

FULL PLANNING APPLICATION

BRYNMORGAN VILLA, UPPER CWMTWRCH, SA9 2XG

**CHANGE OF USE OF MAIN DWELLING TO RESIDENTIAL
CARE HOME FOR YOUNG PEOPLE (C3 TO C2) AND
ASSOCIATED WORKS AT BRYNMORGAN VILLA**

PLANNING STATEMENT

FEBRUARY 2021



Geraint John Planning

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1. INTRODUCTION

Background

- 1.1 This Planning Statement has been prepared on behalf of Springboard Education and Care Ltd in support of a planning application at the former Brynmorgan Villa, Upper Cwmtwrch, SA9 2XG for the following proposed development:

'Proposed Change of Use of Main Dwelling to Residential Care Home for Young People (C3 to C2) and Associated Works at Brynmorgan Villa'

Information Submitted in Support of the Application

- 1.2 The following information has been prepared in support of the planning application:

- Planning application forms;
- Site Location Plan;
- Existing Site Plan; and
- Proposed Site Plan.

Purpose and Structure of this Statement

- 1.3 This Planning Statement outlines the context within which the application is made and provides a detailed examination of the main planning considerations raised by the proposals. The Planning Statement also sets out a reasoned justification in support of the proposed development. The Planning Statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding area, and details on the planning history of the site;
- **Section 3** describes the proposed development;
- **Section 4** outlines the relevant planning policy framework in relation to the site;
- **Section 5** outlines the pre-application advice received from the Case Officer;
- **Section 6** analyses the key material considerations arising from the proposed development (in light of the planning policy context and discussions with the Local Planning Authority (LPA) and other stakeholders); and
- **Section 7** sets out the main findings and conclusions of the Planning Statement.

Springboard Education and Care

- 1.4 Springboard Education and Care have prepared a Community Proposal to provide a synopsis of the objectives and day-to-day running of the care facility. An overview of the proposal is set out within the below extract:

Philosophy of Care

"Springboard Education and Care wishes to return Brynmorgan Villa to a Care Home, regulated by the Care Inspectorate Wales, for up to four young people of mixed gender between the ages of 11-18. The home will also be registered with the Welsh Government as an independent special school for the sole use of the four young people placed at the home. It will be regulated by ESTYN.

Children and Young People that are admitted to Brynmorgan Villa will all have been assessed as presenting some form of significant learning difficulty and additional learning need. As such,

to meet these complex needs, each young person will have a tailored therapeutic programme delivered within the home, running alongside their care and education.

Springboard Education and Care intend to utilise Brynmorgan Villa for Care, Education and Therapy as we firmly believe it's building, layout, grounds and locality can help our young people to grow and develop.

Care

The layout of the bungalow will lend itself to our aim of providing our children with a warm, safe, and homely environment. The internal layout is ideal to provide our children with individual spaces whilst at the same time providing areas for group activities, as one would find in most family homes. The external grounds will be divided into quieter/sensory areas with other areas dedicated to more leisure type activities such as football, netball, basketball, music studio etc. The locality will also provide our children with a rich activity programme that will enable them to be positively involved within their community.

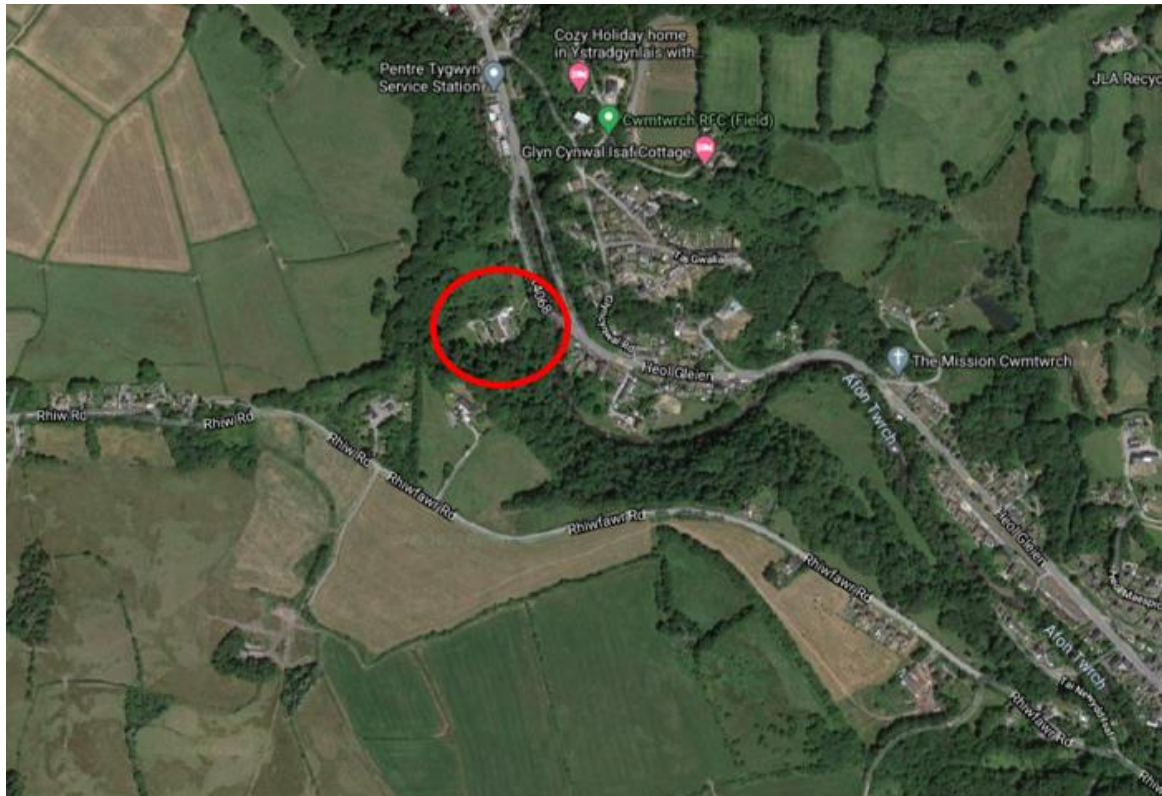
Therapy

Both the home and the grounds will be ideal in helping us to deliver the relevant therapeutic programmes to our young people, in an environment where they will feel comfortable with. The grounds also lend themselves to our aim of providing pet therapy.

2.0 SITE AND SURROUNDINGS

Site Context

- 2.1 The site is situated within the county borough of Neath Port Talbot, upper Cwmtwrch. The location of the site is indicated below:



Approximate Red Line Boundary of the Site

- 2.2 The current property on the site 'Brynmorgan Villa' comprises a six bedroom residential dwelling, with an indoor heated swimming pool situated within the rear garden.
- 2.3 Brynmorgan Villa is set in approximately 2 acres of landscaped grounds enjoying panoramic views overlooking the River Twrch.
- 2.4 The property offers spacious accommodation with six bedrooms all with en-suites, and 2/3 reception rooms. There are various outbuildings including 3 garages, a workshop, stable and hay shed. The property comprises an indoor swimming pool with a separate boiler room and WC.
- 2.5 The property sits in approximately 2 acres of gently sloping land of mature gardens with sweeping tarmac drive providing ample parking for numerous vehicles. Steps lead to the front of the property with patio areas to the front of the property. Side access to rear garden, again leads to lawn with various outbuildings, stable, hay shed with electric and water connected, garage with up and over door, further two garages.



