

STATEMENT

- 1 With reference to SC2 Protection of Existing Community Facilities & Policy R2 Proposals Within Retail Centres, Page 34: cl 3.08, I comment as follows:

Cover Letter – it appears that the application property is located within a local retail centre. As such, it is recommended that you submit a cover letter detailing compliance with Policy SC2 Protection of Existing Community Facilities & Policy R2 Proposals Within Retail Centres, which can be found on pages 36 & 64 of the Neath Port Talbot Local Development Plan, accessible via the following link:https://www.npt.gov.uk/PDF/ldp_written_statement_jan16.pdf

- 1.1 The property 29 Commercial Road was a small confectionary store that only used the front room of the building as a Shop with a small room on the upper/first floor as an office/store room. The remainder of the property was a dwelling comprising a lounge/living area, dining and Kitchen to the ground floor and 3 No bedrooms and a bathroom to the first floor. Refer to Figures 1 to 7 attached.
- 1.2 Due to the economical downturn of the Resolven village, which was enhanced by the closure of Cam Gears Factory, it was not possible to retain the shop as a viable concern. It was then put up for sale as a commercial business but to no avail. There was no interest whatsoever.
- 1.3 There are two other large shops in the Resolven village that sells confectionaries, therefore the closure of the premises has had little impact, if any on the village. Furthermore, under cl 3.08 Protection of Community Facilities, it refers to *“healthier, more active and safer lifestyles are encouraged through policies”*. I believe that the selling of sweet confectionaries and cigarettes is not conducive to a healthy lifestyle, therefore its closure can now only be a betterment for the health of the community.
- 1.4 With regard to employment due to the poor turn-over, I was unable to offer any employment to others during the last 12 months of the shop being open and did everything myself. There has been no-one employed at the premises for the last two years.
- 1.5 Two years ago, I stopped trading and closed the small business.

Site/Property: Marcia Watkins, 29 Commercial Road, Resolven SA11 4NA

Signed

Date:

GREEN INFRASTRUCTURE STATEMENT

- 2.0 With reference to Planning Policy Wales Edition 12, A Green Infrastructure, Page 64: CI 5.2.38 Policy R1 Retail Allocations, I comment as follows:

A Green Infrastructure Statement - in light of the most recent update to Planning Policy Wales Edition 12, A Green Infrastructure Statement detailing a scheme of biodiversity enhancement is required to be submitted with all planning applications. Further information on addressing the nature emergency through the planning system can be found on the Neath Port Talbot Council Website, accessible via the following link: <https://beta.npt.gov.uk/planning-and-building-control/planning-applications/addressing-the-nature-emergency-through-the-planning-system/> Here you will find further information on Green infrastructure statements, including a draft template for a Green Infrastructure Statement for minor and householder development purposes.

- 2.1 Resolven village is not mentioned in particular within the policy R1/1 to R1/4 Retail Centres,

- 2.2 **Site Address:** 29 Commercial Road, Resolven, SA11 4NA.

- 2.3 **Proposed Development:** Retrospective change of use of part of the ground floor from A1 (shop) to residential (c3) with no external alterations proposed. Refer to Figures 1 to 7.

- 2.4 **Site description:** The property is a terraced property, two-storey that fronts the main road (Commercial Road) with a hard standing yard and car-parking area for two vehicles at the rear. The rear area is bounded by the wall of an adjoining building on one side with a masonry wall 800 mm high on the other side. (Refer to photographs Figures 5, 6 & 7 and ordinance survey site map attached).

Access to the rear of the property is from the main road via a private hard-surface road.

There are no grassed areas, hedges or trees to the site or near the site.

- 2.4 **Surrounding Area description:** To the front of the property is the main access road (B4434) to Neath, whilst in the opposite direction leads to the Resolven roundabout on the A465. The other side of the main road running parallel with the front of the property is the Clydach Brook. Refer to ordinance survey map/site plan attached).

- 2.5 **Development Impacts:** There is no new development, extensions or alterations to the existing property. Refer to Figures 1 to 7. This is purely a "Retrospective change of use of part of the ground from A1 (shop) to residential (C3) with no external alterations proposed. Neither is there any proposed changes to the external site area other than those mentioned below under item 2.6.

- 2.6 **Biodiversity Enhancements Proposed:** It is my intention to introduce water butts to the rainwater pipes from the building at the rear as well as planters for flowers/herb-garden etc in the rear yard
- 2.7 **Conclusion:** It is considered that subject to the above, that the proposed changes will not be detrimental to the current biodiversity and ecological networks, thus ensuring that any adverse environmental effects are avoided.

Signed

Dated.