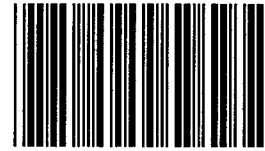


Reference No: P/2006/0876



\*3D900\*

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

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995**

**APPROVAL OF FULL PLANNING PERMISSION**

**Name and address of the applicant**

**MR & MRS R EAST  
LADIES WORKOUTS LTD  
UNIT 12 BROADLANDS RETAIL  
CENTRE  
LON TIRION  
BRIDGEND  
CF31 5EJ**

**Name and Address of the agent**

**CARLISLE DAVIES & NORTH  
77 HERBERT STREET  
PONTARDAWE  
SWANSEA  
SA8 4ED**

Whereas on the Wednesday, 14 June 2006 you submitted an application for the following development:-

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b> | <b>CHANGE OF USE OF UNITS TO A FITNESS CENTRE<br/>(CLASS D2) WITH ANCILLARY BEAUTY<br/>SALON/NAIL BAR</b> |
| <b>LOCATION</b> | <b>UNITS 2 &amp; 3 ADJACENT TO 117 PENTWYN<br/>BAGLAN ROAD PORT TALBOT</b>                                |

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 PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

**CONDITIONS:-**

Cont.

**Reference No: P/2006/0876**

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) Prior to the first occupation of the proposed units, the new access shall be constructed and the car parking and service areas shall be marked out and drained where necessary and a footway retained through the car park between Fernlea Park and Pentwyn Baglan Road.

Reason

In the interests of highway safety.

(3) A scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on the change of use detailing upgraded Traffic Regulation Orders of 'No waiting No Loading at any time' on Pentwyn Baglan Road opposite the shops from the zebra crossing for a distance of 90 metres, and along Fernlea Drive, from its junction with Pentwyn Baglan Road either side of the transition road and along the site frontage up to its existing service/car park access together with a sign stating that the car park is to the rear of the shops. This scheme shall be implemented as approved prior to the first use of the unit.

Reason

In the interest of highway safety.

(4) A scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the change of use, detailing time restrictions being introduced for the car parking area of a maximum of two and a half hours together with lighting details for the car park. This shall be implemented prior to the first use of the proposed units.

Reason

In the interest of highway safety.

(5) Unless otherwise agreed in writing with the local planning authority, deliveries to the unit shall be carried out between the hours of 0800 and 2000 hours.

Reason

In the interest of amenity.

Cont.

**Reference No: P/2006/0876**

(6) Prior to the first use of the unit, a lockable compound for the storage of waste for the units shall be provided, details of which shall be first submitted to and approved by the local planning authority.

Reason

In the interest of visual and general amenity.

(7) Prior to beneficial use of the units commencing, proposed finishes for all hard surfaces relating to the areas to the front, side and rear of the units shall be submitted to and agreed in writing with the Local Planning Authority. The areas shall be finished in accordance with the agreed details and shall be retained as such thereafter.

Reason

In the interest of visual amenity and highway safety.



Signed : .....

**Geoff White – Head Of Planning**

**Date: 19/09/2006**

**IMPORTANT NOTES:**

(1) 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 8300:2001).

(2) 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.

(3) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

Cont.

**Reference No: P/2006/0876**

(4) The developer is advised that the Council have not consulted the Coal Authority in respect of this application. It is the developer's responsibility to contact the Coal Authority direct to ensure that the site is not effected by past mine workings and therefore to ensure that any development is carried out in a safe manner.

(5) You are advised, in compliance with The Town & Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, that the following policies and/or proposals in the development plan are relevant to the above conditions as detailed below:

Draft Port Talbot Local Plan E2, T11

Neath Port Talbot Draft Unitary Development Plan ENV17, EC2, EC3, TRL5, TRL6