Approximate Red Line Boundary of the Site

- 2.6 A substantial area of existing hardstanding provides the current parking area within the site, as shown within the photograph below:



View of the dwelling and driveway

Access

- 2.7 The site benefits from an existing access leading to the front of the property via a long driveway off the A4068, as shown in the photograph below:



View of the site and vehicular access from A4068

Surrounding Area

- 2.8 The site currently comprises a vacant, single storey building with a private car parking area. The surrounding area consist primarily of residential dwellings to the east of the site, separated by the Afon Twrch River, with woodland to the north and south, and open countryside west of the site.
- 2.9 There are no dwellings within immediate proximity of the building albeit, the site is located circa 21km from Swansea and Ammanford, the village offers basic amenities with a short walk away from local pubs, post office and shop, further facilities are located approximately 1 mile away in nearby Ystalyfera and Ystradgynlais.
- 2.10 The site also benefits from being within proximity to several local amenities, including; Cwmtwrch Miners Welfare Hall, Pentre Tygwyn Service Station, The George Inn Pub, and the New Tredegar Arms. Gurnos is situated approximately 1.9km south of the site which offers an array of amenities including convenience stores, schools, sports centres and doctors surgeries etc.

Sustainability and Connectivity

- 2.11 The site is within proximity to the A4068 and A4067, and as such has easy and accessible links to the centre of Cwmtwrch, Ystrad Owen and further afield to the main settlements of Glan Rhyd. The nearest bus stop is approximately 180 metres from the site (Heol Gleien Stop), with frequent services – service no.'s 64, 167 and 905 (up to every 15 minutes) providing routes to surrounding areas including; Cwmtwrch Isaf, Ystradgynlais, and Crynant.

Planning History

- 2.12 An online search of the Neath Port Talbot Council's planning register shows the site has a modest planning history, as set out in the table below:

Reference No.	Address	Proposal	Decision	Date
P2010/0183	Brynmorgan Villa Upper Cwmtwrch Swansea SA9 2XG	Retention of Use of Former Bed and Breakfast as a Dwelling House	Approved	06/04/2010
P2005/0653	Brynmorgan Villa Upper Cwmtwrch Swansea SA9 2XG	Change of Use from Residential Home to Bed and Breakfast	Approved	20/06/2005
L1982/0272	Brynmorgan Villa Upper Cwmtwrch Lliw Valley SA9 2XX	Change of Use of Part of Existing Bungalow to Residential Accommodation for The Elderly	Approved	28/09/1982

- 2.13 As shown in the above table, the property was previously used for residential accommodation for the elderly for circa 23 years up until 2005 when the property was converted to a bed and breakfast.
- 2.14 The property was converted to a single family dwelling house in 2010 albeit, the composition and layout of the property has not been significantly altered and therefore the existing building presents a good opportunity to be converted back to the use of a care home without the need for any external works in order to facilitate occupiers.

3.0 DEVELOPMENT PROPOSALS

- 3.1 The proposed development comprises the change of use of the dwelling from C3 (dwellinghouse) to C2 (residential institution) to provide a residential specialist care facility. The proposed facility will provide a total of four bedrooms, together with shared living, kitchen and dining facilities, and ample parking for staff and visitors.
- 3.2 The proposed development seeks to retain the bedrooms, albeit modernising the condition of the former dwelling in order to accommodate occupiers with individual spaces whilst ensuring areas for group activities alike to that of a 'family home'. The proposal seeks to retain the layout of the bungalow in order to accommodate for four young people of mixed gender between the ages of 11-18.
- 3.3 A photograph of the existing living room has been included below to illustrate the large communal area that will serve all occupiers:



Image of existing living area

- 3.4 The external grounds will be used as active areas dedicated to more leisure type activities such as football, netball, basketball etc. The locality will also provide occupiers with a rich activity programme that will enable them to be positively involved within their community.
- 3.5 Photographs of the external areas of the site are provided overleaf:



Images of rear garden

- 3.6 Photographs of grounds existing outbuildings and facilities have also been included below for reference:



Existing outbuilding at site

- 3.7 An extract of the existing floor plan has been included below to show the connectivity of the bedrooms and communal areas which are of course an integral and valuable aspect to a care facility:



Existing ground floor plans

- 3.8 As shown above, the bungalow comprises no.6 bedrooms (4 with en-suites), no.3 living rooms, 1 kitchen/dining room, 1 communal bathroom and an office. The bungalow includes an

interconnected complex on the eastern arm comprising a separate bedroom, kitchen and living area.

- 3.9 There are no internal or external changes proposed as part of the change of use however, the plan has been updated to depict the residential quarters and education quarters proposed within the building:



Plans

- 3.10 As shown above, the residential element of the building is to be accessed via the main entrance, leading to the hallway and bedrooms 1-4, the communal lounges and a staff room.
- 3.11 The eastern wing of the property is proposed to be used as an educational facility, comprising no. 3 classrooms and an office. These will be accessed via a separate entrance situated on east of the main entrance.
- 3.12 A description of the internal floor dimensions of each room of the bungalow are set out in the table below:

Room	Existing Dimensions (m)
Entrance Hallway	n/a
Lounge Diner	7.42 x 4.39
Kitchen	4.39 x 3.81
Utility Room	1.73 x 1.35
Rear Hallway	11.71 x 1.85
Office / Storage	3.38 x 1.24
Bedroom One	3.61 x 3.53
Ensuite / Shower Room	2.64 x 0.91
Bedroom Two	3.45 x 2.77
Ensuite / Shower Room	2.34 x 0.74
Walk in Airing Cupboard	1.57 x 1.30
Bedroom Three	3.45 x 2.36
Ensuite / Shower Room	2.31 x 0.74
Bedroom Four	3.63 x 3.28
Ensuite	2.01 x 1.45
Bedroom Five	3.28 x 4.29
Ensuite / Shower Room	2.31 x 0.74
Bedroom Six	4.57 x 3.25
Ensuite	n/a
Reception Room One	5.82 x 5.44
Hallway	n/a

Cloakroom	n/a
Reception Room Two / Office	3.10 x 2.77
Rear Hallway / Porch	n/a

Please see **Appendix B** (Brynmorgan Villa Dimensions) for full overview.

- 3.13 Given the previous use of the bungalow was a residential care home, and subsequently a B&B, the existing layout is able to accommodate the conversion to from C3 to C2 use without the requirement of any demolition and/or external works, and therefore there is no construction proposed as part of the proposal.

4.0 PLANNING POLICY CONTEXT

- 4.1 This section of the Planning Statement provides a summary of the relevant planning policy framework in relation to the site and the proposed development.
- 4.2 The following policy / guidance documents prepared at the national level are of relevance to the determination of the application.

National Planning Policy

Planning Policy Wales (10th Edition, December 2018)

- 4.3 Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Key Planning Principles

- 4.4 Paragraph 2.13 states that *"The plan-led system underpins the delivery of sustainable places. To ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The 5 Key Principles (see Figure 3) represent a guiding vision for all development plans, including the NDF"*. The key principles are as follows:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact.

- 4.5 Paragraph 2.17 states *"In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes"*.

Sustainability

- 4.6 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 2.1 states: "The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation".
- 4.7 Paragraph 2.17 of PPW sets out that "The relationship between development proposals, planning policy topics and the well-being goals is complex. At a strategic level traditional planning policy topics are clustered around four distinctive themes."

Placemaking	Active and Social Places	Productive and Enterprising Places	Distinctive and Natural Places
Creating Sustainable Places Good Design Promoting Healthier Places The Welsh Language Making Spatial Choices Placemaking in Rural Areas	Housing Retail and Commercial Centres Community Facilities Recreational Spaces Transport	Economic Development Tourism The Rural Economy Transportation Infrastructure Telecommunications Energy Minerals Waste	Landscape Coastal Areas Historic Environment Green Infrastructure Biodiversity Water, Air, Soundscape & Light Flooding De-risking

4.8 Paragraph 2.24 sets out how to assess the sustainable benefits of development:

"Planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision-making process, by following the five Ways of Working, to ensure a balanced assessment is carried out and to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals."

