Tesco Express Neath Road Briton Ferry SA11 2AX
Decision: Approved
Ward: Briton Ferry East

App No: **P2021/0709**
Proposal: Part demolition of rear conservatory with replacement/additional rear extensions and front lounge/porch extension.
Location: 5 Afandale Sandfields SA12 7BN
Decision: Approved
Ward: Sandfields West

App No: **P2021/0710**
Proposal: Single storey rear extension
Location: 92 Ffynnon Dawel Aberdulais Neath Neath Port Talbot SA10 8EN
Decision: Approved
Ward: Aberdulais

App No: **P2021/0713**
Proposal: First floor side extension, loft conversion, four roof lights within front and rear roof planes of main dwelling and additional parking space within front curtilage
Location: 189 Western Avenue Sandfields SA12 7NE
Decision: Approved
Ward: Sandfields West

App No: **P2021/0714**
 Proposal: Single storey and two storey side extensions to existing semi-detached dwelling
 Location: 4 Fothergill Road Cwmgwrach SA11 5PN
 Decision: Approved
 Ward: Blaengwrach

App No: **P2021/0716**
 Proposal: Lawful Development Certificate for an existing single storey rear conservatory extension
 Location: 31 Heol Penderyn Longford Neath Neath Port Talbot SA10 7LH
 Decision: Issue Certificate
 Ward: Dyffryn

App No: **P2021/0717**
 Proposal: Non Material Amendment to approved Planning Application P2020/0726 to change the roof covering from plastic-coated metal sheets to grey concrete 'slate type' roof tiles & place one additional window with obscure glazing to south east elevation.
 Location: 31 Dulais Road Seven Sisters Neath Neath Port Talbot SA10 9EL
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0718**
 Proposal: Erection of 1.45m high Palisade Fence to the south side of the former Zion Chapel site.
 Location: Former Zion Chapel Cwmavon Road Cwmavon Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/0719**
 Proposal: Garage conversion and front extension to provide accommodation for the care of a relative
 Location: 42 Mariners Point Sandfields SA12 6DL
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0721**
 Proposal: Single storey rear extension
 Location: 12 Forest View Cimla SA11 3RS
 Decision: Issue Certificate
 Ward: Neath South

App No: **P2021/0722**

Proposal: Prior approval for the demolition of two separate one storey buildings, known as the canteen and drama/music block.

Location: Land At Ysgol Gymraeg Ystalyfera SA9 2JJ

Decision: Prior Notification Not Required

Ward: Ystalyfera

App No: **P2021/0724**

Proposal: Two storey side extension with veranda and accommodation within the roof space.

Location: Bendithia 1 Vivian Park Drive Sandfields SA12 6RT

Decision: Approved

Ward: Sandfields East

App No: **P2021/0726**

Proposal: Proposed single storey rear extension and access steps

Location: 58 Park Street Tonna SA11 3JL

Decision: Approved

Ward: Tonna

App No: **P2021/0727**

Proposal: Details pursuant to condition 8 (finished floor levels) of planning application P2020/0174 granted on April 23 rd 2020

Location: Land At Cramic Way Port Talbot

Decision: Approved

Ward: Margam

App No: **P2021/0728**

Proposal: Single storey side extension.

Location: 35 Rhyd Hir Longford SA10 7HP

Decision: Approved

Ward: Dyffryn

App No: **P2021/0729**

Proposal: Details to be agreed in association with condition 10 (landscape management plan) of P2020/0538 granted on 29/7/2020

Location: Land Adjacent To Technium Centre Central Avenue Baglan Bay Energy Park SA12 7AX

Decision: Approved

Ward: Baglan

App No: **P2021/0733**

Proposal: Retention and completion of single-storey garden studio with raised decking and associated works

Location: Daisey Barn Eglwys Nunnydd Margam SA13 2PS

Decision: Refused

Ward: Margam

App No: **P2021/0736**
Proposal: Drop kerbs for a width of 6.0 metres to facilitate vehicular access to existing garage and hardstanding.
Location: 7 Morgans Terrace Main Road Pontrhydyfen SA12 9TP
Decision: Approved
Ward: Pelenna

App No: **P2021/0737**
Proposal: Non Material Amendment to Planning Permission ref. P2020/0851 approved 10.3.21: Alteration of proposed materials to part of front elevation from render to random pattern natural stone and changes to fenestration to first floor front elevation.
Location: 14 New Road Ynysmeudwy Pontardawe SA8 4PJ
Decision: Approved
Ward: Pontardawe

App No: **P2021/0738**
Proposal: Retention of single story extension and new pitched roof to outbuilding.
Location: 172 Main Road Bryncoch SA10 7TT
Decision: Approved
Ward: Bryncoch North

App No: **P2021/0740**
Proposal: Two storey side extension
Location: 12 St Marys Close Blaengwrach SA11 5SN
Decision: Approved
Ward: Blaengwrach

App No: **P2021/0741**
Proposal: Listed Building Consent for repairs to upper spillway step comprising grouting and resetting of stones, rebuild stonework and re point using a traditional lime mortar (based on NHL-5) using the original salvaged stones augmented with matching where necessary on lower spillway step, reinforced concrete beam within the structure and clad with salvaged masonry and grouting of voids and new concrete toe beam 400mm wide x 300mm deep buried below existing outfall invert as required.
Location: Trebannws Multi-Overflow & Outlet Sluice From The Swansea Canal Trebanos Swansea SA8 4BN
Decision: Approved
Ward: Trebanos

App No: **P2021/0744**
Proposal: Details pursuant to the discharge of conditions 13 (street lighting scheme), 14 (road safety audits), 15 (staff travel plan), 19 (traffic regulation orders), 22 (scheme for fencing around co2 plant), 24 (details of acoustic barrier), 26 (external lighting scheme), 27 (samples of materials), and 28 (verification report) of planning permission P2019/5304 granted on 03/02/2021
Location: Land Adjacent To CSN Precision Engineering Neath Abbey Road Neath SA10 7BR
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0745**
Proposal: Single storey rear extension - Lawful Development Certificate Proposed.
Location: 99 Westlands Aberavon SA12 7DE
Decision: Issue Certificate
Ward: Aberavon

App No: **P2021/0746**
Proposal: Details to be agreed in association with Condition 19 (Temporary bus-stop arrangements) of Planning Permission P2019/5028 granted on 30/07/19
Location: Cefn Saeson Comprehensive School Afan Valley Road Cimla Neath Neath Port Talbot
Decision: Approved
Ward: Cimla

App No: **P2021/0747**
Proposal: Works to 1x Beech (identified as T1) & 2x Ash (identified as T2 & T3) covered by Tree Preservation Order T21/W4:
-T1 - Beech - Prune to remove significant weight of branches growing in westerly direction and achieve at least 4m clearance from buildings.
- T2 & T3 - Ash - Fell to remove potential risk caused by progressing Ash Dieback.
Location: Trees Adjacent To: 11 The Avenue Neath Neath Port Talbot SA11 2FD
Decision: Approved
Ward: Neath East

