

TOTAL BUILDING CONTROL - RECEIPT FOR WORKS .

Sent from my iPad

Begin forwarded message:

From: James Steadman <j@icloud.com>
Date: 31 October 2019 at 15:14:39 GMT
To: Vernon vm@sky.com>
Subject: Fwd: 137 Swansea Road Trebanos SA8 4BS

From: Lloyd Roberts <l@tbcswansea.co.uk>
Date: 31 October 2019 at 12:44:28 GMT
To: vm@sky.com>
Subject: RE: 137 Swansea Road Trebanos SA8 4BS

Dear Vernon,

Thank you for your email received below.

I have forwarded this on to our surveyor who has responded as follows:

"Unfortunately, having looked at our electronic folder for this project I am unable to locate any pictures taken as mentioned in your email.

I have, however, obtained a copy of your receipt. This receipt in itself is evidence of commencement of works (as far as we are concerned) as jobs are only invoiced following this."

Please find a copy of the receipt attached.

If you have any further queries please let me know.

Kind regards,

Lloyd Roberts

Total Building Control Ltd
Unit 8 Langdon House Langdon Road Swansea SA1 8QY.

P Please consider the environment before printing this email.

<Receipt BC Fees.txt>

Click [here](#) to report this email as spam.

From: Rhodri Griffiths r.griffiths2@npt.gov.uk
Subject: RE: 137 Swansea Road Trebanos SA8 4BS
Date: 4 Nov 2019 at 10:16:38
To: Vernon vernon@dehlaw.co.uk

Dear Vernon,

Thank you for your email below. However, there does not appear to be any attachments, just the email below.

Please could you forward me the relevant information.

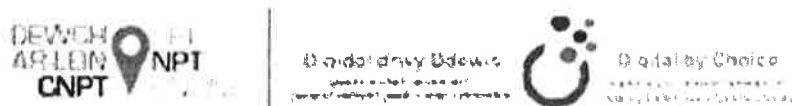
Thank you.

Kind regards,

Rhodri Griffiths

Planning Officer – Development Management / Swyddog Cynllunio - Rheoli Datblygu
Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: [01639 686750](tel:01639 686750)

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately. Please note also that there is no guarantee that this email or any attachment is virus free or has not been intercepted or amended.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac at ddefnydd yr unigolyn neu'r corff y cyfeiriwyd hwy atant yn unig. Os ydych wedi derbyn yr e-bost hwn mewn camgymeriad, dylech hysbysu'r person a anfonodd yr e-bost ar unwaith. Hefyd, sylwer nad oes unrhyw sicrwydd nad yw'r e-bost hwn neu unrhyw ymgysylltiad yn rhydd o firws ac nad yw chwaith wedi'i ryng-gipio na'i newid.

From: Vernon vernon@dehlaw.co.uk
Sent: 31 October 2019 15:38
To: Rhodri Griffiths
Cc: vernon@dehlaw.co.uk; Madeleine Fullard; Brian Steadman
Subject: Fwd: 137 Swansea Road Trebanos SA8 4BS

Good afternoon Mr Rhodri Griffiths

Further to my previous email as mentioned please find attached copy of letter and receipt received from Total Building Control.

Hopefully you'll be able to open these attachments, however if not please let me know.

RECEIPT

Invoice Number:

19562

Invoice/Taxpoint Date:

13/06/2013

Job Reference:

BR13/180

Mr V Steadman

23 Blue Anchor Road

Penclawdd

Swansea

SA4 3JQ

VAT Number: 793 4647 84

Quantity Details

Unit Price Net Amount

VAT Rate

VAT £

1 Building Control fee

508.33

508.33

20.00

101.67

SITE:

Plot @ 137 Swansea Road, Trebanos

Total Net Amount

508.33

Carriage

0.00

Total VAT Amount

101.67

Invoice Total

610.00

PAID WITH THANKS

Invoice No.
Invoice/Tax Date
Cust. Order No.
Account No.

CONFIRMATION MR. STEADMAN
CARRIED OUT WORK

Rhodri Griffiths

From: Demi Davies <[redacted]@ehlaw.co.uk>
Sent: 05 December 2019 13:53
To: Rhodri Griffiths
Cc: Vernon Steadman
Subject: FW: 137 Swansea Road Trebanos

Importance: High

Dear Rhodri,

I hope you are well.