4.9 Moreover, in respect of the Re-Use of Previously Developed Land Paragraph 3.51 states: *"Previously developed land in settlements should generally be considered suitable for development because their re-use will promote sustainability principles."*

Housing

4.10 Paragraph 3.20 states: *"In respect of housing the planning system must:*

- Identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- Enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
- Focus on the delivery of the identified housing requirement and supply."*

4.11 Moreover, Paragraph 3.28 states: *"The housing supply to meet the requirement proposed in a development plan must be deliverable. To achieve this, planning authorities must include an allocation of housing land and an additional allowance to allow for flexibility where sites do not come forward as planned. The ability to achieve the requirement must also be demonstrated through a housing trajectory agreed as part of an adopted development plan, illustrating the expected rate of housing delivery for both market and affordable housing."*

4.12 Paragraph 3.30 also states: *"As part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of site sizes to allow all sectors and types of house-builder (including nationals, regionals, RSLs and SMEs) the opportunity to deliver the proposed housing requirement."*

4.13 Paragraph 3.38 states: *"Development plans must include clear policy criteria against which applications for housing development on unallocated sites will be considered. Infill and windfall sites can also often make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall site development within settlements should be supported where they accord with the national place-making outcomes."*

Good Design

- 4.14 It is set out within PPW that "Good design is fundamental to creating sustainable places where people want to live, work and socialise and enjoy. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment. To achieve sustainable development, design must go beyond aesthetics and include the social, environmental, cultural and economic aspects of the development, including its construction, operation and management, and the relationship with its surroundings" (Paragraph 3.3). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed below.

- 4.15 Figure 7 sets out the above in an illustrative / diagrammatic manner of the objectives of good design:



Technical Advice Notes

- 4.16 TANs supplement the policy principles of PPW. TANs, which are considered relevant to the proposal, and should therefore be given weight are:

TAN	Title
TAN 12	Design (2016)
TAN 18	Transport (2007)

TAN 12: Design (2016)

- 4.17 TAN 12 provides guidance on how good design should be achieved through the planning process. TAN 12 is considered in detail in the Design and Access Statement (DAS), which accompanies the planning application and is not considered further in this Planning Statement.

TAN 18: Transport (2007)

- 4.18 TAN 18 describes how to integrate land use and transport planning. It includes advice on transport related issues when planning for new development including integration between land use planning and transport, location of development, parking and the design of development. Paragraph 3.3 of the TAN states that the location of new residential development has a significant influence on travel patterns as the majority of trips start or finish at home.

Local Planning Policy

Development Plan Context

- 4.19 The current Development Plan for Neath Port Talbot Council is the Neath Port Talbot Local Development Plan (LDP 2011-2026), adopted in January 2016.

LDP Interactive Proposal Map



NPT LDP Interactive Proposal Map Extract

The LDP proposals map confirms the site is:

- Within proximity, albeit outside the Settlement Limits of Cwmtwrch (SC1 – small local centre);
 - Within an area of Safeguarded Minerals (M1) – Safeguarded Coal Resources; and
 - Within a Settlement Protection Zone (M2/1).
- 4.20 Given the above, in terms of the proposed development for the change of use of the property, it is considered that the site is not constrained by any local planning policies which would impact the acceptability of the proposed development. The LDP Proposal map shows that the site is outside the Small Local Centre of Cwmtwrch - Settlements with adequate public transport links

with at least one shop and/or several community facilities. However, the site is within proximity of both Cwmtwrch and Gurnos, and therefore is considered to be adequately served by several local amenities.

4.21 The Local Planning Policies in association with the proposed development are considered to be:

Strategic Policies

- Policy SP2 Health;
- Policy SP3 Sustainable Communities;
- Policy SP14 The Countryside and the Undeveloped Coast;
- Policy SP20 Transport Network; and
- Policy SP22 Welsh Language.

Topic Based Policies

- Policy SC1 Settlement Limits;
- Policy EN5 Conversion and Extension of Existing Buildings in the Countryside;
- Policy EN6 Important Biodiversity and Geodiversity sites;
- Policy EN7 Important Natural Features;
- Policy TR2 Design and Access of New Development; and
- Policy WL1 Development in Language Sensitive Areas.

4.22 The table below provides a description of the key policies considered relevant to the proposal:

Key	Policy	Description
Strategic Policies		
SP2	Health	The following measures will be taken in relation to the high levels of poor long term health and sickness in Neath Port Talbot: 1. The development of sustainable, safe and confident communities will be promoted through the colocation of jobs and facilities and the development of community facilities and services in accordance with the settlement framework; Relevant Key Policies: SC1-SC2; I1; EC1-EC6; BE1. 2. People's exposure to those elements that can have an adverse impact on their health (such as their social, economic or physical environment) will be reduced where possible through consideration of the environmental and safety impacts of new developments; Relevant Key Policies: H1; AH1-AH2; GT1-GT2; OS1-OS2; EN8-EN10; W1; BE1. 3. Healthier, more active and safer lifestyles will be encouraged through the retention of a range of accessible leisure, recreational, health, retail, social, cultural and community facilities throughout the County Borough; Relevant Key Policies: OS1-OS2; SC2; I1; R1-R3; BE1. 4. Accessibility within and between communities will be improved to encourage active travel; Relevant Key Policies: TR1-TR2; BE1. 5. The provision of new employment opportunities will be promoted to reduce unemployment and economic inactivity rates. Relevant Key Policies: EC1-EC6.
SP3	Sustainable Communities	The delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by: 1. Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements;

		2. Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle; Resisting inappropriate development outside settlement limits.
SP14	The Countryside and the Undeveloped Coast	The countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures: 1. The protection of the open countryside through the control of inappropriate development outside settlement limits; 2. The protection of the undeveloped coast through the control of inappropriate development; 3. The designation and protection of Special Landscape Areas; 4. The designation and protection of Green Wedges.
SP20	Transport Network	The transport system and infrastructure will be developed in a safe, efficient and sustainable manner through the following measures: 1. Implementing key transport projects and supporting schemes identified in the Joint Transport Plan; 2. Promoting connectivity and access to public transport through improving bus and rail facilities; 3. Supporting enhancements to the walking and cycling network; 4. Promoting park and share schemes along key highway routes; 5. Promoting efficient use and links to the transport network through the identification of a road hierarchy; 6. Restricting development which would have an unacceptable impact on highway safety; 7. Requiring development proposals to be designed to provide safe and efficient access and promote sustainable transport; 8. Requiring appropriate parking provision; 9. Facilitating movement of freight by means other than road.
SP22	Welsh Language	The Welsh language will be safeguarded and promoted in the following language sensitive areas: 1. Amman Valley. 2. Swansea Valley. 3. Pontardawe. 4. The community of Crynant in the Dulais Valley.
Topic Based Policies		
SC1	Settlement Limits	Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. Outside settlement limits, development will only be permitted under the following circumstances: 1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or 2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or 3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or 4. It constitutes the appropriate replacement of an existing dwelling; or 5. It is an affordable housing exception site; or 6. It is an appropriate rural enterprise dwelling; or 7. It is an appropriate 'One Planet Development'; or 8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or 9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or

		10. It is associated with either agriculture, forestry, minerals or energy generation; or 11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or 12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit. Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.
EN5	Conversion and Extension of Existing Buildings in the Countryside	The alteration, extension, or conversion of existing suitable buildings outside the defined settlement limits for residential, employment, or tourism uses will only be permitted where: 1. The existing building is structurally sound and is capable of conversion without substantial major external alteration or reconstruction. 2. In the case of changes of use to residential purposes alone: (a) It can be demonstrated that there are no viable alternative uses to secure the retention of the building; and (b) That the building is of architectural and/or historic merit. 3. In the case of residential extensions, the extension does not result in a disproportionate increase in the size, scale and massing of the building.
EN6	Important Biodiversity and Geodiversity Sites.	Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where: 1. They conserve and where possible enhance the natural heritage importance of the site; or 2. The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site. Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.
EN7	Important and Natural Features	Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where: 1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or 2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.
TR2	Design and Access of New Development	Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied: 1. The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation; 2. Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use; 3. The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes; 4. Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation.