App No: **P2021/0749**
Proposal: Single storey rear extension and dormer window extension to side elevation roof plane.
Location: 6 Primrose Lane Rhos Pontardawe SA8 3ES
Decision: Approved
Ward: Rhos

App No: **P2021/0750**
 Proposal: Proposed installation of a Medpoint prescription collection machine to the front of unit
 Location: 153 Windsor Road Neath SA11 1NU
 Decision: Approved
 Ward: Neath East

App No: **P2021/0751**
 Proposal: Advertisement Consent for proposed vinyl wrap to the front of the Medpoint machine with company logo in-keeping with the pharmacies current signage with instructions on how to use the Medpoint
 Location: 153 Windsor Road Neath SA11 1NU
 Decision: Approved
 Ward: Neath East

App No: **P2021/0754**
 Proposal: Proposed alterations and two storey side and rear extensions to existing dwelling and the construction of an outbuilding in rear garden
 Location: 8 Morgan Street Trebanos Pontardawe Swansea Neath Port Talbot
 Decision: Approved
 Ward: Trebanos

App No: **P2021/0755**
 Proposal: Retention and completion of raised decking and two detached sheds together with new means of enclosure, steps and canopy
 Location: 71 Crymlyn Parc Skewen Neath Neath Port Talbot SA10 6DG
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0756**
 Proposal: Reconstruction of end of terrace dwelling
 Location: 77 Church Road Seven Sisters Neath Neath Port Talbot SA10 9DT
 Decision: Approved
 Ward: Seven Sisters

App No: **P2021/0758**
 Proposal: Details pursuant to conditions 3 (pedestrian walkway) and 4 (drainage scheme) of planning application P2019/5552 approved on January 7th 2020
 Location: Plot Of Land At Curwen Close Pontrhydyfen Port Talbot Neath Port Talbot
 Decision: Approved
 Ward: Pelenna

App No: **P2021/0759**
 Proposal: Construction of a single storey rear extension
 Location: 106 Cae Morfa Skewen SA10 6EH
 Decision: Issue Certificate
 Ward: Coedffranc West

App No: **P2021/0760**
 Proposal: Rear shower room extension
 Location: 33 Main Road Crynant SA10 8NT
 Decision: Approved
 Ward: Crynant

App No: **P2021/0762**
 Proposal: Construction of wooden shed domestic outbuilding.
 Location: 2 Brynberllan Cottages Access To Brynberllan Cottages
 Cwmgwrach Neath Neath Port Talbot
 Decision: Approved
 Ward: Blaengwrach

App No: **P2021/0763**
 Proposal: First floor side/rear extension, new hipped roof to existing single
 storey side extension and single storey rear extension
 Location: 1 Cedar Street Cwmgwrach Neath Neath Port Talbot SA11
 5PF
 Decision: Approved
 Ward: Blaengwrach

App No: **P2021/0764**
 Proposal: Non material amendment to planning permission ref.
 P2021/0068 approved on 25/02/2021 - insert side facing
 window in single storey side/rear extension.
 Location: 48 Lake Road Sandfields Port Talbot Neath Port Talbot SA12
 6AF
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0765**
 Proposal: Rear extension to existing bungalow
 Location: 85 Brookfield Neath Abbey SA10 7EL
 Decision: Issue Certificate
 Ward: Bryncoch South

App No: **P2021/0766**

Proposal: Proposed 1.8m high brick wall and pillars to part of the side boundary to replace the existing fence.

Location: 65 Pentre Afan Aberavon SA12 7RN

Decision: Approved

Ward: Aberavon

App No: **P2021/0767**

Proposal: Single storey front extension

Location: 53 Western Avenue Sandfields Port Talbot Neath Port Talbot SA12 7NB

Decision: Approved

Ward: Sandfields West

App No: **P2021/0768**

Proposal: Request for a Scoping Opinion in accordance with Regulation 14(1) of the Environmental Impact Assessment (Wales) Regulations 2017 for the development of up to 2,000 no. residential dwellings, the associated access, ecological mitigation, local employment, local retail, leisure and community facilities, land for education facilities and supporting amenity space, landscaping, green infrastructure, remediation and sustainable drainage systems.

Location: Coed Darcy Llandarcy Neath

Decision: Scoping Opinion

Ward: Coedffranc West

App No: **P2021/0769**

Proposal: Details to be agreed in association with Condition 15 (External materials) of P2020/0923 granted on 4/12/21

Location: Land Off Tabernacle Terrace Cwmavon Port Talbot

Decision: Approved

Ward: Bryn And Cwmavon

App No: **P2021/0770**

Proposal: Detached industrial building (class B8) with associated parking, drainage and landscaping.

Location: Land At Seaway Parade Industrial Estate Baglan SA12 7BR

Decision: Approved

Ward: Baglan

App No: **P2021/0771**
Proposal: Proposed single storey rear extension, rear dormer and alteration to main roof from a hipped roof to a pitched roof with the installation of velux windows to the front of the property. Works include the extension of the existing raised platform area to the rear and the partial rebuilding and enlargement of an existing single storey rear extension.
Location: 5 Holly Road Cimla Neath Neath Port Talbot SA11 3PE
Decision: Approved
Ward: Neath South

App No: **P2021/0772**
Proposal: Loft conversion with Velux roof windows
Location: 16 Millbank Waunceirch SA10 7FJ
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0775**
Proposal: Erection of a new security gate and fencing.
Location: Port Talbot Steelworks Grange Road Margam SA13 2NG
Decision: Approved
Ward: Margam

App No: **P2021/0776**
Proposal: Change of use of existing two vacant units into a spa facility including hot-tub and treatment rooms, plus boutique and hairdressers (sui generis) in association with adjacent hotel, plus installation of 6 x air conditioning units to rear elevation
Location: Units 1 And 2 Ty'r Orsaf 26 Station Road Port Talbot Neath Port Talbot SA13 1JB
Decision: Approved
Ward: Port Talbot

App No: **P2021/0777**
Proposal: Front roof balcony and rear dormer.
Location: 60 Tir Morfa Road Sandfields Port Talbot Neath Port Talbot SA12 7PG
Decision: Approved
Ward: Sandfields West

App No: **P2021/0778**
Proposal: Single storey wrap around extension with front and rear dormers to existing roof of main dwelling.
Location: 24 Vivian Park Drive Sandfields SA12 6RT
Decision: Approved
Ward: Sandfields East

App No: **P2021/0779**
Proposal: Variation of condition 1 (to allow for a further 2 years) of planning permission P2019/5234 for temporary classrooms.
Location: Sport Field Adj To Cwmtawe Community School Pontardawe Swansea SA8 4EG
Decision: Approved
Ward: Pontardawe

App No: **P2021/0788**
Proposal: Proposed new access to cafe unit to be on the corner of the building and retain existing access to separate adjacent retail unit
Location: 50 Wind Street Neath SA11 3EN
Decision: Approved
Ward: Neath North

App No: **P2021/0789**
Proposal: Prior Notification Application for installation of 5G telecoms, 20m high 'slim line' phase 8 H3G street pole, wrap around cabinet and 3 number cabinets
Location: Ffordd Baglan Streetworks Ffordd Baglan Port Talbot SA12 6UX
Decision: Prior Notification Not Required
Ward: Aberavon

