

**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

Mr Gareth Morgan
Celtic Properties 2 Limited
The Old Bank
30 St Teilo Street
Pontarddulais
Swansea
SA14 8SZ

Name and address of the agent

Mr Carl Quick
iplan architecture ltd
11 Ffordd Y Meillion
Llanelli
SA15 2EX

DATE REGISTERED: 30 November 2021

APPLICATION NO: P2021/1178

LOCATION: 20 Victoria Gardens, Neath, SA11 3BH

PROPOSAL: Change of use of commercial premise Class B1 to 6 No. 1 Bed
residential apartments Class C3

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:

This is decision notice revision 2, issued on 05.11.24

Conditions:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

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:~~

~~_____~~
~~_____ 21.246.02 - Block Plan~~
~~_____ 21.246.04b - Proposed Plans~~
~~_____ 21.246.05 - Site Levels~~
~~_____ 21.246.06 - Boundary Treatment~~
~~_____ 21.246.08 - Bin Store~~
~~_____ 21.246.09 - Cycle Store~~
~~_____ Planning Supporting Statement~~

~~_____ Reason:~~
~~_____ In the interests of clarity.~~

The wording of the above condition was amended by Non-material amendment application P2024/0681, approved on 31/10/2024, as follows:

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

21.246.02 - Block Plan
21.246.05 - Site Levels
21.246.06 - Boundary Treatment
21.246.09 - Cycle Store
Planning Supporting Statement
21.246.14a – Rear boundary wall
21.246.04d. Proposed Plans

Reason:
In the interests of clarity.

Pre-Commencement Conditions

- 3 Prior to occupation of the residential units hereby approved, the boundary wall alongside the parking bays and the rear lane shall be reduced down to a maximum height of 600mm, set back for a distance of 2.4m.

Reason:
To ensure adequate visibility when accessing and egressing the parking bays

- ~~4 No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2, or any future guidance that replaces it. The scheme shall include:~~

~~_____~~
~~_____ (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;~~

- ~~— (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;~~
- ~~— (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];~~
- ~~— (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and~~
- ~~— (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.~~

~~— Reason:~~

~~— In order to secure an appropriate level of affordable housing in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.~~

The wording of the above condition was amended by Non-material amendment application P2024/068, approved on 31/10/2024, as follows:

4. Prior to occupation of any of the approved apartments, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2, or any future guidance that replaces it. The scheme shall include:

- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;
- (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

In order to secure an appropriate level of affordable housing in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.

The above condition was agreed by discharge of condition application P2024/0701 on 05.11.24

Action Conditions

- 5 The proposed parking bays shall be left free and open for such use for vehicles associated with this apartment block.

Reason:

To ensure an adequate level of parking is maintained.

- ~~6 Prior to the occupation of any of the residential units hereby approved the bin store and cycling parking shall be provided on site as shown on plan 21.246.04b.~~

Reason:

To accord with policy BE1 of the Local Development Plan.

The wording of the above condition was amended by Non-material amendment application P2024/0681, approved on 31/10/2024, as follows:

6. Prior to the occupation of any of the residential units hereby approved the bin store and cycling parking shall be provided on site as shown on plan 21.246.14a and 21.246.04d.

Reason:

To accord with policy BE1 of the Local Development Plan.

- 7 Notwithstanding the details submitted, prior to the occupation of the residential units hereby approved the rear elevation first floor window, serving the Kitchen/ living room shall be fitted with obscured glazing, and any part of the window that is 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 as such thereafter,

Reason :

In the interest of the amenities of the adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

Reason for granting planning permission;

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the visual amenity of the building and wider Conservation Area, impact upon neighbouring amenity, parking and highway safety. The application is also in accordance with the provision of Section 106 contributions. Accordingly, the proposed development is in accordance with Policies SP4, SP7, SP8, SP15, SP21, I1, BE1, TR2 and OS1 of the Neath Port Talbot Local Development Plan.

The development is therefore recommended for approval subject to conditions, and subject to a S106 agreement with the following heads of terms.

Prior to the first occupation of any residential unit hereby approved, a financial contribution of £8,172 for the provision or improvement to allotments and outdoor sport (pitch and on-pitch) to be spend within the Ward of Neath North.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 December 2022

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.