WL1	Development in Language Sensitive Areas	The following development proposals within the identified language sensitive areas will be required to submit a Language Action Plan, setting out the measures to be taken to protect, promote and enhance the Welsh language: (a) Residential development for 10 or more dwellings; (b) Retail, commercial or industrial development with a total floorspace of 1,000 sqm or more.
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Supplementary Planning Guidance:

The following SPG's are of relevance to this application:

- Parking Standards (October 2016);
- Biodiversity and Geodiversity (May 2018);
- Pollution (October 2016);
- Design (July 2017); and
- Development and the Welsh Language (July 2017).

- 4.23 Neath Port Talbot Council SPG on delivering 'Parking Standards' (October 2016) provides guidance on parking standards by land use. The required standards for this type of accommodation is provided in the table below:

Type of Development	Residents	Visitors
General Purpose: Houses and Apartments		
Houses	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
Apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to bedsits, or self-contained apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to residential hostel	1 space per resident staff 1 space per 3 non-resident staff	Nil
Special Purpose Housing		
Self-contained elderly persons dwellings (not wardened)	1 space per 2 - 4 units	1 space per 4 units
Self-contained elderly persons dwellings (wardened)	1 space per 4 units 1 space for warden 1 space per 2 ancillary staff	1 space per 4 units
Purpose built student accommodation	1 space per 25 beds for servicing, wardens and drop-off areas	1 space per 10 beds (for students &/or visitors)
Residential children's homes / homes for elderly persons / nursing homes	1 space per resident staff 1 space per 3 non-resident staff	1 space per 4 beds

Summary

4.24 The comprehensive review of the planning policy context for the site can be summarised as follows:

- The site lies within the development limits of Cwmtwrch, which is identified as a Small Local Centre within the LDP, whereby the growth/development is considered to be within a sustainable location;
- The proposed development is situated in sustainable location in an existing residential area and represents a conversion of an existing building;
- As the site is previously developed and underutilised at present, conversion/change of use promotes an effective and sustainable method of regenerating predeveloped land;

- The site is not subject to any constraints or designations, which would restrict the conversion of the site; and
- The proposal meets the requirements of national planning policy in terms of good design and sustainable development. As a result, it is considered that the proposal fully complies with the provisions of national planning policy and should be regarded as an acceptable form of development accordingly.

5.0 PRE-APPLICATION RESPONSE

- 5.1 A formal pre application enquiry was submitted to the council following a written pre application response from the Planning Officer on the 1st December 2020 outlining the key considerations that the Council required to be addressed **(see Appendix A)**.

Principle of Development

- 5.2 The LPA confirmed that the proposed conversion of the existing dwelling to a residential care facility to be an acceptable proposal:

"It is considered that in principle the proposed change of use appears acceptable".

As such, it has been suggested that the proposal would be supported, in general, by the Local Development Plan in that the submitted proposal would offer tangible benefits to the local area and not be contrary to the policies, aims or objectives of the plan.

Use Class

- 5.3 The pre-application response sought clarification on the use of the building as residential institution, the following comments were received:

"It is assuming from your submission that you have already determined that this proposal would be within use class C2 and not C3(B) as the use is for children and as such cannot operate as a household without adult care and/or supervision on a 24 hour basis. However, clarification would be required, as would ensuring that this is not a secure facility which may result in it falling within a differing use class, C2A for example. There has been clarification on these matters provided by Welsh Government previously".

- 5.4 For clarity, as stated within the description of development, the propose change of use is from C3 (dwellinghouse) to C2 (residential institution - residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres).

- 5.5 The children and young people that are admitted to Brynmorgan Villa will all have been assessed as presenting some form of significant learning difficulty and additional learning need. As such, to meet these complex needs, each young person will have a tailored therapeutic programme delivered within the home, running alongside their care and education.

Highways

- 5.6 The application raised no concerns in terms of Highway given the existing large area provided for parking, however, the following comments were received:

"The application refers to between 4/5 residents receiving care. However, there are no details provided on the level of staff, or whether these staff members live at the property as a primary residence, or visit on a rota basis. Clearly this will require 24 hour staff presence on site. As such the level of parking required at any one time cannot be assessed. The only reference is made within the supporting statement from the applicant; which states that;

Each young person placed will have a high level of staffing to support them, with this being at least 1:1 during waking hours. There will also be a high level of staff awake at night to support our young people, alongside an emergency contact who will be able to offer rapid support.

Further information as to the number of staff at any one time on site would be required as part of any application, together with details of rota changes to ensure sufficient parking for those staff on site and those attending to swap shifts is available”.

- 5.7 Further to the pre application feedback, it has been confirmed that there will be just 4 young people to occupy the property. The proposed parking spaces measurements are to align with current standards of 2.6m x 4.8m. Further details regarding the suitability and acceptability of the parking arrangements have been outlined in detail in the following Section.

6.0 MATERIAL CONSIDERATIONS

6.1 This section outlines the assessment of the following material considerations of relevance to this proposal:

- Principle of Development;
- Sustainability;
- Residential Amenity;
- Access and Parking; and
- Other Matters.

Principle of Development

Planning Policy Position

- 6.2 Policy SC 1 (Settlement Limits) advises that outside settlement limits, development will only be permitted if it *'constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building'*. Given that the proposal is for the conversion of the existing dwelling, seeking the change of use without the requirement of demolition and/or extension of the property, it is considered that the property is in accordance with Policy SC 1 of the LDP.
- 6.3 Planning Policy Wales (Edition 10) encourages proposals for development where they deliver sustainable, healthy and cohesive communities. In this case, objective OB 3 of the LDP is considered to be key overarching objective as it seeks to *'deliver sustainable, safe and confident communities and develop vibrant settlements supporting a range and mix of facilities and services'*. Given that the site is located within proximity to Cwmtwrch, a Small Local Centre, the settlement is considered to have adequate public transport links with *'at least one shop and /or several community facilities'*. As such, the development is considered to comply with both Policy SP 3 (sustainable communities) and objective OB 3 of the NPT LDP.
- 6.4 The site is considered to be within a sustainable and accessible location, this can be evidenced as the proposed development benefits from good accessibility to a range of sustainable transport options and good access to key services and facilities. Section 3.0.8 of the LDP advises that sustainable settlements should offer and *'provide the opportunity to deliver additional services and facilities for the benefit of the wider community. A well designed, adequately resourced and well connected neighbourhood can provide positive health benefits'*.
- 6.5 In light of the above, and as aforementioned, the property is located within proximity to the A4067 and A4068, and therefore, the site has easy and accessible links to surrounding settlements including Upper Cwmtwrch, Ystrad Owen and further afield to Glan Rhyd.
- 6.6 Moreover, the nearest bus stop is approximately 180 metres from the site (Heol Gleien Stop), with frequent services – service no.'s 64, 167 and 905 (up to every 15 minutes) providing routes to surrounding areas including; Cwmtwrch Isaf, Ystradgynlais, and Crynant. The site also benefits from being within proximity to several local amenities, including; Cwmtwrch Miners Welfare Hall, Pentre Tygwyn Service Station, The George Inn Pub, and the New Tredegar Arms. Gurnos is situated approximately 1.9km south of the site which offers an array of amenities including convenience stores, schools, sports centres and doctors surgeries etc
- 6.7 In light of the above, the proposed development would be supported by virtue of being a sustainable location and sustainable communities. Further to this, the previous permission granted under application ref. L1982/0272, although this was determined against former LDP

policies that are no longer in force, it is considered that the use of the bungalow for a residential care home was previously established to be acceptable in principle.