App No: **P2021/0790**
Proposal: Change of use from single dwelling to 2 no. self-contained flats, together with 2 no. new roof windows to rear roof plane, provision of three parking spaces to rear yard, detached bin store to rear garden and 4 no. cycle racks to front elevation, removal of cover to expose existing basement window to front elevation and replacement of a first floor rear window with a door to accommodate new external rear staircase and landing in order to facilitate rear access / egress to first floor flat (amended drawings and description 16.09.21
Location: 27 Ropewalk Neath SA11 1EW
Decision: Approved
Ward: Neath North

App No: **P2021/0793**
Proposal: Replacement front porch and single storey rear extension to replace existing conservatory.
Location: 35 Fenbrook Close Aberavon Port Talbot SA12 7PA
Decision: Approved
Ward: Aberavon

App No: **P2021/0796**
Proposal: Detached garage
Location: 8 Maximin Road Margam SA13 2EA
Decision: Approved
Ward: Margam

App No: **P2021/0803**
Proposal: Listed Building Consent for the installation of a replacement sliding glass screen to the interior of The Orangery
Location: The Orangery Margam Country Park Water Street Margam Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/0807**
Proposal: 2 x first floor extensions to existing single storey side extensions, plus the demolition of an existing side garage extension to be replaced with a single storey side extension, and the addition of a front porch, the works for which would include the demolition of an existing front canopy (additional development to previous planning permission P2021/0235)
Location: 72 Woodlands Park Drive Cadoxton Neath SA10 8AW
Decision: Approved
Ward: Cadoxton

App No: **P2021/0808**
Proposal: Single storey rear extension
Location: 3 Village Gardens Aberavon SA12 7LW
Decision: Approved
Ward: Aberavon

App No: **P2021/0809**
Proposal: Single storey rear extension
Location: 20 Heol Y Graig Tonna SA11 3LZ
Decision: Approved
Ward: Tonna

App No: **P2021/0810**
Proposal: Proposed single storey rear extension
Location: 67 Gwyn Street Alltwen Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Alltwen

App No: **P2021/0817**
 Proposal: Certificate of lawful development (proposed) for the use of the existing dwelling (use class C3) as a small children's home for the care of 3 children under use class C3
 Location: Graig Madoc Lane From Marlas Road To Llanmihangel Farm Pyle Bridgend Neath Port Talbot
 Decision: Issue Certificate
 Ward: Margam

App No: **P2021/0818**
 Proposal: Non material amendment to application P2020/0023 to vary condition 2 in respect of reduction in size of high level windows and minor internal floor plan amendments and removal of Condition 6 (external materials).
 Location: Rhosafan Welsh Primary School Marine Drive Sandfields SA12 7NN
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0820**
 Proposal: Single storey side and rear extensions and raise roof of existing garage
 Location: 7 St Catherines Road Baglan SA12 8AT
 Decision: Approved
 Ward: Baglan

App No: **P2021/0823**
 Proposal: Details pursuant to condition 4 (landscaping) of planning permission P2021/0530
 Location: Port Talbot Service Station The Princess Margaret Way Port Talbot SA12 7PE
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0825**
 Proposal: Widening of existing slipway.
 Location: Afan Boat Club Riverside Road Port Talbot SA13 1RE
 Decision: Approved
 Ward: Margam

App No: **P2021/0827**
 Proposal: Demolition of existing garage and construction of new garage and resurfaced driveway.
 Location: 40 Gelligron Road Pontardawe SA8 4LU
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/0828**
Proposal: Single storey rear extension and rear dormer with juliet balcony -
Lawful Development Certificate Proposed.
Location: 8A Greig Close Sandfields SA12 7SH
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2021/0829**
Proposal: Change of use from fish and chip shop (A3) to convenience
store (A1).
Location: Ritz Fish And Chip Bar Station Road Skewen Neath Neath
Port Talbot
Decision: Issue Certificate
Ward: Coedffranc North

App No: **P2021/0830**
Proposal: Proposed vehicular hardstanding within front curtilage of
dwelling with associated vehicular crossover - Lawful
Development Certificate Proposed.
Location: 128 Abbottsmoor Aberavon SA12 6DT
Decision: Issue Certificate
Ward: Aberavon

App No: **P2021/0834**
Proposal: Proposed canopy from rear elevation
Location: 5 Graig Y Fforest Godre'r Graig Swansea Neath Port Talbot
SA9 2DP
Decision: Issue Certificate
Ward: Godre'rgrraig

App No: **P2021/0835**
Proposal: Change of use of one room from residential (C3) to office (B1)
Location: 1-7 1 St Johns Terrace Neath Abbey SA10 7NE
Decision: Approved
Ward: Dyffryn

App No: **P2021/0839**
Proposal: Single storey rear/side extension.
Location: 3 Severn Crescent Sandfields SA12 6SY
Decision: Approved
Ward: Sandfields East

App No: **P2021/0840**
Proposal: All trees are located within the woodland to the rear of No:27 Ynys Y Nos.
Works to 6 trees covered by Tree Preservation Order T255/W1:
T1 - Alder. Reduction in height by approximately 4-5 metres.
T2 - Alder. Reduction in height by approximately 4-5 metres.
T3 - Alder. Reduction in height by approximately 4-5 metres.
T4 - Alder. Reduction in height by approximately 4-5 metres.
(T5 Alder no work required)
T6 - Alder. Fell (dead tree)
T7 - Alder. Reduction in height by approximately 4-5 metres.
Location: Woodland To The Rear Of 27 Ynys Y Nos Pontwalby
Glynneath SA11 5LS
Decision: Approved
Ward: Glynneath

App No: **P2021/0841**
Proposal: Details to be agreed in association with Conditions 17(Means of Enclosure) and 19 (Traffic Management Plan) of P2018/0765 granted on 16/7/21
Location: Land At Water Street Neath SA11 3EP
Decision: Approved
Ward: Neath North

App No: **P2021/0845**
Proposal: Non material amendment to approved planning application P2018/0308 to:
1. Increase Overall Width of Extension by 200mm.
2. Increase of length of Utility Room by 800mm.
3. Alter the position of the patio doors so that they are flush with the outer wall, rather than set back under 600mm 'overhang'.
4. Inclusion of roof light window, 2000mm *1000mm.
approximately 150mm higher than roof surface. Not higher than parapet wall.
Location: 72 Cimla Road Cimla Neath SA11 3TR
Decision: Approved
Ward: Neath South

App No: **P2021/0846**
Proposal: Erect a conservatory to the rear
Location: 19 Alexander Road Rhyddings Neath Neath Port Talbot SA10 8DY
Decision: Approved
Ward: Bryncoch North

App No: **P2021/0847**
Proposal: Two storey side extension.
Location: Dinas Hall Lane From Cwmavon Road To Dinas Hall Cwmavon
Port Talbot Neath Port Talbot
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0848**
Proposal: Single storey rear extension and new steps
Location: Mount Vernon 12A St Marys Close Briton Ferry Neath Neath
Port Talbot
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0850**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed
Location: 4 Phoenix Avenue Taibach Port Talbot Neath Port Talbot
SA13 2LS
Decision: Issue Certificate
Ward: Taibach

