

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
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Application for planning permission and consent to display an advertisement(s).

Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 1992

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	2
Suffix	
Property name	
Address line 1	Swansea Road
Address line 2	
Town/city	Pontardawe
Postcode	SA8 4AB

Description of site location must be completed if postcode is not known:

Easting (x)	272048
Northing (y)	203959

Description	
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2. Applicant Details

Title	Mrs
First name	Judith
Surname	Kitson-Jones
Company name	
Address line 1	4
Address line 2	Chain Walk
Address line 3	
Town/city	Glynneath
Country	United Kingdom

2. Applicant Details

Postcode

SA11 5HE

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

46.91

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

I propose to open an ice cream and dessert parlour which will offer freshly cooked waffles, pancakes and crepes, with the option for food being consumed on or off the premises. I therefore need a change of use from A1 to A3. The proposed opening hours are 09.00 – 18.00 but I would like the option to stay open for longer, for example, for a local event such as the music festival.
I would like to reconfigure the inside by moving the stud partition wall backwards to gain more shop floor space to allow for the catering area to be behind the counter. I would like to convert the WC into an accessible customer toilet and use some of the existing WC space to add a store cupboard for cleaning materials.
There is a sign on the side of the building which was used by a previous business to advertise the shop. This is no longer used. I would like permission to make use of the sign to advertise the business.
I would like to paint the main front door (Pearl Insurance double door) and window frame to brighten it up. Here's an example of the colour I'd like to use:
<https://frenchicpaint.co.uk/collections/paint-al-fresco/products/steel-teal-750>

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Existing shop space with flats above. This planning permission relates to the shop only.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Barbers. Empty for approx 18 months

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build?

☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

- a) Protected and priority species

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

I propose to enter into an agreement with NPT Council for the collection and disposal of the everyday shop / food waste. A lockable bin will be externally located in the adjacent parking area, owned by Spark & Arnold Partnership. Waste will be recycled as far as possible. Minimal food waste will be kept in the appropriate food waste receptacle.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A3 - Food and drink	46.9	0	0	0
Total	46.9	0	0	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	1
Part-time	0
Total full-time equivalent	1.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A3 - Food and drink	Start Time: 09:00 End Time: 18:00	Start Time: 09:00 End Time: 20:00	Start Time: 09:00 End Time: 20:00	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

23. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

Signs will contain shop name, logo and contact details. The sign on the side of the building will have a downward arrow to indicate the shop entrance.

Please select the sign types you wish to propose

- ☒ Fascia sign
- ☐ Hanging sign
- ☐ Hoarding sign
- ☒ Other sign

Fascia Sign

Fascia sign: 1	
What is the height from the ground to the base of the advertisement?	3 metre(s)
What is the maximum projection of the advertisement from face of building?	0.2 metre(s)
Dimension:	Height: 0.5 x Width: 3 x Depth: 0.2 metre(s)
What materials will the sign be made of? wood or plastic depending on sign writers preference and advice	
What is the maximum height of any of the individual letters and symbols?	30 cm
The colour of text and background Background - rainbow pastel colours, text - black or white	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

Other Sign

Other sign: 1	
What is the height from the ground to the base of the advertisement?	3 metre(s)
What is the maximum projection of the advertisement from face of building?	0.3 metre(s)
Dimension:	Height: 1 x Width: 1.5 x Depth: 0.1 metre(s)
What materials will the sign be made of? wood - already in place	
What is the maximum height of any of the individual letters and symbols?	15 cm
The colour of text and background Black or white text on rainbow pastel background	

23. Type of Proposed Advertisement(s)

Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

If you have selected Other, please describe

Existing advertising sign on the side of the building used by a previous business

24. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☒ No ☐ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

25. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From	03/08/2020
To	03/08/2025

26. Neighbour and Community Consultation

- Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

27. Site Visit

- Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No
- If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)
- ☐ The agent
- ☒ The applicant
- ☐ Other person

28. Pre-application Advice

- Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	Nicola
Surname	Lake
Reference	

Date (Must be pre-application submission)

28. Pre-application Advice

17/04/2020

Details of the pre-application advice received

Hi,

Unless a property has an existing lawful A3 – Hot food takeaway use – planning permission is always needed for a change of use to an A3 use – as there is not permitted changes to this use class. A planning application for a change of use with no external alterations to the property is £380. If you also want to make external alterations to the property this may increase the fee if it was for a large extension. Application can be submitted electronically using either the Planning Portal Wales at https://www.planningportal.co.uk/wales_en/

Which also allows you to upload all the relevant planning and documents.

Or you can download the application forms from <https://www.npt.gov.uk/2322> and submit them together with the relevant documents to our email address at planning@npt.gov.uk

I hope this information is of assistance to you.

Regards,

Nicola Lake.

Team Leader - East / Arweinydd Tim Y Dwyrain
Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: 01639 686737.

29. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

30. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes ☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ☒ Yes ☐ No

31. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Ruth Spark (Spark & Arnold Partnership)
Number	17
Suffix	
House Name	
Address line 1	De Wallingford Close
Address line 2	Ysbytty Field
Town/city	Abergavenny
Postcode	NP7 9JG
Date notice served	08/06/2020

Person role

31. Ownership Certificates

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Judith
Surname	Kitson-Jones
Declaration date	08/06/2020

☒ Declaration made

32. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☒ The applicant ☐ The agent

Title	Mrs
First name	Judith
Surname	Kitson-Jones
Declaration Date	08/06/2020

☒ Declaration made

33. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	08/06/2020
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