I received the below email from Mr Steadman (my client) last night, and I understand he meant to CC you in on it.

Please therefore find the below email for your information - I would like to call you to discuss the contents, would 4pm this afternoon suit you?

Kind regards,

Demi Davies
Trainee Solicitor
for Edward Harris Solicitor
Tredegar Fawr, Llangyfelach, Swansea, SA5 7LS DX 56752 Morriston

ehlaw.co.uk

-----Original Message-----

From: Vernon Steadman <[redacted]@sky.com>
Sent: 04 December 2019 22:19
To: Demi Davies <[redacted]@ehlaw.co.uk>
Subject: 137 Swansea Road Trebanos

Dear Demi

Re : 137 Swansea Road Trebanos.

I had a telephone conversation today with Rhodri Griffiths (planning officer at NPTC). Mr Griffiths acknowledged receipt of the letter with photograph delivered by hand to his office last Friday. (I also sent you a copy of this correspondence).

In my opinion the letter, (together with the application previously submitted), contained ample evidence that a commencement of development had taken place. Mr Griffiths however, felt that in order to achieve a positive outcome, more information would be required.

I confirmed that I had personally carried out the drainage installation, and that as a chartered surveyor, I am quite prepared to swear an Affidavit to this effect. Mr Griffiths commented that such an Affidavit could possibly be of some assistance, and would let me know shortly whether or not to proceed on this basis.

As you are aware, Total building control of Swansea previously emailed Mr Griffiths, confirming that they had inspected the drainage works in 2013, and had received their fee for carrying out their services.

TBC also sent a copy of the initial notice (dated 04/06/13) which was sent to building control. At the same time i.e. in June 2013, I also received a copy of this notice. According to Mr Griffiths however, there is no record of this notice being received by NPTC. On this point Mr Griffiths maintains that Total building control should provide proof that they had indeed sent the notice! It seems illogical (to put it politely), since I had received the notice, and TBC are adamant that they had also provided NPTC with the notice. I assume that I am able to make an appointment to see the planning file held at the offices of NPTC to check on their file keeping?

I will also be writing to TBC, to inform them that their confirmation of sending the notice has not been accepted by NPTC. In my opinion any future correspondence should be sent by recorded delivery.

Apart from the notice, TBC also sent a letter to the Authority confirming that a start on site had been made. However, because this letter had been sent to the planning department and not to the building control department, then according to Mr Griffiths this letter does not assist my case!. Interestingly, the receipt of the letter referred to, together with other correspondence sent to NPTC has never been disputed – it's only the all important NOTICE which has gone astray!

Demi, can I ask you to re-assure the purchaser's solicitor, that I am making every effort to secure a positive outcome, as I am aware that their client (the builder), is anxious to re-commence development of the site, particularly as he has been told by his estate agents, that there is a shortage of 'new dwellings' in the village.

It appears that if this application is declined, then a Public Inquiry will be the only way to challenge such a decision.

I am quite prepared to follow this course of action if necessary. I know that Edward Harris (your Principal), has had some considerable experience with regard to Planning Inquiries, and should the need arise, then it would be useful to arrange a meeting with Edward. At the meeting the formal appointment of a Planning Consultant could be arranged.

I look forward to hearing from you, and will of course update you if I receive any further information from Mr Rhodri Griffiths

Kind regards

Vernon,

VL Steadman MRICS.

STATEMENT OF TRUTH

Rhodri Griffiths

From: "
Sent: 13 January 2020 10:15
To: Rhodri Griffiths
Cc: Brian Steadman; Madeleine Fullard; Demi Davies
Subject: 137 Swansea Rd, Trebanos,

Dear Mr. Griffiths

Thanks for your e.mail (09/01/2020), and our subsequent telephone conversation. I also refer to my earlier discussion with Mr. Ball in connection with my application for a LDC (dated 14/10/2019), and my submission of a Formal Complaint to NPTC (dated 30/12/2019).

Following on from these discussions, please accept this e.mail as notification of my formal withdrawal of the Complaint.