App No: **P2021/0851**
Proposal: Proposed demolition of single storey rear extensions and
construction of new two-storey and single storey rear extensions.
Location: 6 Mill Row Pontardawe Swansea Neath Port Talbot SA8 3AD
Decision: Approved
Ward: Alltwen

App No: **P2021/0852**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed.
Location: 3 Tonna Uchaf Tonna SA11 3JZ
Decision: Issue Certificate
Ward: Tonna

App No: **P2021/0853**
Proposal: Two storey rear extension to include single storey side and rear
extension
Location: 10 Pale Road Skewen SA10 6BW
Decision: Approved
Ward: Coedffranc Central

App No: **P2021/0857**
Proposal: Two storey front/side extension, juliet balcony and new roof to part of remaining single storey attached former garage to be used as a shed
Location: 96 Ynys Y Gored Velindre Port Talbot Neath Port Talbot SA13 2EB
Decision: Refused
Ward: Port Talbot

App No: **P2021/0858**
Proposal: Extension of existing rear dormer
Location: 60 Daphne Road Bryncoch SA10 8DU
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0859**
Proposal: Cut back 120m of roadside mixed species of hedgerow protected by Tree Preservation Order T353/W1 by up to 2.5m
Location: Area Fronting Ups Park Avenue Lonlas Neath Neath Port Talbot
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0860**
Proposal: Single storey rear extension.
Location: 35 Llewellyn Street Glynneath SA11 5AF
Decision: Approved
Ward: Glynneath

App No: **P2021/0863**
Proposal: Details pursuant to conditions 24 (Clothes drying areas) of planning application P2020/0992 granted on 03/03/2021.
Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
Decision: Approved
Ward: Sandfields East

App No: **P2021/0866**
Proposal: Retention of Summer House
Location: 17 Danybont Pontrhydyfen SA12 9RP
Decision: Approved
Ward: Pelenna

App No: **P2021/0869**
Proposal: Installation of 2no freestanding internally illuminated digital advertisement displays measuring 6.2m wide by 3.1m high positioned on an ancillary vertical meadow green wall measuring 6.2m wide by 2m high (total height of sign from ground is 5.8m)
Location: Hollywood Park The Princess Margaret Way Sandfields SA12 6QW
Decision: Refused
Ward: Sandfields East

App No: **P2021/0871**
Proposal: Non-Material Amendment application for the change of wording of condition 2 (Schedule of Approved Plans) in relation to removal of rooftop screens and removal of planning condition 8 (Verification Report) of planning consent P2020/0486
Location: Land At Water Street Neath
Decision: Approved
Ward: Neath North

App No: **P2021/0873**
Proposal: Prior Notification application for the installation of 25-metre-high telecommunications lattice tower and associated supporting equipment to replace existing nearby tower
Location: Port Talbot Dock Puckney House Port Talbot SA12 6BP
Decision: Prior Notification Not Required
Ward: Margam

App No: **P2021/0875**
Proposal: Details pursuant to the discharge of Condition 5 (Landscaping scheme) of P2019/5543 granted on 3/3/20 for residential development.
Location: Parc Hadau Land At Waun Sterw Rhyd Y Fro Pontardawe
Decision: Approved
Ward: Pontardawe

App No: **P2021/0878**
Proposal: Rear extension
Location: 34 The Greenway Llandarcy SA10 6JB
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0879**
Proposal: Application to vary condition 1 (approved plans) of planning permission P2019/5698 approved on the 13/03/2020. To allow material changes to house types to approved plots 19,20,50,51,58-71,81,82 including changes to slab/roof lines of plots 58-69
Location: Land Off Crown Way Llandarcy Neath
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0880**
Proposal: Lawful Development Certificate (proposed) - Single storey rear extension.
Location: 7 Ridgeway Lane Llandarcy Neath Neath Port Talbot SA10 6FY
Decision: Approved
Ward: Coedffranc West

App No: **P2021/0883**
Proposal: Erection of a single storey rear extension, the works for which include the demolition of an existing single storey rear extension and minor setting back of a section of wall to the south east corner of the proposed section.
Location: Beeches Beeches Access Lane Cilybebyll Pontardawe SA8 3JD
Decision: Issue Certificate
Ward: Rhos

App No: **P2021/0884**
Proposal: Variation of condition 2 of P2016/0645 to allow the continued siting of existing portable office building used in connection with existing vehicle sales use for a further temporary period of 4 years
Location: Low Cost Vans Siding Terrace Lonlas Neath Neath Port Talbot
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0886**
Proposal: Two storey and single storey rear extensions
Location: 6 Rugby Road Resolven SA11 4HH
Decision: Approved
Ward: Resolven

App No: **P2021/0887**
Proposal: Proposed two-storey rear extension, the works for which include the partial demolition of an existing outbuilding and alterations to the existing rear roof. The existing upvc porch to be removed and replaced with new blockwork outer wall with rendered finish.
Location: 16 Old Road Skewen Neath SA10 6AR
Decision: Approved
Ward: Coedffranc Central

App No: **P2021/0888**
Proposal: Single storey side and rear extension, the works for which would include the demolition of an existing single storey rear extension, setting back an existing retaining wall to extend the existing patio area, plus the installation of a 1.3m high flue projecting from the rear roof space of the single storey extension to facilitate a log burner
Location: 29 Cadoxton Terrace Main Road Cadoxton SA10 8BR
Decision: Approved
Ward: Cadoxton

App No: **P2021/0889**
Proposal: Works to 2 Ash trees (T1 and T2) covered by Tree Preservation Order T314/W2 - AMENDED DESCRIPTION - REDUCE/PRUNE CROWN BY 3 METRES FOR BOTH TREES TO REDUCE RISK AS BOTH TREES AFFECTED BY DIEBACK DISEASE.
Location: Woodland Adjacent To 5 Cwrt Yr Eos Coed Hirwaun Port Talbot Neath Port Talbot SA13 2UQ
Decision: Approved
Ward: Margam

App No: **P2021/0890**
Proposal: Single storey rear extension, new roof over existing single storey rear extension and new steps.
Location: The Ramblers Church Street Briton Ferry Neath Neath Port Talbot
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0892**
Proposal: Proposal Works to trees covered by Tree Preservation Order T201/W1 Woodland Order comprising of :-
T1 T4 T8 Goat Willow - Coppice, T5 and T6 Ash - Fell, T2 Goat Willow - removal of deadwood, T3 Goat Willow - Coppice and tidy damage limbs of neighbouring oak tree, T7 Goat Willow - Large branch failure - tidying works. (amended description).

