

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

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

APPROVAL OF RESERVED MATTERS

Reference: P2020/0703

Name and address of the applicant

Mr John Carroll
Arfryn
Inter Valley Road
Banwen
Neath
SA10 9LR
Wales

Name and address of the agent

Mr Huw Jenkins
11, Benedict Close Neath Abbey
Neath
SA10 7JA
United Kingdom

Whereas on the 1 August 2020 an application was submitted in writing for approval of detailed plans in accordance with a condition imposed by the permission granted by the Neath Port Talbot County Borough Council on the * day of **** in respect of the development of land at Main Road Dyffryn Cellwen Neath SA10 9HT short particulars of the development being as follows:-

Reserved matters application for 6 dwellings including details in respect of reserved matters conditions 7 (Drainage), 9 (Materials), 10 (finished floor, ground and ridge levels), 16 (a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site), 17 (contamination remediation scheme), 20 (landscaping) and 21 (means of enclosure to all property boundaries and along the frontage of the site with the A4109) and conditions 8 (retaining walls), 11 (a scheme of intrusive site investigations to assess the potential risks from former coal mining activity), 13 (artificial nesting sites for birds) and 14 (bat lighting scheme) pursuant to outline planning permission P2017/0025 approved on 15/08/2017 (Amended and additional drawings received 31.03.21 / 07.04.21)

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 APPROVE THE DETAIL PLANS AS SUBMITTED SUBJECT TO THE DEVELOPMENT BEING BEGUN NOT LATER THAN WHICHEVER IS THE LATER OF THE FOLLOWING DATES: (I) THE EXPIRATION OF FIVE YEARS FROM THE DATE OF THE OUTLINE PERMISSION, OR (II) THE EXPIRATION OF TWO YEARS FROM THE DATE OF THIS APPROVAL, OR IF THERE ARE ANY FURTHER RESERVED MATTERS REQUIRING APPROVAL, THE DATE OF THE FINAL APPROVAL OF THE LAST SUCH MATTERS TO BE APPROVED.

Conditions:-

List of Approved Plans

- 1 The development shall be carried out in accordance with the following approved plans and documents:

Drawing number: TMM/DC/05 Rev B - Proposed site plan

Drawing number: TMM/DC/14 - Highway cross sections

Drawing number: TMM/DC/02 Rev A - Highways construction details, proposed site plan, longitudinal section through access road, existing site plan, highway layout details and street scene

Drawing number: TMM/DC/01 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 1 - plots 1, 5, 6)

Drawing number: TMM/DC/03 Rev A - Proposed elevations, sectional view and proposed floor plans (House type 2 - plots 2,3, 4)

Drawing number: TMM/DC/10 Rev A - Foul and storm water drainage

Drawing Number: ARW 1089 - Landscape plan

Drawing number: TMM/DC/11 Rev A - Highway Drainage layout

Drawing number: TMM/DC/09 Rev A - Longitudinal Section (continuation of section GG)

Drawing number: (00) 01 Rev A - Site location plan

Drawing number: TMM/DC/04 - existing site plan

Drawing number: TM/DC/06 -Cross sections

Drawing number: TM/DC/07 -Cross sections

Drawing number: TM/DC/08 - Cross Sections

Drawing number: TM/DC/09 - Longitudinal Section

Drawing number: TM/DC/13 - Boundary treatment

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 2 Notwithstanding the requirements of condition 4, prior to the commencement of development of any dwelling hereby approved the proposed footway for the full length fronting Main Road and for a minimum of 5m into the access road of the site on both sides of the junction, as indicated on drawing number TMM/DC/02 Rev A shall be constructed up to base course level, and any temporary enclosure to the development site shall be set to the back of footway to maintain appropriate visibility splays to the site access. The footway fronting Main Road shall be completed to surface course prior to the first occupation of any dwelling and thereafter to the extent of any dwelling prior to its occupation and maintained as such thereafter open for public use.

Reason

In the interests of highway and pedestrian safety, during and post construction, and to accord with Policy TR2 and BE1 of the Neath Port Talbot Local Development Plan.

- 3 Notwithstanding the submitted plans and information, prior to commencement of development a schematic lighting proposal shall be submitted and approved in

writing to the Local Planning Authority detailing the public lighting arrangement for the development. The scheme shall be designed as to ensure no detrimental impacts upon Bats that may be present in the area. The scheme as approved shall be complete prior to the occupation of the first dwelling and retained and maintained as such thereafter.

Reason:

In the interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Action Conditions

- 4 Prior to occupation of the development hereby approved, the access, road and footways shall be completed in accordance with the details shown in drawing number TMM/DC/02 Rev A - Existing site plan, street scene, highway layout details, proposed site plan, longitudinal section through access road and highway construction detail and shall be retained as such thereafter.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 5 Notwithstanding condition 7 of outline planning permission P2017/0025 and the drainage strategy submitted, surface water and land drainage is now to be dealt with by the Suds approving body (SAB).

Reason:

As SAB approval has not yet been agreed and as such the drainage details submitted in support of this application are subject to change and to ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs on the existing public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 6 Notwithstanding the details submitted, prior to the first beneficial use of any of the dwellings hereby approved, all side facing windows shall be fitted with obscured glazing, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter,

Reason :

In the interest of the amenities of the existing and proposed adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 7 All retained trees on the site and adjoining land that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery

and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 8 Prior to occupation of any of the approved dwellings the dwelling, three off-street parking spaces shall be provided for the dwelling and retained and maintained as such thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 9 The guidance in BS3936-1:1992 Nursery Stock Part 1: Specification for trees and shrubs and BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations shall be followed at all times.

Reason

In the interest of visual amenity, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.

- 10 A landscape and open space management plan, including management responsibilities and maintenance schedules for all areas other the privately owned dwellings and their gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the first dwellings. The landscape and open space management plan shall be carried out as approved.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 11 Prior to occupation of that dwelling a surfaced and lit footway shall be provided fronting the property connecting onto the nearest public highway.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 12 Prior to occupation of any of the approved dwellings on plots 1-4, the carriageway and footways fronting plots 1 -4 shall be complete up to and including surface course in accordance with the details submitted and approved in drawings TMM/DC/14, TMM/DC/05 Rev B & TMM/DC/02 Rev A

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 13 Prior to occupation of the first dwelling fronting the shared driveway (plots 5-6) the shared driveway shall be complete in its entirety in accordance with the details

hereby approved on drawings TMM/DC/14, TMM/DC/05 Rev B & TMM/DC/02 Rev A.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 14 Prior to occupation of each dwelling, its corresponding parking area shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly or indirectly into the highway drainage network.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 15 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and to and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 16 There shall be no vehicular access created between the application site and the A4109 onto the application site.

Reason

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 17 Notwithstanding the submitted plans and information, no trees shall be planted within the footway nor any trees be planted within 2m of the back of footway unless a suitable root barrier is correctly situated.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 18 Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 19 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a highway, carriageway, shared driveway or footpath.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such enclosures having regard to the particular layout and design of the development, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

Informatives:

1 SAB approval will be required prior to any work commencing. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on www.npt.gov.uk/sab

2 Welsh Water note to developer: Notwithstanding this, in relation to foul water flows, please note the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 and therefore amendments may be required through this process. The applicant will be responsible for notifying the Local Planning Authority of any amendments

made through this process. If you have any queries please contact the undersigned (Sion Jones) on 0800 917 2652 or via email at developer.services@dwrcymru.com

3 Contaminated land officer notes to developer: I would request that conditions 18 (contamination verification report) and 19 (Unexpected land contamination) of outline planning permission P2017/0025 remain attached and that any materials brought onsite for landscaping/capping be verified providing evidence that the materials are safe for use. Consideration can be given for discharge of these conditions when the development is complete and a verification report is provided, or confirmation given that no further soil material is to be brought on site. 'The developer is advised that condition 18 of outline planning permission P2017/0025 remains outstanding and must be agreed in accordance with the time frames set out within the condition. Condition 18 (contamination verification report) of P2017/0025 remains outstanding and must still be discharged. Any materials brought onsite for landscaping/capping must be verified providing evidence that the materials are safe for use. Confirmation must be given at the relevant stage / and included as part of the discharge of condition application for condition 18 that no further soil material is to be brought on site.

4 In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

5 NOTE TO APPLICANT: Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's SAB & Highway Development Control Section before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab

6 Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and

subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.

7 The developer is advised that there are conditions, including pre-commencement conditions, on the related outline planning permission (P2017/0025) that need to be addressed

The decision to recommend 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.

The redevelopment of this site will contribute towards the delivery of housing within the County Borough in a sustainable location, and that subject to the imposition of conditions the proposed development would have no unacceptable impacts upon the character and appearance of the surrounding area, on residential amenity or on highway and pedestrian safety. Accordingly, the proposed development is considered to accord with Policies SP3, SP4, SP7, SP8, SP10, SP15, SP16, SP20, SP21, SC1, I1, H1, AH1, OS1, EN6, EN7, EN8, TR2, and BE1 of the Neath Port Talbot Local Development Plan and national guidance in Planning Policy Wales (Edition 9) 2016 and associated Technical Advice Notes.

Signed:

A handwritten signature in black ink, appearing to read 'Ceri Morris', is written over a horizontal line.

Ceri Morris – Head of Planning & Public Protection

Date: 23 April 2021

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

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):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) 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.