In addition, also as discussed, I wish to make the following statement:-

STATEMENT OF TRUTH

I BELIEVE THE FACTS STATED IN MY APPLICATION (dated 14/10/2019) FOR A LAWFUL DEVELOPMENT CERTIFICATE ARE TRUE.

Signed : V.L.Steadman MRICS 13th January 2020

This Statement of Truth is supported by evidence previously sent to the Authority. Evidence has also been mentioned in various e-mails and also referred to in the LDC Application.

However, in order to ensure absolute clarity this evidence will be sent by Registered Post. A signed copy of my Statement of Truth will also be included.

Kind Regards,

V.L. STEADMAN MRICS

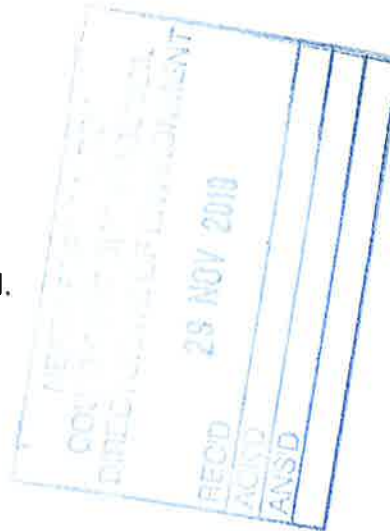
Click [here](#) to report this email as spam.

Westville,
The Promenade,
Penclawdd,
Swansea,
SA4 3RJ

28th November 2019

DELIVERED BY HAND

F.A.O. Rhodri Griffiths
Planning Officer
Neath and Port Talbot Borough Council.
The Quays.
Brunel Way,
Neath
SA11 2GG



Dear Rhodri Griffiths

Re: 137 Swansea Rd, Trebanos, SA8 4BS

I understand from our solicitor (Demi Davies – Edwards Harris Solicitors), that you have extended the deadline for any submissions in connection with the LDC Application relating to the above-mentioned property, to the 29th of November 2019.

I have previously offered to provide an Affidavit, however according to our solicitor you have intimated that this would be 'self-serving', and futile in obtaining a successful outcome. As a Chartered Surveyor and having previously given evidence several times under oath, as an expert witness in a Court of Law, I find this stance from you to be disappointing to say the very least.

As you are aware, I received a letter from Robert Bowen (Team Leader North at NPTC), on the 19th June 2012 in response to a letter I had sent into the Authority on the 2nd June 2012. Mr Bowen confirmed that should the installation of drainage works be undertaken, after the discharge of conditions, then this would constitute a commencement. It is a public record that the conditions were duly discharged.

Furthermore on the 13th December 2018, I had a conversation with Christopher Jones (Planning Officer at NPTC), who confirmed that in his opinion the plot could be lawfully advertised for sale with full detailed Planning Permission.

On the 22nd November 2019, you were sent an e.mail from Lloyd Roberts of Total Building Control. This e.mail contained an attachment, (a copy of the Initial Notice dated 04/06/13). Total Building Control also wrote to Mr. Robert Bowen (North Team Leader at NPTC) on the 1st of July 2013, confirming that the foul drainage works had commenced on site. A receipt for the fees levied by Total Building Control, in respect of their services on our behalf has previously been sent to yourself at NPTC.

The building plot is served by an inspection chamber located within the forecourt area – adjacent to Swansea Road. The outfall from this chamber connects with the public sewer in the road. (Photographs enclosed)

The convenience of this existing drainage arrangement was one of the reasons why the building plot appealed to the prospective purchaser.

In addition to the foregoing, you are also in receipt of the Application for a Lawful Development Certificate which was delivered by hand to your offices on the 14th October 2019.

This Application concluded as follows:-

The relevant test is the 'balance of probability', and it is considered that the above information is suitably precise and unambiguous to confirm that the commencement of development took place prior to 1st July 2013, when the Planning Permission was still live. It can therefore be concluded that the Permission remains extant.

Following the submission of the Application you kindly wrote back thanking me for the coherent manner in which the Application was set out.

Having consulted with the other parties involved, I would point out if the Application is declined, then an appeal will be lodged.

Yours sincerely

Vernon Steadman MRICS

Copies to :-

Demi Davies, Solicitor
Madeleine E. Fullard
Keith Brian Steadman

PHOTOS OF DRAINAGE
WORKS.