Location: Gellinudd Hospital Lon Catwg Gellinudd Pontardawe
Swansea
Decision: Approved
Ward: Rhos

App No: **P2021/0893**
Proposal: Single storey rear extension
Location: 64 Commercial Road Rhydyfro Pontardawe Swansea Neath
Port Talbot
Decision: Approved
Ward: Pontardawe

App No: **P2021/0894**
Proposal: Retention of single storey side/rear extension
Location: 10 Sunny Road Sandfields SA12 6JD
Decision: Approved
Ward: Sandfields East

App No: **P2021/0896**
Proposal: Single storey rear extension
Location: 48 Bertha Place Margam SA13 2AP
Decision: Approved
Ward: Margam

App No: **P2021/0897**
Proposal: Proposed single storey rear extension, the works for which
include the demolition of an existing outbuilding
Location: 13 Llewellyn Avenue Neath SA10 7AL
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0898**
Proposal: Agricultural Prior Notification for an extension to existing farm
building for storage of agricultural machinery and equipment
Location: Newland Farm Water Street Margam Port Talbot Neath Port
Talbot
Decision: Prior Notification Not Required
Ward: Margam

App No: **P2021/0899**
Proposal: Demolition of existing lean-to/conservatory and construction of
two-storey side/rear and single-storey extensions
Location: 12 Glyncastle Resolven Neath Neath Port Talbot SA11 4NW
Decision: Approved
Ward: Resolven

App No: **P2021/0900**

Proposal: Single storey front porch.

Location: 16 Tir Morfa Road Sandfields SA12 7PF

Decision: Approved

Ward: Sandfields West

App No: **P2021/0901**

Proposal: Conversion of existing garage to living space & construction of new single storey side extension to be used for storage. The works for which would include the extension of the existing hardstanding onsite.

Location: 26 Rowan Tree Close Bryncoch SA10 7SJ

Decision: Approved

Ward: Bryncoch South

App No: **P2021/0903**

Proposal: Details to be partially agreed in association with condition 15 (verification) in relation to plot 13, 14, 17, 18 & 28-31 in relation to application P2018/0746 granted on 29/03/2019.

Location: Parc Newydd Briton Ferry SA11 2UP

Decision: Approved

Ward: Briton Ferry West

App No: **P2021/0905**

Proposal: Construction of a detached outbuilding for use as a studio/workshop

Location: 11-12 Gelli Houses A4107 From Cymmer To Blaengwynfi
Cymmer Port Talbot Neath Port Talbot

Decision: Approved

Ward: Cymmer

App No: **P2021/0906**

Proposal: One no. internally illuminated fascia sign and one no. internally illuminated projecting sign

Location: 1A Wind Street Neath SA11 3EG

Decision: Approved

Ward: Neath North

App No: **P2021/0907**

Proposal: Non-material amendment application to planning application P2020/1030 to reduce the size of the extension to allow side access within site curtilage

Location: 96 Albion Road Baglan Port Talbot SA12 8DB

Decision: Approved

Ward: Baglan

App No: **P2021/0908**
Proposal: Double storey extension to rear of existing dwelling
Location: 70 Parc Gilbertson Rhydyfro Pontardawe Swansea SA8 4PU
Decision: Approved
Ward: Pontardawe

App No: **P2021/0916**
Proposal: Request for scoping opinion - extension of time and amended restoration profile at Pwllfawatkin Landfill site
Location: Pwllfawatkin Refuse Tip Pontardawe Link Road To Baran Road Pontardawe Neath Port Talbot
Decision: Scoping Opinion
Ward: Pontardawe

App No: **P2021/0917**
Proposal: Single storey rear extension
Location: 2 New Inn Place Resolven Neath SA11 4LG
Decision: Approved
Ward: Resolven

App No: **P2021/0918**
Proposal: Detached garage - Amended plans received 01/10/2021 (reducing the red edged site area and removing the proposed outbuilding to the rear of the property).
Location: 3 The Nook Henfaes Road Tonna Neath SA11 3FH
Decision: Approved
Ward: Tonna

App No: **P2021/0919**
Proposal: Proposed 15.0m Phase 8 Monopole with wraparound Cabinet at base, plus 3 additional cabinets and associated ancillary works
Location: Osprey Drive Cimla Neath SA11 3SP
Decision: Refused
Ward: Cimla

App No: **P2021/0921**
Proposal: Proposed single storey side and rear extension, the works for which include the demolition of an existing garage. Alterations to the existing raised platform area to the rear, plus the extension of the existing onsite parking provision.
Location: 20 Main Road Bryncoch Neath SA10 7PD
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0923**
Proposal: Proposed replacement of ground floor shop front windows and doors.
Location: 6 James Street Pontardawe Swansea SA8 4LR
Decision: Approved
Ward: Pontardawe

App No: **P2021/0924**
Proposal: Part two storey/part first floor side extensions with front dormer and front porch.
Location: 20 Crofton Drive Baglan Port Talbot SA12 8UL
Decision: Approved
Ward: Baglan

App No: **P2021/0925**
Proposal: Proposed detached house, creation of access and associated works
Location: Tanybryn Main Road Cadoxton Neath SA10 8BL
Decision: Refused
Ward: Cadoxton

App No: **P2021/0926**
Proposal: Raise height of existing boundary fence from 2.00 metres to 2.30 metres.
Location: 1 The Rick Yard Bryncoch Neath SA10 7FF
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0930**
Proposal: Use of Land to side of Dwelling as Garden Land associated with 10 Fernfield - Lawful Development Certificate Existing Use
Location: Land Adjacent To 10 Fernfield Baglan Port Talbot Neath Port Talbot SA12 8AL
Decision: Issue Certificate
Ward: Baglan

App No: **P2021/0932**
Proposal: Details to be partially agreed in relation to condition 15 (Verification) of plots 1-12 and 15 and 16 of application P2018/0746 granted on 29/03/2019.
Location: Parc Newydd Parc Newydd Briton Ferry SA11 2UP
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/0933**
Proposal: Details to be agreed in association with condition 3 (cycle storage scheme) of planning application P2021/0236 granted on 06/05/21
Location: Unit 3 Baglan Bay Retail Park Afan Way Aberavon Port Talbot
Decision: Approved
Ward: Aberavon

App No: **P2021/0935**
Proposal: Detached bungalow (amended plans received 15.10.2021)
Location: Land Adjacent To 134 Brookfield Neath Abbey Neath SA10 7EH
Decision: Approved
Ward: Bryncoch South

App No: **P2021/0936**
Proposal: Two storey side and rear extension, conversion of detached garage in to living accommodation and single storey rear glazed link extension to facilitate access to new living accommodation (provided in the former detached garage) (Amended plans received 20.10.21)
Location: 2 Clwyd Road Gwaun Cae Gurwen Ammanford SA18 1HU
Decision: Approved
Ward: Gwaun Cae Gurwen

App No: **P2021/0938**
Proposal: Raising of ridge height and increase in height of external walls to accommodate a first floor extension to existing dwelling (resulting in a two storey dwelling) together with new first floor window openings including first floor front facing French doors and associated Juliet balcony
Location: 18 Ormes Road Skewen Neath SA10 6SY
Decision: Approved
Ward: Coedffranc North

App No: **P2021/0939**
Proposal: Retention of pergola and garden room
Location: 33 St Mary Street Aberavon Port Talbot SA12 6DU
Decision: Approved
Ward: Aberavon

