



Geraint John Planning

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PP-12307929

03 November 2023

Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Sir / Madam,

PP-12307929

FULL APPLICATION: THE REGULARISATION OF THE CAR PARK AT THE WELFARE HALL, GLYNNEATH, NEATH, SA11 5EE.

This covering letter informs and supplements the consideration of this full planning application, seeking amendments to the approval referenced above which granted consent for the development, as follows:

'The regularisation of the car park at The Welfare Hall, Glynneath'.

Submission Documentation

The following has been submitted to supplement this full planning application:

- Application Forms;
- Cover Letter (prepared by GJP);
- Plans and Drawings (prepared by Vale Consultancy):
 - Site Location Plan;
 - Existing Car Park Layout Plan;
 - Proposed Car Park General Arrangement; and
 - Landscaping / Planting Plan.

Background

Application ref. P2011/0486

Application ref. P2011/0486 was granted full planning permission on 11th December 2019. Development started in 2020 and construction is currently taking place on site, hence the recent discharge of condition

submissions to submit the relevant details attached to the permission. Condition 11 of the development states the following:

Condition 11: (Landscaping)

'No occupation of any dwelling shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping including for the area of open space located towards the east end of the application site. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.'

Reason:

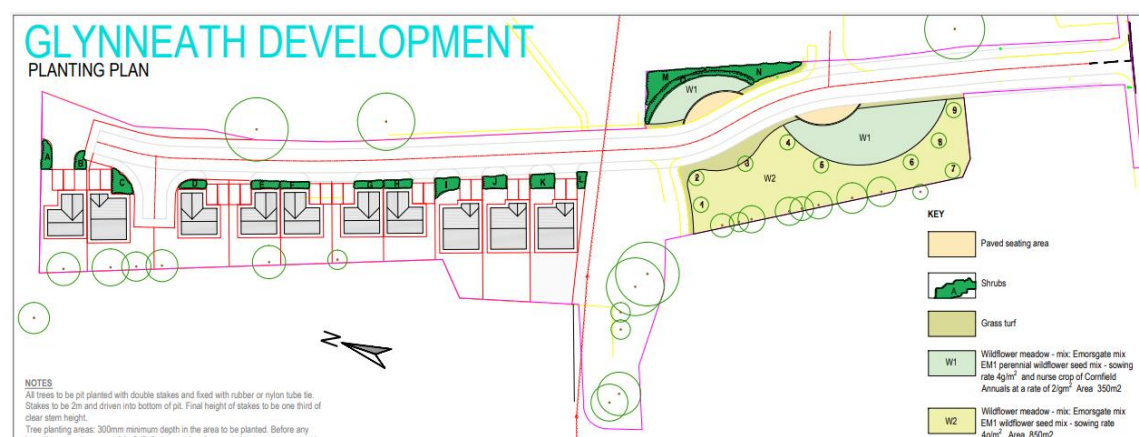
In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.'

Details in respect of the above condition were approved by permission ref. P2021/0027 on the 14/07/2021.

Application ref. P2021/0027

Application ref. P2021/0027 as granted full planning permission on 14th July 2021. This application sought to discharge of conditions 7 (Construction Method Statement), 11 (A scheme of landscaping including for the area of open space located towards the east end of the application site), 15 (Replacement of soakaway detail), 16 (New highway soakaway detail) and 17 (Access Road and Footways Phasing Programme).

As such, the Glynneath Development Landscape Proposals (Dwg. Ref 002 RevA) were submitted and approved as part of the discharge of Condition 11:



A1 Glynneath Planting Plan Rev A

This planning application seeks to supersede this approved landscaping plan (submitted to discharge condition 11 of app ref. P2021/0027). The full application seeks to maintain and regularise the site as existing – i.e. a car park (rather than the proposed landscaping area).

