

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF NON-MATERIAL AMENDMENT

Name and address of the applicant

Abode Waterstone Ltd
Number One
Waterton Park
Bridgend
CF31 3PH
United Kingdom

Name and address of the agent

Mr Phil Baxter
Asbri Planning
Suite D
220 High Street
Swansea
SA1 1NW
United Kingdom

DATE REGISTERED: 20 August 2020

APPLICATION NO: P2020/0753

LOCATION: Land Off Crown Way, Llandarcy, Neath

PROPOSAL: Non-Material amendment to vary the wording of Condition 4 and 22 of Planning Permission P2019/0021 to provide an additional phasing plan and to amend the trigger to allow development of the 42 No. Social Housing Grant funded units (Coastal Housing Units) identified by Phase 1 & 2 on Phasing Plan AH1.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby determines that the amendments are non-material and allows the application.

Conditions:-

List of Approved Plans

- 1 Condition 4 of Planning Permission P2019/0021 be amended as follows;
The development shall be carried out in accordance with the following approved plans and documents:
9117_PH2_SCH01_Location_Plan
9117_PH2_OA_PL03_Preliminary_Site_Plan
9117_PH2_OA_Parameters_schedule_Rev_B_
9117_PH2_OA_PL04_Preliminary_Street_Elevations
2304-005 Outline LLAP Play Area Design
Earth Science Partnership CMRA Phase 1
ESP.7103h.3169 - Phase 2 CMRA

Reference No: P2020/0753

AH1- Phasing Plan

Hawkeswood Ecology Preliminary Ecological Assessment Nov.2018

Hawkeswood Ecology Reptile Survey July 2019

T18.185.D1 Transport Statement Asbri Transport, Nov.18

URS Remediation Report

Reason:

In the interests of clarity.

Action Conditions

- 2 Condition 22 of Planning Permission P2019/0021 be amended as follows;
No development, except for the 42 no. Social Housing Grant funded units identified by Phase 1 & 2 on Phasing Plan AH1 shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2, or any future guidance that replaces it. The scheme shall include:
- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units;
 - (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved);
 - (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

In order to secure an appropriate level of affordable housing in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 14 September 2020

Important Notes:

(1) This decision is in relation to those amendments contained within the application only and in all other regards the approved development shall be constructed in accordance with the host planning application