- 6.8 The proposed development offers opportunity for the restoration of the former residential care home, providing a much needed specialist care facility to occupiers aged 11-18.
- 6.9 Further to the compliance with key LDP policy objectives, the proposal also accords with the relevant national policy objectives as outlined in PPW. The principle of bringing a previously developed site back into use of a community facility is supported at the national level. Moreover, the pre-application advice obtained by the council (as referenced in Section 5) also confirms that the principle of the proposals are acceptable.

Sustainability

- 6.10 The proposal seeks to bring about the most efficient use of land - which is supported in both PPW, and within existing local planning policy. It is within this context of general acceptability, that this proposal should be determined.
- 6.11 Sustainable development forms a key consideration central to all policies contained within PPW. Paragraph 3.32 of PPW sets out a series of objectives which development proposals should seek to achieve – those of key relevance to the application include the following:
- Ensuring resilient locational choices for infrastructure and built development, taking into account water supplies, water quality and reducing, wherever possible, air and noise pollution and environmental risks, such as those posed by flood risk, coastal change, land contamination and instability;
 - Improving the resilience of ecosystems and ecological networks; and
 - Halting and reversing the loss of biodiversity.
- 6.12 As above-mentioned, given that the site has a sustainable location and is within close proximity to a range of services, the development presents an excellent opportunity for the redevelopment and enhancement of this site. As such, the proposal would contribute towards the need to provide care facilities in a sustainable way, as recognised in Policy SP 3 of the LDP.
- 6.13 Additionally, the proposal utilises an existing building for regeneration and utilises the property to accommodate 4 residents with the provision of specialist care, as such, the proposal is considered to be acceptable and in accordance with the objectives of National and Local Policy.

Residential Amenity

- 6.14 Neath Port Talbot's Supplementary Planning Guidance 'Design' (July 2017) seeks to ensure *'the need to consider all aspects of design, including how occupiers and users of places interact with the built environment and the spaces around them, are key in ensuring that developments are successful, provide benefits for the area within which they are sited, not just for the short term, but also provide positive outcomes for the future'*.
- 6.15 In accordance with the requirements of the Design SPG, with respect to the level of proposed residential amenity, the proposed care facility layout has been carefully considered to ensure an appropriate balance between private bedroom space and shared living areas are provided for future occupiers. This spatial approach is supported by the room layouts allowing for windows to be provided to all bedrooms, thereby ensuring future occupiers will receive adequate access to natural ventilation, daylight and outlook.

Access and Parking

- 6.16 The property currently benefits from an existing vehicular access point to the eastern boundary line of the site, along Heol Gwys. This access can be seen through the photo below:



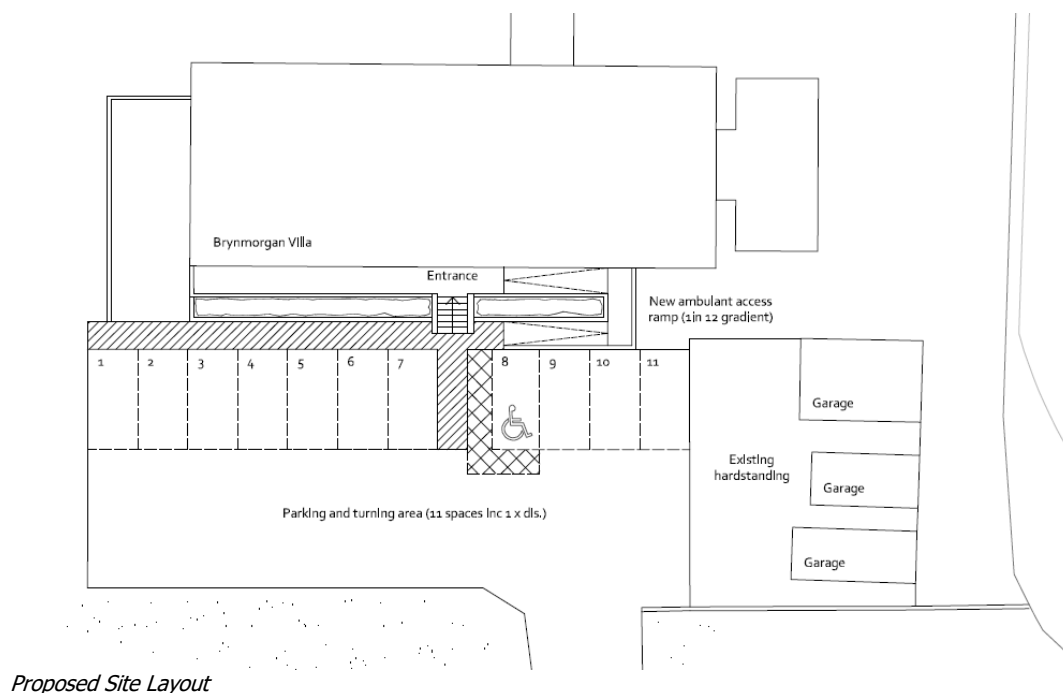
View of the site from Heol Gwys (A4068)

- 6.17 With regard to parking, the site currently benefits from an existing hardstanding parking area at the front of the dwelling (area outlined in blue below). As shown below, the area is substantial in size and therefore, vehicles are able to park, reverse and turn around with ease.
- 6.18 It should be noted that the access and parking area has not been changed since its previous use as a care home and B&B and therefore, evidence that the existing access is fit for purpose of the proposed development.



Blue line showing the approximate area of parking on the site

6.19 An extract of the proposed car parking layout is shown below:



6.20 As shown within the above extract, the car park comprises a total of 11 spaces, including one disable parking space with a new access ramp.

6.21 In terms of the required level of parking, Neath Port Talbot Council SPG 'Parking Standards' (October 2016) provides guidance on parking standards by land use. The required standards for this type of accommodation is provided in the table below:

Residential children's homes / homes for elderly persons / nursing homes	1 space per resident staff	1 space per 4 beds
	1 space per 3 non-resident staff	

6.22 Given that the residents who would live in the development would be unable to drive, the need for resident spaces are redundant and should be excluded from the requirement. As requested by the LPA during the pre-application enquiry, further information has been provided in terms of number of staff, shift patters and day to day use of the site.

Staff, Visitors and Car Parking

6.23 No staff are resident at the property. There will be a maximum of 6 staff on-site at any one time on a day-to-day basis. Staff will be attending the property as per rota system, detail are included within the below tables:

Monday to Fridays - Term Time

Timings	Staff Leaving Site	Staff Arriving on Site
08:00	2 x Night Staff	4 x Education Staff
15:00	4 x Education Staff	4 x Care Staff
22:00	4 x Care Staff	2 x Night Staff

Weekends and Holidays

Timings	Staff Leaving Site	Staff Arriving on Site
08:00	2 x Night Staff	4 x Care Staff
15:00	4 x Care Staff	4 x Care Staff
22:00	4 x Care Staff	2 x Night Staff

- 6.24 In the instance that external contractors, officers and / or visitors attend the site (e.g. Social Workers, Education Officers etc), there will be a 'book in system' in place by way of avoiding the 'pinch points' of 08:00 and 15:00. For example, meetings will be planned to take place between the hours of 09:30 and 14:30 to achieve this.

Day to Day Use of the Building

- 6.25 During term time the day to day use of the building will be as displayed below:

Times	Use
08:00 - 15:00	Education
15:00 - 22:00	Care
22:00 - 08:00	Settling/Sleeping

- 6.26 During the weekends and holidays the timetable will be as displayed below:

Times	Use
08:00 - 15:00	Care/Family orientated activities
15:00 - 22:00	Care/Family orientated activities
22:00 - 08:00	Settling/Sleeping

- 6.27 As a result, it is considered that the proposed development comfortably allows for approximately 12 car parking spaces, as such, providing sufficient capacity to accommodate the necessary levels of staff and visitor parking.

Other Matters

Flood Risk

- 6.28 A search of NRW Development Advice Map found site is located partly within Flood Zone A – and therefore considered to be at little or no risk of fluvial or coastal/tidal flooding.



