

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

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999-2012**

**APPROVAL OF WORKS TO TREES UNDER
A TREE PRESERVATION ORDER**

Name and address of the applicant

Mr Philip Rogers
37 Woodlands Park Drive
Cadoxton
SA10 8DE

DATE REGISTERED: 27 February 2023

APPLICATION NO: P2023/0168

LOCATION: Land To The Rear Of 35, 36 & 37 Woodlands Park Drive,
Cadoxton, SA10 8DE

Works to 5x Oak (identified as 658, 659, 660, 661 & 664) and
2x Beech (identified as 662 & 663) covered by Tree
Preservation Order T001/A1:

PROPOSAL:

- 658 (Oak) - Fell
- 659 (Oak) - Reduce to safe height of 12m (above main fork).
- 660 (Oak) - Fell.
- 661 (Oak) - Clear understory for re-inspection and sever ivy.
- 662 (Beech) - Reduce crown by 4m, and aerial inspection of
fork at 8m.
- 663 (Beech) - Reduce crown by 4m.
- 664 (Oak) - Reduce to 5m pole.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority
in pursuance of its power under the above mentioned Act, Regulation and the Tree
Preservation Order hereby **PERMITS** the work to be carried out in accordance with the
application and the plans submitted therewith, subject to compliance with the following
conditions:

Conditions:-

Time Limit Conditions

- 1 The works hereby permitted shall be carried out within 2 years of the date of this
consent.

Reason:

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

Regulatory Conditions

- 2 Notwithstanding the submitted details, the works to the 5x Oak (identified as 658, 659, 660, 661 & 664) and 2x Beech (identified as 662 & 663) covered by Tree Preservation Order T001/A1, shall be limited to the following only;

- 658 (Oak) - Fell
- 659 (Oak) - Reduce to safe height of 12m (above main fork).
- 660 (Oak) - Fell.
- 661 (Oak) - Clear understory for re-inspection and sever ivy.
- 662 (Beech) - Reduce crown by 4m, and aerial inspection of fork at 8m.
- 663 (Beech) - Reduce crown by 4m.
- 664 (Oak) - Reduce to 5m pole.

Reason:

In the interest of clarity.

- 3 All works shall be undertaken in accordance with BS 3998:2010 Recommendations for Tree Work by a qualified and competent tree surgeon.

Reason:

To ensure that the work is carried out to a satisfactory standard, in the interests of good husbandry.

Informatives:

1 Prior to any tree work all the trees should be checked for protected species such as bats and nesting birds. The woodpecker hole in tree number 660 will need to be assessed with a climbing inspection.

2 Any tree clearance work or felling must be undertaken outside of the bird breeding season (which runs from end March to beginning of August), in order to avoid conflict with the provisions of the Wildlife and Countryside Act 1981. If any vegetation needs to be cleared during the bird breeding season it should first be checked for nesting birds by a fully qualified ecologist with findings recorded.

3 Bats often roost in trees, and work on these trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a tree in which bats are roosting, Natural Resources Wales must be contacted. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and Natural Resources Wales should be contacted immediately. Where bats or their roosts are present, no works of felling, lopping or pruning shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Natural Resources Wales can be contacted at:- Natural Resources Wales, Ty Cambria, 29

Newport Road, Cardiff, CF24 0TP, 0300 065 3000. Bat Conservation Trust can be contacted at:-5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0345 1300228.

4 The applicant is made aware that consent should be acquired from the land owner prior to works taking place. This decision does not override the need for permission from any landowner, and if works are carried out without this consent, it is at the applicant's own risk.

The proposed works would not have an adverse effect on visual and residential amenity, nor would it negatively impact upon the pedestrian and highway safety or endanger the long term health of the remaining trees protected by the Tree Preservation Order. Hence, the proposed works are in accordance with Policies SP15 and EN7 of the Neath Port Talbot Local Development Plan.

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 28 April 2023

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 686820 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.