

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

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Application for Planning Permission. Town and Country Planning 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	7
Suffix	
Property name	Woodside
Address line 1	Parc Pen Y Bryn
Address line 2	
Town/city	Goytre
Postcode	SA13 2XZ

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

Easting (x)	278517
Northing (y)	189565

Description

2. Applicant Details

Title	Mr
First name	Nathan
Surname	Hughes
Company name	Ink Out Wales
Address line 1	7 Parc Pen Y Bryn
Address line 2	Goytre PORT TALBOT
Address line 3	
Town/city	Port Talbot
Country	West Glamorgan
Postcode	SA13 2XZ

2. Applicant Details

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?

1200.00

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

It is proposed that the living room (outlined in the plans as existing garage/proposed living room) will be used for laser tattoo removal. Therefore, I am proposing the change of use of this room from C3 (residential dwelling) to D1 (non-residential institution). The change of use to this room does not require any external or internal changes to the building. The remainder of the property will continue to be used for residence, with no changes being made.

The nature of the business and processes that will be carried out are laser tattoo removal using a Class 4 PicoSecond laser. This is the only machinery that will be used and it will be located within the proposed room but will not be fixed to walls, ceilings or floors. Thus, giving the option for it to be moved which will allow the proposed room to be used on a residential basis when needed as well as a treatment room.

The scale of the business is that it will be run alongside my full-time job. Appointments for the service will be made around my working hours, which can vary. The hours that the proposed use will be carried out will be between 9am-8pm Monday to Friday, 10am-5pm Weekends. However, I propose that the service will not take place consistently within these hours, with a maximum of 8 customer per day attending sessions that last approximately 30 minutes (15 minutes to fill out paperwork and 15 minutes for the laser tattoo removal procedure). Thus, in any one day there would be no more than 4 hours in total that customers would be at the property, with a maximum of 4 cars/customers per day coming to and from the property, and no more than one car at a time belonging to customers being at the property.

The dwelling currently has 3 designated parking spaces on the driveway with only 2 being used. This means that there is always an extra parking space available which I propose would be used for customers when attending appointments. To ensure that the parking available is adequate and that there is minimal disruption to other street users, I will run on an appointment only basis. I will also manage customer appointments by ensuring there is adequate time in between each appointment. This will ensure that there are no cars waiting outside the property at any time apart from the car of the person attending their appointment. Nevertheless, if required as a condition of the proposal being accepted, an additional parking space can be made available at the property by knocking down the wall at the front of the driveway if needed.

Due to the nature of the service I propose to provide, there is not a need for a large amount of consumables that need to be delivered or waste that will need to be removed. With that said, there will be some need to order supplies and have waste removed (PPE, cleaning material). Therefore, I will manage deliveries and waste removal by ensuring supplies are only ordered once a month in one bulk order and waste is removed fortnightly.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The original planning permission to build 7 Parc Pen y Bryn was approved and granted on 01/01/19 by Nicola Pearce – Head of Planning & Public Protection. This planning was made and granted for a residential dwelling (please see original plans and planning permission approval). The property has been used as a residential dwelling since the planning and building works were done.

Then, the decision to grant to amend the planning permission to amend Condition 4 (as detailed on planning permission P2018/0937 granted on 10/01/19) of the original planning by carrying out a garage conversion - replacement parking scheme, was approved on 11.02.19 by Nicola Pearce – Head of Planning & Public Protection (please see amended plans for the conversion of the garage into a living room and corresponding planning permission approval). The use of the room as a living room has been kept the same since the planning and building works were done.

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

6. Existing Use

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

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

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?

11. Assessment of Flood Risk

- ☐ 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

- ☐ 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

There will be minimal trade waste as a result of the proposed change of the use of the living room (outlined in the plans as existing garage/proposed living room) to be used for laser tattoo removal. The additional waste that will be accumulated as a result includes; cleaning wipes, paper towels, disposable gloves

15. Trade Effluent

and disposable face masks. It is proposed that this trade waste will be removed fortnightly by a professional company.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

If you answered “yes” to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

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:

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)
D1 - Non-residential institutions	0	0	13.9	13.9
Total	0	0	13.9	13.9

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

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
D1 - Non-residential institutions	Start Time: 09:00 End Time: 20:00	Start Time: 10:00 End Time: 17:00	Start Time: 10:00 End Time: 17:00	

20. Industrial or Commercial Processes and Machinery

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

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The nature of the business and processes that are proposed to be carried out are laser tattoo removal using a Class 4 PicoSecond laser. The laser is used to gradually removed tattoos over approximately 7-10 sessions that last approximately 30 minutes each (15 minutes to fill out paperwork and 15 minutes for the laser tattoo removal procedure) with intervals of 6-8 weeks between each session. After all sessions are completed, the end product will be the fading or complete removal of a tattoo in the area that has been treated.

This is the only machinery that will be used and it will be located within the proposed room but will not be fixed to walls, ceilings or floors. Thus, giving the option for it to be moved which will allow the proposed room to be used on a residential basis when needed as well as a treatment room.

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

20. Industrial or Commercial Processes and Machinery

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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

I have spoken to all residents of Parc Pen Y Bryn (house numbers; 2, 3 and 9) about my proposal to use part of my dwelling to carry out laser tattoo removal and have received their verbal acceptance. I have also spoken to the owner of the plot directly next door to my property (plot 23) who has given their verbal acceptance of my proposal as well. In addition, I have spoken to the owner of the land where Parc Pen Y Bryn is located and again gained their verbal acceptance.

24. 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

25. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

26. 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

26. Authority Employee/Member

Do any of these statements apply to you?

☐ Yes ☒ No

27. 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	Mr S C Humphreys
Number	2
Suffix	
House Name	The Paddocks
Address line 1	Parc Pen Y Bryn
Address line 2	Goytre
Town/city	Port Talbot
Postcode	SA13 2XZ
Date notice served	20/11/2020

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Nathan
Surname	Hughes
Declaration date	26/10/2020

☒ Declaration made

28. 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	Mr
First name	Nathan
Surname	Hughes
Declaration Date	26/10/2020

☒ Declaration made

29. 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)

26/10/2020