

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

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

REFUSAL OF PLANNING PERMISSION

Name and address of the applicant

**Mr Thomas & Jeremiah Wall & Connors
C/O Agent**

Name and address of the agent

**Mr Andrew Vaughan-Harries
Hayston Developments & Planning Ltd
The Planning Studio
Hayston Bridge
Johnston
Haverfordwest
SA62 3HJ
United Kingdom**

DATE REGISTERED: 4 January 2021

APPLICATION NO: P2020/1116

LOCATION: Land Adjacent To Crynant Villa , Ynyswen Terrace, Crynant,
Neath, SA10 8PT

PROPOSAL: Use of land for two gypsy caravan pitches for residential
purposes including a semi-detached day/utility room, two
parking spaces per pitch together with the relocation of the
existing access (partially retrospective), internal access drive,
turning area, external lighting and additional landscaping /
ecological enhancements.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL
PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE
MENTIONED ACT AND ORDER HEREBY REFUSES TO PERMIT THE PROPOSED
DEVELOPMENT FOR THE FOLLOWING REASONS:-

Reasons For Refusal:-

1 The site is located outside of any identified settlement, in the open countryside, with the applicant having failed to demonstrate compliance with Policy GT2 of the adopted Neath Port Talbot Local Development Plan insofar as :

a) The Authority's existing Gypsy and Traveller site at Cae Garw has available pitches;

- b) Insufficient evidence has been provided to show that there are no suitable sites or pitches available within existing settlements;
- c) The application site is located a considerable distance from local facilities and on a very busy, A Class highway which has no footways, thus making it unsafe to access such facilities by foot and instead encouraging use of private transport, contrary to underlying sustainability principles of criterion 2 which specifies the need for walking and cycling routes; and
- d) Safe and convenient access cannot be afforded to the highway network, with the proposed access seriously deficient in terms of required visibility splays;

Accordingly, there is no identified need for the provision of additional pitches over and above those already allocated with the LDP, with the applicant having field to demonstrate that there are any material considerations of sufficient weight to justify overriding the presumption against new development in the countryside. The proposal is therefore considered to be contrary to Policies SC1 and GT2 of the Neath Port Talbot Local Plan.

2 The proposal is considered to be an inappropriate and unjustified form of development within an allocated Special Landscape Area which will have an adverse effect upon the character and appearance of this prominent countryside location. Accordingly the proposed development is contrary to Policies SC1, BE1 and EN2 of the Neath Port Talbot Local Development Plan

3 The proposed development is unacceptable in principle given its status as highly vulnerable development within a C2 Flood Zone. The proposal is therefore contrary to Planning Policy Wales (Edition 10, 2018), Technical Advice Note (TAN) 15: Development and Flood Risk and Policies GT2 and BE1 of the Neath Port Talbot Local Development Plan.

4 The formation of a new access to serve residential development with substandard visibility would result in unacceptable vehicular movements onto a busy classified road, which together with the absence of a footway linking the proposed development to the nearest adopted footway some 150 metres south west of the site would result in increased potential for vehicular / pedestrian conflict, to the serious detriment of highway and pedestrian safety which would be contrary to Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Reasons for decision

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016

Having regard to the above it is considered that there is no identified need for the additional provision of pitches over and above those already allocated within the LDP. The proposal is also considered to be an inappropriate form of development within an allocated Special Landscape Area which will have an adverse effect upon the character and appearance of this countryside location and the applicant has failed to provide

evidence to demonstrate that any sites within or adjoining settlement limits were considered. Notwithstanding the submission of a Flood Consequences Assessment, the majority of the site including the access fall within C2 Flood Zone making the proposed development unacceptable in principle. Furthermore, the proposed use of this access without improvements to visibility together with the absence of a footway will be detrimental to both highway and pedestrian safety. As such the proposal is contrary to Planning Policy Wales (Edition 10, 2018), Technical Advice Note (TAN) 15: Development and Flood Risk, Technical Advice Note (TAN) 18: Transport and Policies SC1, EN2, BE1, GT2 and TR2 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 12 February 2021

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
2. You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
3. You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
4. If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-
 - Planning Permission (with the exception of Minor Commercial and Householder applications – see below) Within 6 Months
 - Householder Appeal ^{see endnote i} Within 12 weeks
 - Minor Commercial Appeal ^{see endnote i} Within 12 weeks
 - Listed Building or Conservation Area Consent appeals Within 6 months
 - Tree Preservation Order (TPO) Consent Within 28 days
 - Advertisement Consent Within 8 weeks
 - Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development Within 6 months
 - Hazardous Substances Consent Within 6 months
5. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
6. The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
8. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

9. Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
10. In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
11. Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
12. Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686949 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.