Extract from NRW Flood Risk Mapping System

Public Rights of Way (PROW)

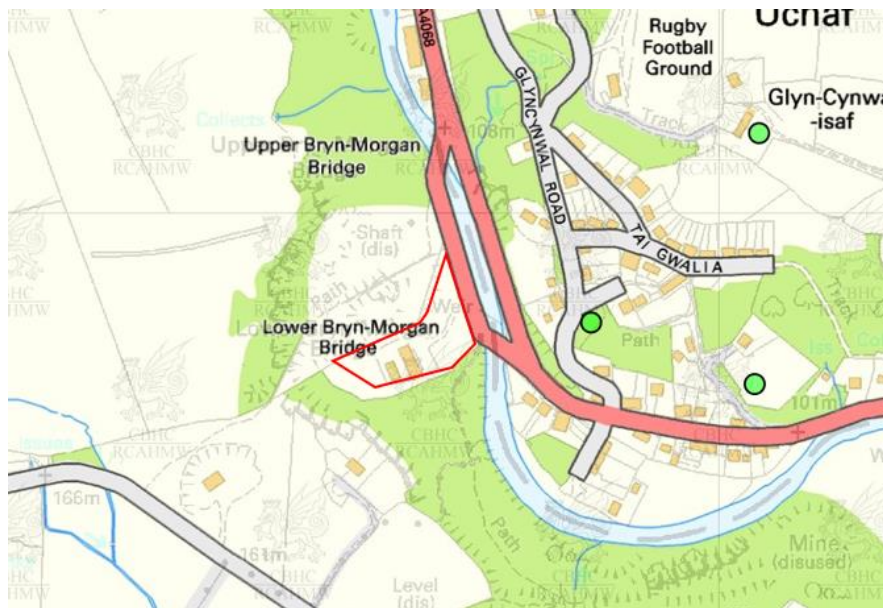
- 6.29 The PROW below shows that there are no Public Rights of Way within or across the site.



Public Rights of Way Definitive Map extract

Historic Environment

- 6.30 The extract taken from the Historic Wales mapping system demonstrates that there are no Listed Buildings or Scheduled Ancient Monuments on either site.



*Extract taken from Historic Wales Website
Coal Mining Risk*



Coal Authority Mapping Extract

- 6.31 An extract from the Coal Authority Map demonstrates that the site is not within a Development High Risk Area. As such, no further detailed investigation is required in relation to this matter.

7.0 SUMMARY AND CONCLUSIONS

Purpose of this Statement

- 7.1 This Planning Statement outlines the context within which the application is made, and provides a detailed examination of the main planning considerations raised by the proposals, together with a reasoned justification in support of the proposed development. The detailed assessments undertaken and provided to inform this planning application are considered to add considerable weight to the merit of this proposal and enable the scheme to be viewed favourably.

Summary of the Key Considerations

- 7.2 In summary, on the basis of a comprehensive review of both the policy and physical context of the application site, and considering the feedback provided by the Local Planning Authority through the formal pre-application process, the site is considered to be suitable for development and the proposals should be viewed favourably for the following reasons:
- The design of the proposed development would ensure the proposal would have an acceptable impact on the residential amenity of the occupiers;
 - The change of use to a Care Home (Use Class C2) is considered to be acceptable in principle as the proposal complies with the requirements of policy SP2 of the LDP. Furthermore, bringing the currently underutilised site back into use fully accords with the sustainable development objectives of PPW and the LDP;
 - The use of a site as a C2 care home does not conflict with the residential character of the area;
 - The existing structure ensures high quality living space and shared facilities are provided for future occupiers;
 - The site benefits from a highly sustainable location and there should be a general presumption in favour of making the best and most effective use of this previously developed site;
 - The proposal benefits from an existing established access and the site provides sufficient capacity to accommodate the parking needs of staff and visitors; and
 - The site does not have any constraints or restrictions regarding development.

Conclusion

- 7.3 Having regard to the above key considerations, it is considered that the proposed development is fundamentally sound in principle and represents an appropriate scheme, which makes effective use of a sustainably located site. This, coupled with the lack of any technical constraint, and the provision of much needed additional care home bed spaces, provides considerable support for the proposed development.
- 7.4 moreover, since 2010, Brynmorgan Villa has been used as a no.6 bedroom single family dwelling, however, in 1982, the property was formerly used a care facility for elderly residential accommodation before being converted to a bed and breakfast in 2005. The applicant intends to restore and revert the property to a residential care facility for occupiers aged 11-18. Accordingly, the applicant respectfully requests that the proposal should be supported by the Local Planning Authority and that planning permission should be granted.

Appendix A – Pre Application Advice dated 1st December 2020



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Date Dyddiad	1st December 2020
Direct line Rhif ffôn	01639 686726
Email Ebost	c.j.davies@npt.gov.uk
Contact Cyswllt	Christopher Davies
Your ref Eich cyf	
Our ref Ein cyf	Q2020/0207

Geraint John Planning Ltd
Office 16
House 1, 2nd Floor
The Maltings
East Tyndall Street
CF24 5EA

BY EMAIL ONLY

Dear Sir/Madam

Town and Country Planning Act 1990

Pre-App. Ref.: Q2020/0207
PROPOSAL: Change of use to care home.
LOCATION: Brynmorgan Villa Lower Brynmorgan Bridge Upper Cwmtwrch
Swansea Neath Port Talbot

I refer to your correspondence received on 1 December 2020, concerning the above and your request for pre-application advice. Having considered the nature of submission, I respond as follows.

Local Context and Constraints

Please note that this information is based on our current records and is, as far as possible, accurate. Nevertheless, we reserve the right to advise you of any additional constraints that may be identified at the time of your application.

Amgylchedd ac Adfywio

Ceri Morris Pennaeth Cynllunio a Gwarchod y Cyhoedd

Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Ffôn 01639 686868

Environment and Regeneration

Ceri Morris Head of Planning and Public Protection

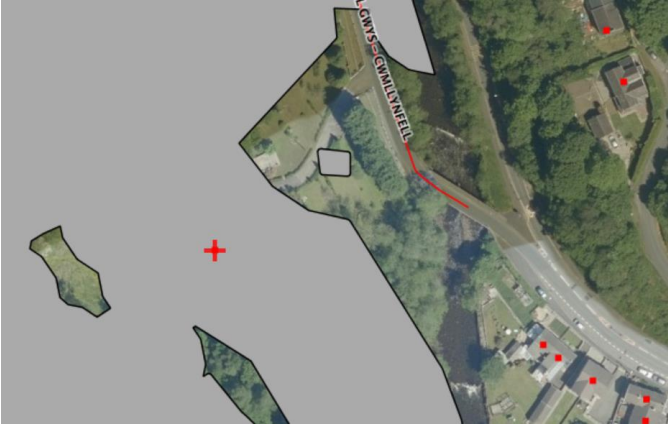
The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG

Tel 01639 686868

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni.

