

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
Fax **Ffacs** 01639 686101

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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	8
Suffix	
Property name	MASONIC LODGE
Address line 1	FORGE ROAD
Address line 2	
Town/city	PORT TALBOT
Postcode	SA131US

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

Easting (x)	276659
Northing (y)	190099

Description

2. Applicant Details

Title	MR
First name	ROY
Surname	VAUGHN
Company name	
Address line 1	MASONIC LODGE, 8, FORGE ROAD
Address line 2	
Address line 3	
Town/city	PORT TALBOT
Country	

2. Applicant Details

Postcode	SA131US
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	MR
First name	thomas
Surname	connolly
Company name	
Address line 1	21 chalice court
Address line 2	
Address line 3	
Town/city	port talbot
Country	United Kingdom
Postcode	sa12 7da
Primary number	07795883650
Secondary number	
Email	thomas86connolly@gmx.co.uk

4. Site Area

What is the site area?	0.04
Scale	Hectares

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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

THE ERECTION OF A PROPOSED RAMP AT THE FRONT OF THE PROPERTY. THERE HAS BEEN A NUMBER OF INSTANCES WHERE PARTONS HAVE FALLEN DUE TO THE CURRENT UNSAFE ENTRANCE TO THE BUILDING. THERE IS ALSO NO CURRENT RAMPED ACCESS TO THE FRONT FOR WHEELCHAIR USERS. THE PROPOSAL UTILISES BRICKWORK TO MATCH THE EXISTING AND IS IN KEEPING WITH THE NEARBY BUILDINGS.

WE HAVE SOUGHT GUIDANCE FROM THE PLANNING DEPARTMENT AND RECIEVED A LETTER IN RESPONSE ON 18TH SEPTEMBER 2019. THE RESPONSE WE RECIEVED WERE BELOW:-

Informal consultation with the councils Head of Engineering and Transport (Highways) ascertained that it is current council practice that no ramps are allowed within the publicly maintained highway due to the following factors:

- Preserving adequate footway width to ensure safe passage for pedestrians along the footway.
- Maintain access for statutory undertakers to underground pipes, cables and equipment which may run adjacent to the building requiring a ramped access within the publicly maintained highway.

5. Description of the Proposal

Notwithstanding the above however, the provision of a ramped access may be looked at favorably if the above issues can be addressed/overcome or it is structurally impossible within the curtilage of the existing building for any alternative forms of disabled access to be constructed.

TO CONFIRM THE PROPOSAL DEALS WITH ALL OF THE ISSUES ABOVE. IT IS OF PARAMOUNT IMPORTANCE THAT WE PROVIDE A SAFE ACCESS FOR THE PARTONS TO LIMIT THE POSSIBLITY OF INJURY IN THE FUTURE.

Has the development or work already been started without planning permission?

☐ Yes ☒ No

6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☐ Yes ☒ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

ALL INFORMATION CAN BE FOUND ON THE DRAWINGS PROVIDED.

9. Existing Use

Please describe the current use of the site

MASONIC LODGE

Is the site currently vacant?

☐ Yes ☒ No

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

10. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Boundary treatments (e.g. fences, walls)	N/A	BRICK WALL TO MATCH EXISTING
Other GALVANISED BALUSTRADE	GALVANISED BALUSTRADE	GALVANISED BALUSTRADE

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

EXISTING PLANS AND ELEVATIONS
LOCATION PLAN
PROPOSED PLANS ELEVATIONS AND VISUALS
PROPOSED SITE PLAN

11. 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.

12. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

13. 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'

14. 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

14. Assessment of Flood Risk

how to apply.

How will surface water be disposed of?

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

15. 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

- ☐ 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.

16. 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

17. 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

18. Trade Effluent

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

☐ Yes ☒ No

19. Residential/Dwelling Units

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

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

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

☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. 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

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

25. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

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

28. Pre-application Advice

First name	MATT
Surname	FURY
Reference	Q2019/5061

Date (Must be pre-application submission)

18/09/2019

Details of the pre-application advice received

Analysis of Proposal
The principle of the development at this location is considered acceptable; the design of development described in the enquiry however is unlikely to be looked upon favourably in its current form.
Informal consultation with the councils Head of Engineering and Transport (Highways) ascertained that it is current council practice that no ramps are allowed within the publicly maintained highway due to the following factors:
Preserving adequate footway width to ensure safe passage for pedestrians along the footway.
Maintain access for statutory undertakers to underground pipes, cables and equipment which may run adjacent to the building requiring a ramped access within the publicly maintained highway.
Notwithstanding the above however, the provision of a ramped access may be looked at favourably if the above issues can be addressed/overcome or it is structurally impossible within the curtilage of the existing building for any alternative forms of disabled access to be constructed.

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. Ownership Certificates

Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person role

- ☐ The applicant
☒ The agent

Title	MR
First name	THOMAS
Surname	CONNOLLY
Declaration date	27/11/2020

☒ Declaration made

31. 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

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

Person role

☐ The applicant ☒ The agent

Title

MR

First name

THOMAS

Surname

CONNOLLY

Declaration Date

27/11/2020

☒ Declaration made

32. 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)

27/11/2020