

**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 FULL PLANNING PERMISSION

Name and address of the applicant

B & H Singh
Former Briton Ferry Health Centre
Hunter Street
Neath
SA11 2RN

Name and address of the agent

Mr Robert Bowen
Robert Bowen Planning & Development LTD
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

DATE REGISTERED: 26 October 2023

APPLICATION NO: P2023/0767

LOCATION: Former Briton Ferry Health Centre, Hunter Street, Briton Ferry,
Neath, Neath Port Talbot, SA11 2SF

PROPOSAL: Section 73 Application to vary condition 1, to allow a further
four years for the commencement of development of planning
permission P2019/0017 granted 04/03/2019. Permission is for
the demolition of existing health centre and construction of two
storey detached, 40 bed Nursing Home.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority
in pursuance of its power under the above mentioned Act and Order hereby **GRANTS
PLANNING PERMISSION** for the development as described above 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 development hereby permitted shall be begun before the expiration of three years
from the date of this permission.

Reason:

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

List of Approved Plans

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

Images and Location Plan (A1-A105 Rev D).
Dwg. No. G2-GA-100.
Dwg. No. G2-GA-101 Rev A.
Dwg. No. G2-GA-105 Rev B.
Dwg. No. G2-GA-106.
Dwg. No. G2-GA-110 Rev A.
Dwg. No. G2-GA-111 Rev A.
Dwg. No. G2-GA-400 Rev B.
Dwg. No. G2-SE-300 Rev A.
Dwg. No. A3-A107 Rev D.
Dwg. No. A1-A103 Rev G.
Demolition Method Statement and Environmental Management Plan.
Landscaping Proposals.
Report on the Condition of Hunter Street between Hill St and Ritson St.
Sewers and Drainage Condition Report.
Pre-Application Consultation Report.
Design and Access Statement.
Transport Statement.
Bat Survey and Nesting Bird Report.

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 Before beginning any development at the site, you must do the following: -
- a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
 - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

Confirmation that the required information was submitted on 08/04/19.

- 4 No further development shall take place until such time as the ownership of the amenity area to the west of the nursing home hereby approved has been secured by the applicant, and this area shall not be sold off or leased separately. Prior to the first beneficial use of the nursing home hereby approved, full public access from dusk to dawn shall be returned to the area, and retained as such thereafter.

Reason:

In the interest of retaining public access to the amenity area in accordance with Policy OS2 of the Neath Port Talbot Local Development Plan.

- 5 Prior to the commencement of work on the construction of the Nursing Home 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 shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o ground waters and surface waters
 - o adjoining land,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

Details in respect of the above condition were approved by Planning Application ref. P2020/0158 on 10/11/2020.

Action Conditions

- 6 Prior to the first beneficial occupation of the nursing home hereby approved, the hard landscaping (including paving, benches raised planters) shall be provided on site in accordance with the approved scheme, and retained as such thereafter, and the planting shall be implemented on site in the first planting season following occupation of the nursing home. Any trees or plants which within a period of five years are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and the same species.

Reason:

In the interest of visual amenity, biodiversity and to ensure compliance with Policy OS2 of the Neath Port Talbot Local Development Plan.

- 7 The drainage scheme hereby approved shall be fully implemented on site prior to the first beneficial use of the development, and retained as such thereafter.

Reason:

In the interest of adequate drainage of the site 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.

- 8 The Demolition and Construction Method Statement hereby approved shall be adhered to throughout the demolition and construction phases, including the tree protection measures detailed on Dwg. No. G2-GA-106, which must be retained in situ for the duration of the demolition and construction works.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

- 9 Notwithstanding the submitted details on Dwg. No. G2-GA-111 Rev A and Dwg. No. A1-A103 Rev G respectively prior to the first beneficial use of the nursing home hereby approved, the windows on the first-floor west facing elevation serving bedroom 22, the staff shower, quiet room and staff room and the first-floor east facing elevation serving bedroom 32 and bedroom 33 shall be fitted with obscured glazing, and any part of the windows that are 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 in that condition thereafter.

Reason:

In the interest of residential amenity of existing and future occupiers.

- 10 The bicycle storage hereby approved shall be fully implemented on site prior to the first beneficial occupation of the nursing home, and retained as such thereafter.

Reason:

In the interest of visual amenity and sustainable travel.

- 11 The boundary treatments for the front amenity area shall be fully implemented on site prior to the first beneficial use of the respective amenity area, and retained as such thereafter.

Reason:

In the interest of visual amenity and protection of the occupiers of the ground-floor of Ty Llansawel.

- 12 Notwithstanding the details on Dwg. No. G2-GA-101 Rev A, the means of enclosures, as detailed on Dwg. No. G2-GA-105 Rev B, shall be fully implemented on site prior to the first beneficial occupation of the nursing home, and retained as such thereafter.

Reason:

In the interest of visual amenity and pedestrian safety.