App No: **P2021/0940**
Proposal: Single storey rear extension, raised decking and access steps.
Location: 58 Pine Valley Cwmavon Port Talbot SA12 9NF
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/0944**
 Proposal: Installation of 2 sprinkler tanks and construction of pump house & electrical services building with associated alterations to boundary treatments and landscaping for CISM Building
 Location: Swansea University Bay Campus Fabian Way Crymlyn Burrows SA1 8EN
 Decision: Approved
 Ward: Coedffranc West

App No: **P2021/0945**
 Proposal: Proposed single storey rear extension, the works for which will include the full demolition of an existing single storey rear extension, the setting back of an existing retaining garden wall to the rear, and the partial demolition and re-building of an existing outbuilding.
 Location: 25 Cilmaengwyn Road Cilmaengwyn Pontardawe Swansea SA8 4QL
 Decision: Approved
 Ward: Godre'rgraig

App No: **P2021/0946**
 Proposal: Single storey rear extension and increase in size of existing side facing kitchen window - Lawful Development Certificate Proposed.
 Location: 1 Llwyn Arian Coed Hirwaun Port Talbot SA13 2UP
 Decision: Issue Certificate
 Ward: Margam

App No: **P2021/0947**
 Proposal: Details to be agreed in association within Condition 3 (materials to be used in the construction of the external surfaces of the development) of Planning Permission P2020/0004 granted on 06/03/2020
 Location: Rhos Primary School Neath Road Rhos Pontardawe Swansea
 Decision: Approved
 Ward: Rhos

App No: **P2021/0948**
 Proposal: Works to 1x Oak Tree covered by Tree Preservation Order T9/G1:

 -Reduce the two lower over extended branches, which are growing to the east and south, in length by a maximum of 3 metres.
 -Reduce the remaining branches on the southern aspect of the crown by a maximum of 1.5m.
 -Remove all deadwood.
 Location: Ty-pystyll-y-banc 35A Penywern Road Bryncoch Neath SA10 7AR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0949**
 Proposal: Roof light to front roof plane, front balcony with opaque side privacy screen, front safety rail, extend and raise rear patio and ground levels, new steps to rear garden and detached outbuilding.
 Location: 9 Lon Y Nant Glynneath Neath SA11 5BD
 Decision: Approved
 Ward: Glynneath

App No: **P2021/0951**
 Proposal: Single storey detached nature classroom with associated access ramp
 Location: Creunant Primary School School Road Crynant SA10 8NS
 Decision: Approved
 Ward: Crynant

App No: **P2021/0952**
 Proposal: Details pursuant to the discharge of conditions 17 (heritage interpretation scheme) of planning permission P2021/0678 granted on 26/10/2021
 Location: Land Adjacent Csn Precision Engineering Neath Abbey Road Neath Neath Port Talbot SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0953**
 Proposal: Details pursuant to the discharge of conditions 8 (provision of vision splays secondary junction) of planning permission P2021/0678 granted on 26/10/2021
 Location: Land Adjacent To Csn Precision Engineering Neath Abbey Road Neath Neath Port Talbot SA10 7BR
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/0954**

Proposal: Single storey side/rear extension.

Location: 8 St Asaph Drive Sandfields SA12 7LL

Decision: Approved

Ward: Sandfields West

App No: **P2021/0960**

Proposal: Demolition of detached garage and construction of detached residential annexe

Location: Hyfrydle Camnant Road Banwen Neath SA10 9LT

Decision: Approved

Ward: Onllwyn

App No: **P2021/0962**

Proposal: Single storey rear extension, raised patio with safety balustrade, new steps and detached summerhouse.

Location: 12 Llwyn Arian Coed Hirwaun Port Talbot Neath Port Talbot SA13 2UP

Decision: Approved

Ward: Margam

App No: **P2021/0963**

Proposal: Single storey side extension - Lawful Development Certificate Proposed

Location: 29 Heol Uchaf Cimla Neath SA11 3SW

Decision: Issue Certificate

Ward: Cimla

App No: **P2021/0972**

Proposal: Single storey rear extension

Location: 252 Neath Road Briton Ferry SA11 2AX

Decision: Approved

Ward: Briton Ferry East

App No: **P2021/0974**

Proposal: Single storey rear extension.

Location: 19 Chrome Avenue Sandfields Port Talbot Neath Port Talbot SA12 7RF

Decision: Approved

Ward: Sandfields West

App No: **P2021/0975**
 Proposal: Details pursuant to the discharge of conditions 6 (land contamination remediation scheme), 7 (landscaping) and 13 (landscape management plan) of planning permission P2021/0226 granted on 31/08/2021
 Location: Former Afan Lido Site Aberavon Seafront Port Talbot
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0977**
 Proposal: Construction of front extension to Units 3 & 4 with rebuilt office area including mezzanine
 Location: Cornelius Electronics Unit 3 & 4 Purcell Avenue Sandfields Port Talbot SA12 7TZ
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0978**
 Proposal: External alterations to replace the 2 right hand ground floor windows with doors for direct access to units 11 and 12.
 Location: Water Street Business Centre Gwyn Terrace Aberavon SA12 6LF
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0979**
 Proposal: Replacement fascia sign to front elevation (Measuring 1.6m by 7m) and a replacement sign with logo and business name (2m by 3m) towards end of building with wall mounted single orange letters with LED back Lighting illumination, plus entrance sign (0.22m by 2.5m) and logo sign (0.80m by 0.8m).
 Location: Water Street Business Centre Gwyn Terrace Aberavon SA12 6LF
 Decision: Approved
 Ward: Aberavon

App No: **P2021/0981**
 Proposal: Proposed single storey right-hand side extension, and the creation of a set of steps leading from side elevation of the proposed extension to the existing rear garden area
 Location: 40 Hawthorn Avenue Cimla Neath SA11 3NW
 Decision: Approved
 Ward: Neath South

App No: **P2021/0983**
Proposal: Lawful Development Certificate (proposed) - Outbuilding
Location: 18 Moorlands Dyffryn Cellwen Neath Neath Port Talbot SA10 9HU
Decision: Issue Certificate
Ward: Onllwyn

App No: **P2021/0984**
Proposal: Change of use of part of rear lane into garden curtilage and enclose with boundary fence.
Location: Land To The Rear Of 59 Afandale Sandfields SA12 7BQ
Decision: Approved
Ward: Sandfields West

App No: **P2021/0986**
Proposal: Works to 4 trees covered by Tree Preservation Order T255/W1:
T1 & T2 - Reduce height of 2x Alder to the NW of property by approximately 4-5 metres. Branches growing toward the property will be reduced in length in keeping with reduced height.
T3 - Alder. Fell
T4 - Ash. Fell
Location: Land Adjacent To 30 Ynys Y Nos Pontwalby Glynneath Neath SA11 5LS
Decision: Approved
Ward: Glynneath

App No: **P2021/0988**
Proposal: Increase in ridge-height and new pitched roof to provide an additional bedroom at first-floor
Location: Lletty Piod Farm Lane From Dyffryn Road To Lletty Piod Farm Goytre Port Talbot SA13 2YF
Decision: Approved
Ward: Taibach

App No: **P2021/0989**
Proposal: Lawful Development Certificate proposing the construction of single storey extension to rear of property
Location: 22 March Hywel Cilfrew Neath SA10 8NB
Decision: Issue Certificate
Ward: Aberdulais