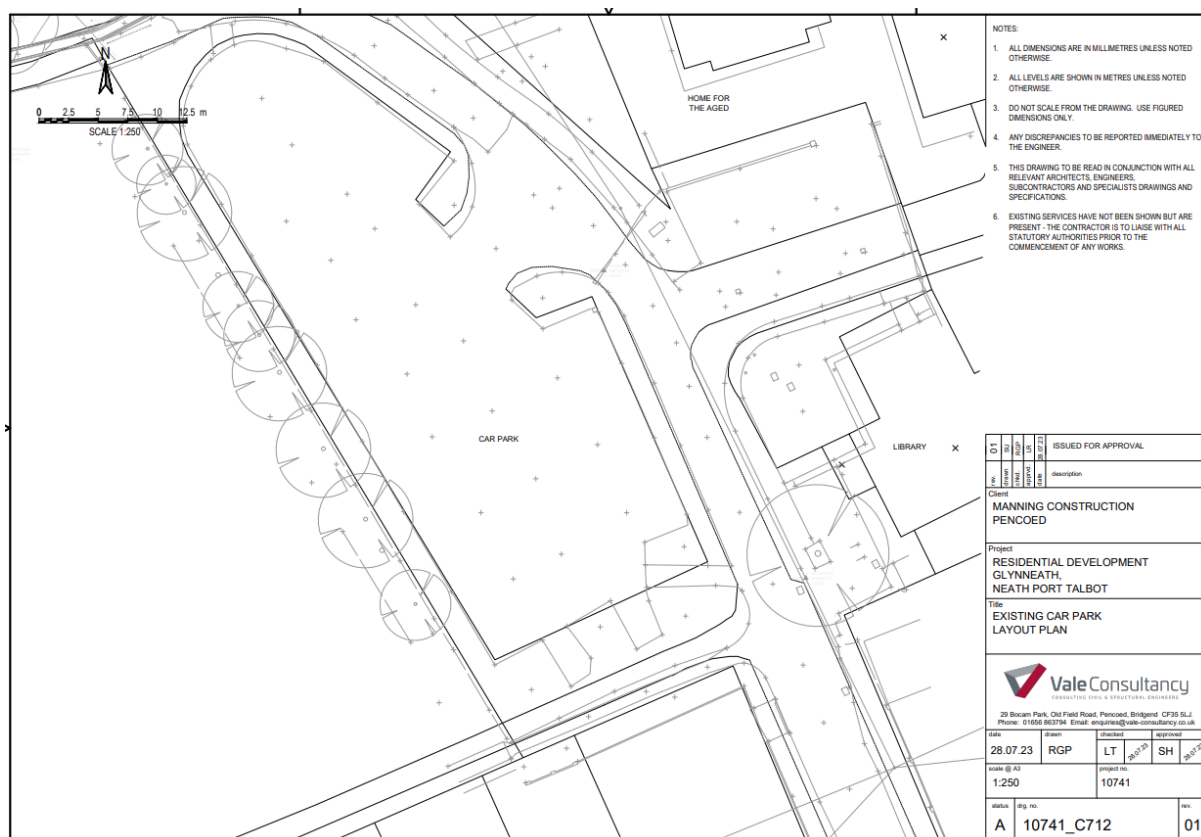
Proposed Development

This application is purely procedural. It is submitted in order to formally regularise (and confirm) the position of the 'as existing' car park at Glynneath.

Although a scheme of landscaping has previously been approved on the site, there has been a level of support locally for the site to remain as a car park – especially as a result of the lack of parking associated with/because of Glynneath Rugby Pitch. As a result, the developer of the site has been approached by Councillor Simon Knoyle in order to discuss whether the site can be retained as it's current use, and informal pre-application discussions have taken place with the Council to inform this submission.

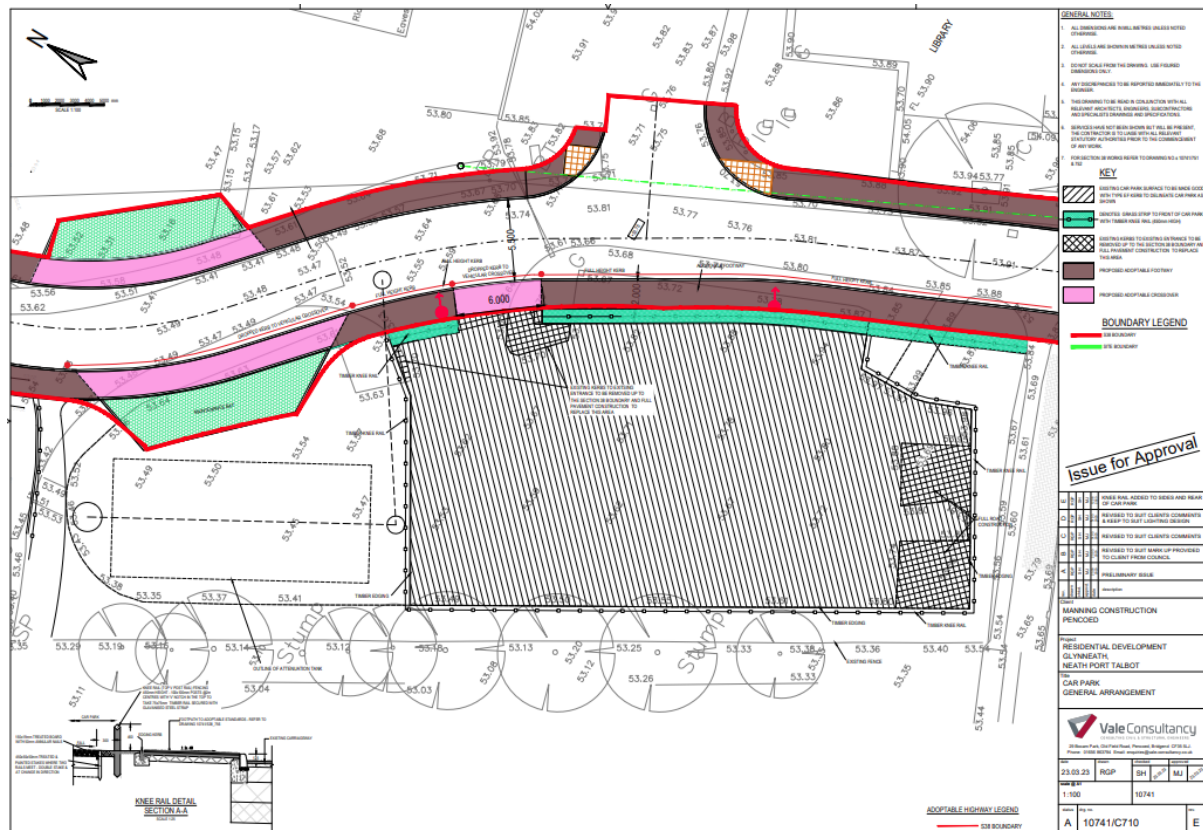
The plans prepared to outline the proposed development show that the proposed development is the same as the existing arrangement and car park in terms of surfacing and access arrangements.