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

- High risk coal (Notwithstanding comments in submission)



- Rights of way



- Land contamination

Relevant Planning History

From an examination of our records, the application site/ property has the following relevant planning history:

Reference: L1982/0272

Proposal: CHANGE OF USE OF PART OF EXISTING BUNGALOW TO RESIDENTIAL ACCOMMODATION FOR THE ELDERLY

Approved

Decision Date: 28-SEP-82

Reference: L1977/0054

Proposal: RESIDENTIAL DEVELOPMENT

Refused

Decision Date: 24-MAY-77

Reference: L1974/0112

Proposal: ERECTION OF BUNGALOW

Approved

Decision Date: 24-SEP-74

Reference: P2010/0183

Proposal: Retention of use of former bed and breakfast as a dwelling house

Approved

Decision Date: 06-APR-10

Reference: P2005/0653

Proposal: CHANGE OF USE FROM RESIDENTIAL HOME TO BED AND BREAKFAST

Approved

Decision Date: 20-JUN-05

Relevant Planning Policies

In addition to national guidance contained within Planning Policy Wales, any application would be considered against the Policies within the Adopted Neath Port Talbot Local Development Plan, details of which are available on the Council's web site by visiting www.npt.gov.uk/ldp. The relevant policies would include:

Strategic Policies

- **Policy SP2** Health
- **Policy SP3** Sustainable Communities
- **Policy SP14** The Countryside and the Undeveloped Coast
- **Policy SP20** Transport Network
- **Policy SP22** Welsh Language

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy EN5** Conversion and Extension of Existing Buildings in the Countryside
- **Policy EN6** Important biodiversity and geodiversity sites.
- **Policy EN7** Important natural features
- **Policy TR2** Design and Access of New Development
- **Policy WL1** Development in Language Sensitive Areas

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- Parking Standards_(October 2016)
- Biodiversity and Geodiversity (May 2018)
- Pollution (October 2016)
- Design (July 2017)
- Development and the Welsh Language (July 2017)

All of the above SPG can be viewed on the [Council's website](#).

Analysis of Proposal

The proposed development comprises the change of use of the dwelling from C3 (dwelling house) to C2(residential institution) to provide a residential specialist care facility for up to four/five young people of mixed gender between the ages of 11-18.

- There are no details of what works are required including any extension or alterations.
- There are no details regarding the other developments that may support this proposal should it be progressed.

Your request for a meeting prior to providing a written reply is noted, however, at this time we are unable to meet with applicants due to current COVID Restrictions. If after receiving this reply you wish to discuss further matters, or seek clarification, this can be arranged via Microsoft Teams or email. For other proposals additional fees may apply.

It is considered that in principle the proposed change of use appears acceptable, however, as stated, we cannot comment on matters inferred but not set out within this reply that may necessitate further development of the site and individual consideration.

The site lies within the open countryside and as such there are Policies at a national and Local level that protect the countryside and prevent unjustified forms of development. In addition there are policies that restrict extensions and alterations to buildings in the open countryside. As such development that you may consider essential to the acceptability of any development at this site, would need to be carefully considered.

For example, whilst the Applicant on the phone referred to log cabins nothing within this submission provides any information on those proposals. As such we are unable to offer any comment on the potential for any further development at the site, over and above the change of use requested.

There are also omissions within the submission, details of which would allow the Authority to give a more informed view of the proposals.

The application refers to between 4/5 residents receiving care. However there are no details provided on the level of staff, or whether these staff members live at the property as a primary residence, or visit on a rota basis. Clearly this will require 24 hour staff presence on site. As such the level of parking required at any one time cannot be assessed. The only reference is made within the supporting statement from the applicant; which states that;

Each young person placed will have a high level of staffing to support them, with this being at least 1:1 during waking hours. There will also be a high level of staff awake at night to support our young people, alongside an emergency contact who will be able to offer rapid support.

Further information as to the number of staff at any one time on site would be required as part of any application, together with details of rota changes to ensure sufficient parking for those staff on site and those attending to swap shifts is available.

Of equal importance to the consideration of this proposal would be details of the day to day operation. As you are no doubt aware,

Class C3 Dwellinghouses

This class is formed of three parts:

- C3(a): a single person or those living together as a single household as defined by section 258 of the Housing Act 2004 (basically a 'family');
- C3(b): those living together as a single household and receiving care;
- C3(c): those living together as a single household who do not fall within the C4 definition of an HMO.

There is no limit on the number of members of the single household under C3(a). The limit for C3(b) and (c) is no more than six people.

A single household under C3(a) is formed by a family (a couple whether married or not with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

For the purposes of C3(b) and (c) 'single household' is not defined in legislation.

C3(b) makes provision for supported housing schemes, such as those for people with disabilities or mental health problems

It is assuming from your submission that you have already determined that this proposal would be within use class C2 and not C3(B) as the use is for children and as such cannot operate as a household without adult care and/or supervision on a 24 hour basis. However clarification would be required, as would ensuring that this is not a secure facility which may result in it falling within a differing use class, C2A for example. There has been clarification on these matters provided by Welsh Government previously.

All of the above would be required in support of any application.

Biodiversity

Policies EN6 and EN7 will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

If any works or extension of alteration are necessary, you may require a Bat Survey or other ecological surveys in support of an application. You will also need to put forward proposals for mitigation/compensation for any adverse impacts identified in the above assessments.

Once you have the results of the survey, you are therefore strongly encouraged to liaise further with the Council's Countryside & Wildlife team (Tel: 01639 686149), so that they may provide

proactive advice to seek to address any identified biodiversity issues at the earliest stage of your project / design.

Required Supporting Documentation

We would encourage you to submit your application electronically via www.gov.wales/planningapplications.

Having regard to the nature of your proposal, it is considered at this stage that in addition to the submission of standard mandatory supporting documentation such as application forms, plans and fee, any application for the above development should also be accompanied by the following additional documentation: -

- Bat Survey if any works are proposed to the building that require planning permission.
- Tree Survey if any development is proposed beyond that detailed in this application.
- Contaminated Land Desk-top Assessment if development is proposed.
- Coal Mining Risk Assessment if development is proposed.
- Staffing and parking statements including the day to day operation (as highlighted previously)

If any subsequent application fails to include the information above, there is a chance it may not be registered and, in any event, it is likely that an application will either be refused or will not be able to be progressed until its satisfactory submission.

It is also this Authority's practice to recommend to applicants that detailed information is submitted at application stage to ensure that, in the event of planning permission being granted, that 'pre-commencement' conditions (which require approval of details prior to work starting on site) can be minimised. You are therefore encouraged to ensure that your initial submissions incorporate as much information as possible (for example materials, boundary treatment, ecology mitigation, Construction Management Plan, Travel Plan etc.), and address all matters raised in the advice given above.

Detailed guidance on the use of the national standard application form for planning permission and other associated consent regimes; and the information which must accompany a planning application so that the local planning authority can determine the validity of the application, can be found as follows: -

"Guidance on the use of the standard application form ('1app') and validation of applications":
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/1appguidance>

The Town and Country Planning (Development Management Procedure)(Wales) Order 2012:
[http://www.legislation.gov.uk/wsi/2012/801/contents/made \(original Order\)](http://www.legislation.gov.uk/wsi/2012/801/contents/made (original Order))
(Note subsequent Amendment Orders: [2014](#) ; [2015](#) ; [2016](#) ; and [2017](#)).

How we will deal with your planning application

As part of its emphasis on 'Delivering Quality Development Quickly', the Planning department prides itself on the service it offers our customers. Once your application has been received, this will include an allocated case officer making contact with you or your appointed agent within the

first week and arranging a visit, following which we will contact you by phone or email to advise of any discrepancies with your application. We will also work with you to address any outstanding concerns, including any amendments required to make your proposal acceptable.

Once we are happy with the validity of your application, we will formally consult neighbours and relevant consultees. Provided there are no significant matters of concern resulting from such consultations, we will then seek to determine your application as swiftly as possible after the expiry of the statutory publicity period, and aim to do so within the 8 week statutory period.

While Officers will endeavour to ensure you are aware of the progress of your application, we would encourage you to contact the case officer should you wish to discuss any matter further.

Development Team Approach – Building Control

The Development Management and Building Control teams work closely to assist developers in improving the quality of their development and ensuring compliance with all appropriate conditions and Regulations. In particular, Building Control provide a competitive and highly professional service and seek to actively engage with developer's at the earliest stage of their project. You are therefore encouraged to contact the Building Control team on 01639 686820 or by emailing building.control@npt.gov.uk to enter into early negotiations and understand the benefits of the Council's Development Team approach.

Requests for Further Advice

Following receipt of this initial advice, should you wish to discuss your scheme prior to formal submission, please contact the case officer on the direct number or email address given above. Further charges may apply.

