

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

AMMAN VALLEY TROTting TRACK

Address Line 1

OFF NEW ROAD

Address Line 2

TAIRGWAITH

Town/city

AMMANFORD

Postcode

SA18 1UP

Description of site location (must be completed if postcode is not known)

Easting (x)

271309

Northing (y)

211816

Description

Applicant Details

Reference:

Name/Company

Title

MRS

First name

TRUDENCE

Surname

LAUNCHBURY

Company Name

AMMAN VALLEY TROTTING CLUB Ltd

Address

Address line 1

14 LLWYNCELYN ROAD

Address line 2

TAIRGWAITH

Address line 3

Town/City

AMMANFORD

Country

Postcode

SA18 1UU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

07909698309

Secondary number

Email address

avtc@tairgwaith.co.uk

Agent Details

Reference:

Name/Company

Title

Mr

First name

CHRIS

Surname

MORGAN

Company Name

CWM PLANNING AND DESIGN LTD

Address

Address line 1

30 LLWYNCELYN ROAD

Address line 2

TAIRGWAITH

Address line 3

Town/City

AMMANFORD

Country

United Kingdom

Postcode

SA18 1UU

Contact Details

Primary number

07828789508

Secondary number

Email address

cwm-planning-design@live.co.uk

Site Area

What is the site area?

10.12

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

We are seeking permission for change of use of our site-based events facility building, so that we can hold fund-raising community events and functions additional to current permissions within the building between Thursdays and Sundays throughout the year.

Proposed Hours of Opening: We are seeking approval to operate the community café facility between 09.00 and 14.00 on Thursdays, Fridays and Saturdays throughout the year and additional occasional events between 17.00 and 22.00 between Fridays and Sundays throughout the year

Has the work or change of use already started?

☒ Yes

☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

14/02/2023

Has the work or change of use been completed?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The facilities barn is an existing building 18m x 15m used for trotting track events and related functions

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Reference:

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

An ad hoc collection and recycling service provided by Neath Port Talbot CBC is being paid for and has been in operation for a considerable period of time to accommodate existing events at the site. This service is currently low capacity and we understand that this can be expanded as need arises.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

2

Total full-time equivalent

1.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

2

Total full-time equivalent

1.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

All our volunteers are local residents and we asked them to discreetly ask family members, friends and neighbours about the proposal given the need we had seen in the community. Feedback indicated that help with food and heating cost and social isolation would be the most needed.

We had also previously run, with help from the Food Poverty Programme, a pilot subsidised meal scheme for 6 weeks in early 2023 for vulnerable residents. During the programme we asked beneficiaries who were able to fill out a simple questionnaire about the service. We surveyed all attendees and of the 780 regular beneficiaries surveyed (who each attended twice-weekly sessions), 78 returned written forms with feedback. 76 of those gave a fully favourable response to the service and 2 gave a qualified but favourable response. The feedback was sufficiently positive to confirm a community need existed and that we should try and re-introduce the scheme, but this time to be able to cater more extensively to parents and schoolchildren in school holidays on a regular basis. To do this, we will enter into partnership with an external funder for an establishment period. Subsequent revenue generated will help this provision in later years.

Our permitted harness racing-related provision had also helped us identify, over a number of years since the completion of the facilities building a demand from residents for family-based one-off celebrations which a change of use to non-harness-related activity will help us to accommodate to the benefit of the community and the business.

Funders have been happy with our management of the original facilities construction and our management of the Food Poverty pilot scheme and we believe we have the skill and experience since our inception in 1979 to recruit the staff, provide the service and ensure value for money invested.

In terms of forecasts of broad community need, we are aware, from anecdotal evidence and verified national and regional sources that food inflation is currently running in excess of 20% and is unlikely to reduce over the next few months and this, allied to further planned government austerity is likely to increase demand for affordable community services.

Since we are long-term leaseholders with the local authority (25-year term, recently renewed), we consulted the planning, licensing and food hygiene officers to ensure both that our existing, external event-related permission and permission the proposed project was in compliance with current regulations before engaging on this submission

To comply both with building regulations and our insurance requirements , we also ensure that the kitchen and building electrical- and gas-powered systems are regularly, periodically fully checked by professionals to ensure the health and safety of proposed kitchen operatives and members of the public.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Senior Planning Officer

Reference:

First Name

Claire

Surname

Hall

Reference

--- Meeting with Claire and Estates Officer

Date (must be pre-application submission)

30/10/2023

Details of the pre-application advice received

Meeting with Clair Hall and Molly Goatson, Estates Officer, at the Events Facility Building on the Trotting Track Site on Thursday 16/11/2023.

Advice was sought and received on the following issues:

- a) Change of Use to accommodate community kitchen and broader events programme within the Facilities Building
- b) Context of Operation and Other Potential Providers (if any) in the Community
- b) Applications Process and Compliance
- c) Background of Need and Accompanying Information Required
- d) Proposed Times of Operation of Proposed Activities and Impact (if any) on the community.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☐ Yes
☒ No

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Reference:

Name of Owner/Agricultural Tenant:

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

House name:

Number:

Suffix:

Address line 1:

CIVIC CENTRE

Address Line 2:

Town/City:

NEATH

Postcode:

SA11 3QZ

Date notice served (DD/MM/YYYY):

12/11/2024

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

CHRIS

Surname

MORGAN

Declaration Date

12/11/2024

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

MRS

Reference:

First Name

TRUDENCE

Surname

LAUNCHBURY

Declaration Date

12/11/2024

☒ Declaration made

Reference: