

Mr Ceri Morris
Head of Planning
Neath Port Talbot County Borough Council
Civic Centre
SA12

10th November 2022

Dear Mr Morris,

Re: Planning Application P2022/0896 – The British Lion Inn, Cwmafan, SA12 9HD

I am writing to you in relation to my planning application (P2022/0896) to change the use of the British Lion Inn in Cwmafan to a dwelling. I have previously been informed that I should make representations as to why this building is no longer suitable to remain as a public house.

The British Lion Inn closed in 2005 due to a lack of use and has remained closed ever since. The following year, the previous owner made representations to the local authority to change the upstairs of the British Lion Inn into a function room in order to facilitate more business. This, however, was declined by the local authority due to concerns raised around traffic flow and an appeal from neighbours for the application to be rejected.

The previous owner has not been approached by any individual nor received any expressions of interest in the pub since its closure in 2005. The previous owner then decided that he would try and change the pub into a dwelling, but quickly realised the cost of such a project due to the poor upkeep of the building over the years.

Since last year, three break-ins have occurred which upset neighbours and caused them great distress due to the close proximity of the building to their property as well as the individuals that carried out the acts. The building attracts anti-social behaviour as well as vandalism, and this has caused nearby residents to fear for their safety.

You will be aware that I purchased this property in the beginning of this year with the intention of turning it into a family home. I strongly feel that my back is against the wall as if I were to reopen the building as a pub I feel that it would be a waste of time due to the obstacles that would have to be overcome. As well as this, pubs are struggling in the current climate so, in my view, there would be very little financial return for investment in a property that already had to close its doors seventeen years ago due to poor use.

As well as the above, the British Lion Inn is already in very close proximity to other pubs in a relatively small village. Within a 1.5 mile radius of the pub there are seven other pubs and restaurants, some of which are already making reductions in their opening hours due to difficulty. It would not be feasible to further the competition in an industry and an area already oversaturated and struggling.

Furthermore, reopening as a pub would require parking facilities which currently aren't in place. I have already determined that creating space for my household of three cars would result in the loss of most of my garden so it is simply not feasible to provide parking facilities for guests. As well as this, there is the potential for disruption to traffic flow which would cause difficulties for neighbours who, as mentioned previously, have already experienced distress in relation to this property.

With this in mind, I would appreciate the support of the local authority and the planning committee in ensuring that I am able to change a long-disused building into a family home.

Kind regards,



Hannah Davies