App No: **P2021/0990**
Proposal: Increase in roof pitch and provision of cat-slide dormer to the rear of the property, plus provision of elevated balcony
Location: 13 Thorney Road Baglan Port Talbot SA12 8LW
Decision: Refused
Ward: Baglan

App No: **P2021/0991**
 Proposal: Single Storey side extension, with two fixed roof lights. Works include the extension of the raised patio area to the rear.
 Location: 9 Stanley Place Cadoxton Neath SA10 8BE
 Decision: Approved
 Ward: Cadoxton

App No: **P2021/0993**
 Proposal: Details pursuant to the discharge of condition 3 (notice of commencement of development) of planning application P2020/0992 granted on 03/03/2021.
 Location: Land North Of Bevin Avenue Sandfields Port Talbot SA12 6JU
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/0996**
 Proposal: Single storey side/rear extension.
 Location: 35 Marine Drive Sandfields Port Talbot Neath Port Talbot SA12 7NN
 Decision: Approved
 Ward: Sandfields West

App No: **P2021/0998**
 Proposal: Alterations to existing roof to create hipped pitched roof
 Location: 10 Cadoxton Road Neath Neath Port Talbot SA10 7AE
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/1000**
 Proposal: Single storey rear extension
 Location: 84 Ruskin Street Briton Ferry Neath Neath Port Talbot SA11 2LD
 Decision: Approved
 Ward: Briton Ferry West

App No: **P2021/1002**
 Proposal: Variation of condition 1 (time-limit) of planning permission P2016/0836 granted on 8.11.2016 to extend the time period for the commencement of the two storey side and single storey rear extension by a further 5 years.
 Location: 34 Dynevor Avenue Neath Neath Port Talbot SA10 7AH
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/1003**
 Proposal: Change of use of land into garden curtilage, formation of permeable driveway, new walls, gates and pillars.
 Location: Land To The Side Of 64 Lake Road Sandfields SA12 6AW
 Decision: Approved
 Ward: Sandfields East

App No: **P2021/1005**
 Proposal: Retention and completion of amended single-storey home office-garden room with raised decking and associated works
 Location: Daisey Barn Eglwys Nunnydd Margam SA13 2PS
 Decision: Approved
 Ward: Margam

App No: **P2021/1009**
 Proposal: change of use of a small parcel of land (grass verge) adjacent to the application site into garden land, to be enclosed by the construction and extension to the existing site boundary wall.
 Location: 74 Windsor Village Aberavon SA12 7EY
 Decision: Approved
 Ward: Aberavon

App No: **P2021/1010**
 Proposal: Proposed extension and alterations to existing detached garage
 Location: 20 Llwyncelyn Road Tairgwaith SA18 1UU
 Decision: Approved
 Ward: Lower Brynamman

App No: **P2021/1013**
 Proposal: Single storey rear extension.
 Location: 54 Depot Road Cwmavon SA12 9BA
 Decision: Approved
 Ward: Bryn And Cwmavon

App No: **P2021/1021**
 Proposal: Single storey rear extension
 Location: 61 Dinas Baglan Road Baglan SA12 8DT
 Decision: Approved
 Ward: Baglan

App No: **P2021/1022**
 Proposal: Single storey rear extension to replace existing conservatory, raise and level part of existing roof of side/rear extension and new roof lantern
 Location: 25 Grange Street Port Talbot SA13 1EN
 Decision: Approved
 Ward: Port Talbot

App No: **P2021/1023**
Proposal: Removal of garage door and replacement with window and dwarf wall to facilitate the conversion of integral garage into living accommodation.
Location: 4 Woodmill Waunceirch Neath Neath Port Talbot SA10 7PX
Decision: Approved
Ward: Bryncoch South

App No: **P2021/1025**
Proposal: Proposed two storey side and rear extensions
Location: 20 Cwrt Yr Eos Coed Hirwaun SA13 2UQ
Decision: Approved
Ward: Margam

App No: **P2021/1027**
Proposal: Demolition of existing pre-fabricated garage and construction of new detached garage
Location: Land Rear Off 42 Sitwell Way Sandfields SA12 6BL
Decision: Approved
Ward: Sandfields East

App No: **P2021/1029**
Proposal: Two storey rear extension
Location: 47 Graig Road Alltwen Pontardawe Swansea Neath Port Talbot
Decision: Approved
Ward: Alltwen

App No: **P2021/1032**
Proposal: Details to be agreed in association with conditions 10 (external materials) of application P2020/0614 granted on 27 November 2020
Location: New Dwelling On Land At 15 Glyn Road Brynamman SA18 1SS
Decision: Approved
Ward: Lower Brynamman

App No: **P2021/1034**
Proposal: Details pursuant to the discharge of condition 3 (hot works risk assessment) of listed building consent P2021/0202 (Approved on the 19/08/2021)
Location: 9 The Parade Neath Neath Port Talbot SA11 1RE
Decision: Approved
Ward: Neath North

App No: **P2021/1038**

Proposal: Gates to rear boundary of property to a height of 2 metres.

Location: 73 Leonard Street Neath SA11 3HW

Decision: Approved

Ward: Neath North

App No: **P2021/1041**

Proposal: Part single/part two storey rear extensions

Location: 5 Rheola Avenue Resolven SA11 4HL

Decision: Approved

Ward: Resolven

App No: **P2021/1045**

Proposal: Prior Notification application for the removal of 1no existing 15m high monopole, associated antennas and 4no equipment cabinets to be replaced with 1no new 20m high 5G monopole accommodating 9no new antennas and 1no relocated 600mm dish with 6no new cabinets and associated ancillary works

Location: Brombil Farm Telecommunication Mast (Mobile Broadband)
Brombil Access Road Margam Port Talbot

Decision: Prior Notification Not Required

Ward: Margam

App No: **P2021/1046**

Proposal: Extend vehicle parking area to include new hard standing and retaining walls for proposed replacement rear garden wall and part of side/front boundary walls.

Location: 2 Fairwood Drive Baglan Port Talbot Neath Port Talbot SA12 8NT

Decision: Approved

Ward: Baglan

App No: **P2021/1048**

Proposal: Rear dormer extension

Location: Blaenavon Farm Tonmawr SA12 9TA

Decision: Approved

Ward: Pelenna

App No: **P2021/1049**

Proposal: Non Material Amendment to planning application P2021/0585 amending the depth of the side extension

Location: Cwmtynwydd Farm Lane From Bryn Road To Cwmtynwydd Farm Cwmllynfell SA9 2FL

Decision: Approved

Ward: Cwmllynfell

App No: **P2021/1050**
Proposal: Outline application with all matters reserved for a single storey dwelling and associated works
Location: Melody Brynhafod Bryn Port Talbot SA13 2SL
Decision: Approved
Ward: Bryn And Cwmavon

App No: **P2021/1051**
Proposal: Details pursuant to the discharge of conditions 13 (lighting strategy) of planning permission P2020/0174 granted on 23/04/2020
Location: Land At Cramic Way Port Talbot
Decision: Approved
Ward: Margam