Yours faithfully

Christopher Davies

If you require this information in larger print, or in an alternative format, please contact the above named officer.

Seeking Pre-Application Advice from External Consultees

Natural Resources Wales (NRW)

Natural Resources Wales has a key role in the planning system and you may wish to hold pre-application consultation with them, utilising their pre-application service, so that environmental considerations are identified and addressed at the earliest opportunity. More information about Natural Resources Wales's pre-application service, including what advice can be sought for free, and what advice is subject to a fee can be found at:

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/our-service-to-developers/?lang=en>

Dŵr Cymru Welsh Water (DCWW)

Dŵr Cymru Welsh Water has a key role to play in the development and planning process as the services provided are at the forefront of public health and protection of the environment. Dŵr Cymru encourages all developers to engage with them as early as possible in order to address any issues that may arise during the planning/construction process.

To assist, Dŵr Cymru operates a pre-planning service in order to assess the impact of the proposed development. A written response will be provided advising whether the local network(s) can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus. This service is provided for a fee of £155+ VAT and can be submitted by post or by completing the online enquiry form at <http://www.dwrcymru.com/en/Developer-Services>. Further information can be obtained from the dedicated team of planning officers on 0800 917 2652.

Coal Authority

In line with many other statutory consultees, the Coal Authority no longer provides responses to pre-application enquiries without a charge. The Coal Authority therefore requests LPAs to direct applicants that are seeking pre-application advice regarding coal mining legacy issues because their site falls within the Development High Risk Area to them, so they may provide a quotation for providing advice.

Should only a small part of your site fall within the High Risk area, we would especially encourage you to engage with the Coal Authority, since they may advise in certain situations that a Coal Mining Risk Assessment is not required.

Further advice may be found at: <https://www.gov.uk/government/organisations/the-coal-authority>

Appendix B – Brynmorgan Villa Room Dimensions

KW/KH/48185/270716

DESCRIPTION

****Six Bedrooms With En-Suites & Indoor Heated Swimming Pool Situated in Approximately 2 Acres****

Brynmorgan Villa is set in approximately 2 acres of landscaped grounds enjoying panoramic views overlooking the River Twrch. Located in a quiet and tranquil setting and nestled in the heart of the upper Swansea Valley.

The property would make an ideal family home or business opportunity (STP). Offering spacious accommodation with six bedrooms all with en-suites, 2/3 reception rooms and oil fired central heating system. There are various outbuildings including 3 garages, workshop, stable and hay shed. The indoor swimming pool is heated with a separate boiler room and WC. Conveniently located just half an hour from Swansea and Ammanford, the village offers basic amenities with a short walk away from local pubs, post office and shop, the main shopping facilities are located approximately 1 mile away in nearby Ystalyfera and Ystradgynlais. EPC: E41

ENTRANCE HALLWAY

Double glazed door and side glazed panel, coving to ceiling, glazed doors leading to further hallway.

LOUNGE DINER

24'4 x 14'5/11'5 (7.42m x 4.39m)
Double glazed French doors and two double glazed windows to front elevation, coving and downlighters to ceiling, wooden fire surround with tiled hearth and back with open fire, alcoves, two double panel radiators.

KITCHEN

14'5 x 12'6/17'2 (4.39m x 3.81m)
Fitted with a range of wall and base units, 1½ bowl sink and draining board with tiled splashback, electric oven and hob with extractor overhead, fridge freezer space, plumbing for dishwasher, double glazed window and door to rear elevation, separate wash hand basin, cupboard housing oil boiler providing domestic hot water and central heating.

UTILITY ROOM

5'8 x 4'5 (1.73m x 1.35m)
Plumbing for washing machine, space for tumble drier, wall cupboards, half tiled walls.

REAR HALLWAY

38'5 x 6'1 (11.71m x 1.85m)
Three storage cupboards, coving to ceiling, two double panel radiators.

OFFICE/STORAGE

11'1 x 4'1 (3.38m x 1.24m)
Window to rear elevation, double panel radiator.

BEDROOM ONE

11'10 x 11'7 (3.61m x 3.53m)
Double glazed window to rear elevation, double panel radiator, coving to ceiling.

EN-SUITE SHOWER ROOM

8'8 x 3'5/7 (2.64m x 0.91m)
Low level WC, pedestal wash hand basin, tiled floor, half tiled walls, shower cubicle with shower over, heated towel

rail, double glazed window to rear elevation, coving to ceiling.

BEDROOM TWO

11'4 x 9'1 (3.45m x 2.77m)
Double glazed window to front elevation, double panel radiator, built-in cupboards, coving to ceiling.

EN-SUITE SHOWER ROOM

7'8 x 2'5 (2.34m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, water-proof panelling to walls.

WALK IN AIRING CUPBOARD

5'2 x 4'3 (1.57m x 1.30m)
Shelving, hot water cylinder tank.

BEDROOM THREE

11'4 x 7'9/10'9 (3.45m x 2.36m)
Double glazed window to front elevation, double panel radiator, coving to ceiling.

EN-SUITE SHOWER ROOM

7'7 x 2'5 (2.31m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, heated towel rail, water-proof panelling.

BEDROOM FOUR

11'11 x 10'9 (3.63m x 3.28m)
Double glazed window to rear elevation, double panel radiator, coving to ceiling.

EN-SUITE

6'7 x 4'9 (2.01m x 1.45m)
Low level WC, pedestal wash hand basin, panel bath, tiled walls, tiled floor, shower overhead, heated towel rail, double glazed window to rear elevation.

BEDROOM FIVE

10'9 x 14'1/10'8 (3.28m x 4.29m)
Double glazed window to rear elevation, double panel radiator, fitted wardrobes.

EN-SUITE SHOWER ROOM

7'7 x 2'5 (2.31m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, water-proof panelling.

BEDROOM SIX

15' x 10'9/7'8 (4.57m x 3.28m)
Double glazed window to front elevation, double panel radiator, coving to ceiling, fitted single wardrobe.

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, heated towel rail, water-proof panelling.

RECEPTION ROOM 1 (CONVERTED GARAGE)

19'1 x 17'10 (5.82m x 5.44m)
Double glazed window to front and side elevations, double panel radiator, storage cupboards, multi fuel burner.

HALLWAY

CLOAKROOM

Low level WC, wash hand basin, single panel radiator, double glazed window to rear elevation.

BATHROOM

Pedestal wash hand basin, panel bath with shower overhead.

RECEPTION ROOM 2/OFFICE

10'2 x 9'1 (3.10m x 2.77m)
Double glazed window to rear elevation, double panel radiator.

REAR HALLWAY/PORCH

Between bungalow and portacabin giving access to:

PORTACABIN

Two rooms and kitchenette.

EXTERNALLY

The property sits in approximately 2 acres of gently sloping land of mature gardens with sweeping tarmac drive providing ample parking for a number of vehicles. Steps lead to the front of the property with patio areas to the front of the property taking in the views of the countryside. Side access to rear garden, again leads to lawn with various **OUTBUILDINGS, STABLE, HAY SHED** with electric and water connected, **GARAGE** with up and over door, further **TWO GARAGES** and natural spring

HEATED INDOOR POOL

45'2 x 24'9 (13.77m x 7.54m)

BOILER ROOM & WC

11'1 x 9'3 (3.38m x 2.82m)

SERVICES

We have been advised mains services are connected to the property. Oil fired central heating system. Separate oil boiler for swimming pool area.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisPont or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe proceed along High Street. Continue along until reaching the mini-roundabout and go straight ahead. At the roundabout, take the left onto the A4067. Continue along the A4067 straight across the next roundabout. At the following roundabout, take the first left and proceed along Heol Gleien and over Lower Brynmorgan bridge where the property shall be located on the left hand side as displayed by our John Francis For Sale Board.