The below plan outlines the 'as is' arrangement on site.

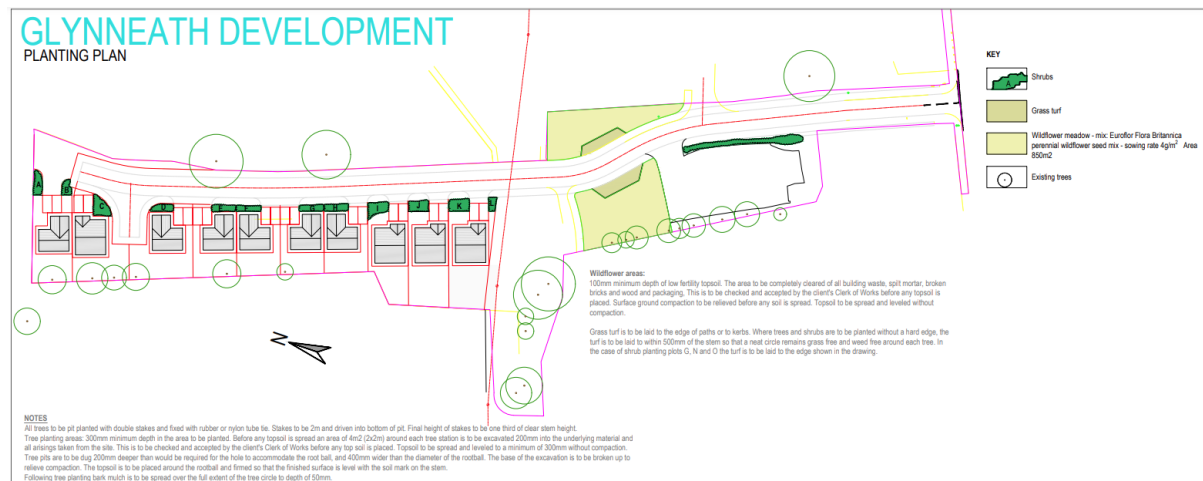


Existing car park layout

The proposed car park plan (overleaf) does include the addition of the proposed adoptable footway and proposed adoptable crossover. The existing kerbs to existing entrance are to be removed up to the section 38 boundary and full pavement construction to replace areas close to the car park entrance. Furthermore, due to discussions had during the informal pre-application, timber knee rail fencing is proposed around the site as a means of enclosure.



In addition to the above, and in order to retain a level of landscaping in the area, a revised soft landscaping scheme has been prepared (in accordance with discussions had during the informal pre-application). This includes/proposes wildflower meadows/areas (located where the attenuation tank is currently situated), shrubs, and the retention of the large/mature trees around the periphery of the site.



It is important to re-iterate that the site has always been used as a car park, and so this application is submitted with a view to procedurally regularise and confirm its existing use. As shown on the plans, there are no changes proposed to the car park to change what already exists on/at the site.

The benefit of the scheme is that the existing car park is heavily relieved upon by the local community, especially by occupiers of the dwellings associated with Application ref. P2011/0486 and the users of

Glynneath Rugby, Earlsfield play park, tennis courts and library. There is therefore a social value and benefit to the retention of the car park and accordingly, a high level of local support for the application.

Conclusion

It is considered that the information provided above and in the referenced documents enables the planning application to be considered and approved.

We trust that the documentation submitted is sufficient. However, should you require further information, please do not hesitate to contact me.

Yours faithfully,



Geraint John
Director
Geraint John Planning Ltd.