App No: **P2021/1052**
Proposal: Retrospective application for the retention of 3 No. access ramps, together with a new canopy outside an existing classroom, plus retention of increased height of flat roofs (as originally approved under P2019/5043) and insertion of access doors into previously occupied window zones
Location: Tyle'r Ynn Welsh Primary School Llansawel Crescent Briton Ferry SA11 2UN
Decision: Approved
Ward: Briton Ferry West

App No: **P2021/1053**
Proposal: Single storey rear extension
Location: 2 Ynys Y Nos Pontwalby Glynneath Neath SA11 5LS
Decision: Approved
Ward: Glynneath

App No: **P2021/1055**
Proposal: Single-storey rear extensions to Numbers 9 and 11
Location: 9 & 11 Beverley Street Port Talbot Neath Port Talbot SA13 1EB
Decision: Approved
Ward: Port Talbot

App No: **P2021/1061**
Proposal: Details in pursuant of Condition 3 of Planning Application P2016/0830 approved on 07.12.2016 requiring proposed finish floor levels
Location: Land To The Rear Of 24 Talbot Road Skewen Neath Neath Port Talbot
Decision: Approved
Ward: Coedffranc Central

App No: **P2021/1064**
Proposal: Change of Use of existing two-storey detached garage into first-floor residential annex and ground-floor into games room, plus alterations to windows and doors to all elevations
Location: Ty Trisant Tyn Yr Heol Access Lane Bryndu Pyle CF33 6RB
Decision: Approved
Ward: Margam

App No: **P2021/1067**
Proposal: Single storey rear extension.
Location: 9 Hafod Street Port Talbot Neath Port Talbot SA13 1AE
Decision: Approved
Ward: Port Talbot

App No: **P2021/1069**
Proposal: Single storey rear extension - Lawful Development Certificate Existing
Location: 87 Ruskin Street Briton Ferry Neath Neath Port Talbot SA11 2LA
Decision: Issue Certificate
Ward: Briton Ferry West

App No: **P2021/1073**
Proposal: Details pursuant to the discharge of condition 3 & 4 (Remediation validation and Imported topsoil) of planning permission P2020/0058 in relation to Plots 17.
Location: Plot 17 Heritage Gate Coed Darcy Neath
Decision: Approved subject to a 106 agreement
Ward: Coedffranc West

App No: **P2021/1074**
Proposal: Details pursuant to the discharge of condition 17 (garden capping validation) of planning permission P/2006/0880 in relation to Plots 15 and 16 only
Location: Heritage Gate Coed Darcy Neath
Decision: Approved
Ward: Coedffranc West

App No: **P2021/1076**
Proposal: Single storey side/rear extensions - Lawful Development Certificate Proposed
Location: 109 Westlands Aberavon SA12 7DE
Decision: Issue Certificate
Ward: Aberavon

App No: **P2021/1088**
Proposal: Non Material Amendment to approved Planning Application
P2020/0501 to facilitate revisions to window / doors to rear
elevation and addition of external patio doors to side elevation of
(Plot 2 only)
Location: Land Off March Hywel Cilfrew Neath SA10 8ND
Decision: Approved
Ward: Aberdulais

App No: **P2021/1094**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed.
Location: 41 Bracken Road Margam Port Talbot Neath Port Talbot
SA13 2AU
Decision: Issue Certificate
Ward: Taibach

App No: **P2021/1096**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed.
Location: 2 Welfare Avenue Bryn SA13 2RU
Decision: Issue Certificate
Ward: Bryn And Cwmavon

App No: **P2021/1097**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed.
Location: 23 Viola Road Sandfields SA12 7HF
Decision: Issue Certificate
Ward: Sandfields West

App No: **P2021/1101**
Proposal: Split-level detached dwelling with parking and associated works
Location: Land Adjacent To 12 Heol Y Glyn Glynneath SA11 5AU
Decision: Approved
Ward: Glynneath

App No: **P2021/1102**
Proposal: Single storey rear extension - Lawful Development Certificate
Proposed.
Location: 8 Ford Road Velindre Port Talbot Neath Port Talbot SA13 1AJ
Decision: Issue Certificate
Ward: Port Talbot

App No: **P2021/1103**
 Proposal: Single storey rear extension - Lawful Development Certificate Proposed.
 Location: 66 Ynys Fawr Avenue Resolven SA11 4LT
 Decision: Issue Certificate
 Ward: Resolven

App No: **P2021/1104**
 Proposal: Change of use of former travel agent (use class A1) to a medical aesthetics clinic (use class sui generis) .
 Location: 17 High Street Pontardawe SA8 4HU
 Decision: Approved
 Ward: Pontardawe

App No: **P2021/1105**
 Proposal: Lawful Development Certificate for a proposed ground floor rear extension
 Location: 28 Maes Y Glyn Lower Brynamman SA18 1SY
 Decision: Issue Certificate
 Ward: Lower Brynamman

App No: **P2021/1108**
 Proposal: Non-material amendment to approved planning application P2021/0858 to remove a section of the approved dormer extension.
 Location: 60 Daphne Road Bryncoch Neath Neath Port Talbot SA10 8DU
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/1110**
 Proposal: Details to be agreed in association with Condition 1 (replacement planting) of appeal ref. ENV/3276629 granted on 21/09/2021.
 Location: 13 Rhiwlas Waunceirch Neath Neath Port Talbot SA10 7RB
 Decision: Approved
 Ward: Bryncoch South

App No: **P2021/1128**
 Proposal: Prior Notification application for a proposed steel portal frame agricultural barn for the storage of agricultural machinery, livestock and the storage of feed and fodder
 Location: Blaengwenffrith Farm Tonmawr Neath
 Decision: Prior Notification Not Required
 Ward: Tonna

App No: **P2021/1129**
Proposal: Request for a screening opinion in accordance with Regulation 6 of the Environmental Impact Assessment (Wales) Regulations 2017 for the works to create secondary containment areas within the site through the implementation of bunding, kerbs, speed humps and walls and the replacement of all permeable areas with impermeable materials.
Location: Afan Wastewater Treatment Works. Phoenix Wharf Port Talbot. SA13 1RA
Decision: Not EIA Development
Ward: Margam

App No: **P2021/1133**
Proposal: Non Material Amendment to planning application P2021/0119 amending the fenestration to the rear elevation only.
Location: 26 Plas Road Rhos Pontardawe SA8 3HD
Decision: Approved
Ward: Rhos

App No: **P2021/1149**
Proposal: Details pursuant to the discharge of condition 4 (Slate Samples) of listed building consent P2021/0202 (Approved on the 19/08/2021)
Location: 9 The Parade Neath Neath Port Talbot SA11 1RE
Decision: Approved
Ward: Neath North

App No: **P2021/1161**
Proposal: Non material amendment of planning permission P2021/0678 approved on 26/10/2021 to alter the wording of condition 1 (approved plans), 2 (junction and access road) and 16 (white lining and traffic regulation orders) to enable a phasing of the proposed access road to CSN engineering (located to the south of the site).
Location: Aldi Stores Limited Neath Abbey Road Neath SA10 7BR
Decision: Approved
Ward: Bryncoch South