- 13 Prior to the first beneficial occupation of the nursing home hereby approved, the proposed access, on site car parking for 14 vehicles, servicing and turning area shall be laid out, demarcated, levelled and drained as per the approved plans, and the designated turning area shall be hatched in yellow, and retained as such thereafter.

Reason:

In the interest of highway safety and to ensure adequate off-street parking is provided.

- 14 Prior to the commencement of work on the construction of the Nursing Home, and if required by Condition 5, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Details in respect of the above condition were approved by Planning Application ref. P2020/0158 on 10/11/2020.

- 15 Prior to beneficial use of the proposed development commencing, and if required by Condition 5, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 14 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Regulatory Conditions

- 16 Prior to the first beneficial occupation of the development hereby approved, the photovoltaic panels shall be provided on site and retained as such thereafter.

Reason:

In the interest of visual amenity and compliance with Policy RE2 of the Neath Port Talbot Local Development Plan.

- 17 Pedestrian vision splays of 2.4 metres x 2.4 metres (measured back from back edge of footway) shall be provided and maintained each side of the vehicular access off

Hunter Street, within which nothing over 600 mm in height shall be erected or allowed to grow.

Reason:

In the interest of highway and pedestrian safety.

- 18 Demolition and construction operations shall be limited to 08:00-18:00 Mon-Fri, 08:00-13:00 Saturday, and no demolition and construction operations shall take place on Sunday and Public Holidays.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy.

- 19 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 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 the site other than those which have been first submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of visual amenity and to ensure that sufficient control is retained by the Local Planning Authority for boundary treatments.

Informatives:

- 1 The developer's attention is drawn to the provisions in the Highways Act 1980. If any works are required abutting or within the highway, the written consent of the Highway

Authority is required to be sought. This includes the placement of any skips, scaffolding, hoarding, alterations to boundary treatments abutting the highway or any traffic management on the highway. If any damage arises to the highway as a consequence of any works adjoining the highway, the damage will be required to be made good to the satisfaction of the Highway Authority. Failure to do so may result in the Highway Authority making good the damage and recovering any expenses reasonable incurred by them in so doing. You must therefore, contact the Highways Maintenance Unit of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG FAO Gary Thomas e-mail g.thomas3@npt.gov.uk to discuss any licenses or approval required. This is required to be undertaken before any works commence on the highway.

2 The proposal involves excavation adjacent to the public highway. It is an offence to carry out any works that may affect the public highway. Which includes a public right of way, without the permission of the highway authority. It is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Streetworks Act 1991.

3 In order to ensure that any works required to the existing vehicular access point off Hunter Street, Briton Ferry 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 at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (d.adlam@npt.gov.uk) to agree the specification, enter into an adoption agreement and arrange on- site inspection of your works.

4 The developer is advised that no ramps or steps are acceptable within the Public Highway and should be confined to within the development site only.

5 The developer is advised that the proposed building and associated works will likely to be located over two 225mm and one 525mm public combined sewers. All of these assets have an easement of 3m either side of the centreline of each sewer. We request that the applicant contacts Welsh Water to organise a sewer location survey, this will determine if the sewers location, size and depth will impact the proposed development. If the proposed development is within the sewer's protection zone of 3m, there may be an option for the applicant to divert the sewers sewer under Section 185 of the Water Industry Act 1991. Please contact Developer Services on 0800 917 2652.

6) If the development will give rise to a new discharge of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry

(Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

7 The developer is advised that Wales & West Utilities has pipes in the area. Their apparatus may be affected and at risk during construction works. The promoter of these works should contact them directly to discuss their requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. You must not build over any of their plant or enclose their apparatus.

8 The developer is advised that bats often roost in houses and other buildings, and work on these buildings 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 building 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 NRW should be contacted immediately. Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. NRW can be contacted at:-Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000Bat Conservation Trust can be contacted at:-5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0345 1300228

9 The developer is advised that all gated pedestrian accesses to the development, inclusive of those giving access to the associated public open space, should be of a type which can be seen through and open inwards only.

10 The developer is advised that if an external scooter storage shelter is required at the property this may require the benefit of a separate planning permission.

The decision to recommend planning permission be issued has been taken in accordance with Section 38(6) 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 Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

The "renewal" of P2019/0017 is acceptable. There is a significantly material fall back position where the developer could continue development under the extant planning permission. There have been only limited changes to the planning context. The proposal will not give rise to uncertainty regarding the form of development in the local area and the renewal is not premature. It is considered that the proposal continues to represent an appropriate form of development that would have no unacceptable impact. Accordingly, the proposed development as amended remains in accordance with Policies SP10, SC1; SC2; OS1; OS2; RE2; TR2; and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in

accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 23 August 2024

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.

(6) Welsh Water Dwr Cymru advise that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industry Act 1991.

Please note, in accordance with Construction and Design Management (CDM) Regulations, it is the applicant's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services and is recommended they review their land registry title deeds for any legal covenants. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether your proposed works will be acceptable as well as any consent required. Prior to commencing works, it is also recommend the applicant review the information and guidance on Building Over Sewers

available on Welsh Water's website at

<https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers>

The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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 & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
- (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.