

Neath Port Talbot Council's Planning Policy Team,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath, SA11 2GG

Date 10.03.2025

Dear Sirs,

Herewith is our Planning Application for 80 Windsor Rd, Neath, to convert the small retail shop area on the ground floor [REDACTED] into a combined 2-bedroom flat.

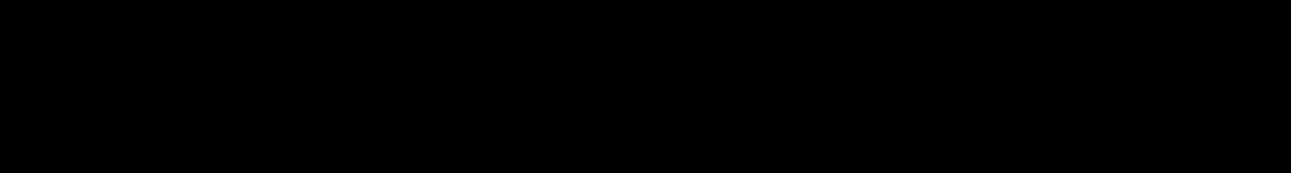
We have run the computer shop in Windsor Rd, Neath, for 27+ years, since 1997. Alongside the re-design of Neath's shopping centre, we have watched and suffered from a complete demise of Neath's, Windsor Rd. footfall, together with a lack of passing traffic, travelling to the car parks at the other end of town. The shop now only has existing customers, but without passing traffic and the old footfall, this isn't enough to keep the shop's head above the water level. We are regularly having to invest more and more money, just to pay the wages and other overheads. Rather than shutting the shop and leaving it to deteriorate, we want to convert the whole of the ground floor into a 2-bedroom flat. This would not increase the need for extra parking to the rear and in fact would also reduce the vehicle usage in Windsor Rd., due to the lack of the few customers, who do still use this computer repair facility.

We are including all the material usually associated with a full planning application, see the Summary of Contents Sheet, [REDACTED]
[REDACTED]

The current building set-up consists of a 1-bedroom house to the rear and a 2-bedroom maisonette above the shop. If the [REDACTED] ground floor, becomes a 2-bedroom flat, this would make a total setup of 3 residential units, [REDACTED] without the [REDACTED] retail shop area.

I know that as a Planning Dept., you are loathed to lose a community facility, but as explained to Rhodri Griffiths, before submitting the Pre-Application and my discussions with Helen Bowen, we have been covering financial losses for some years and have now decided that we are wasting our money and time on a lost cause. I will provide a copy of the latest Profit & Loss section of the yearly accounts, which are lodged at Companies House in Cardiff, to prove to you, that it is what we have said it is... a lost cause. We have run the shop for over 27 years and have seen several competitor startups, that have failed, each time within months. We are not able to try and sell the small area occupied by the repair facility, as the freehold consists of the whole site, with 3 residential units, which are physically inter-twined, together with the parking and amenity area. The shared upkeep costs of roof/walls/access and parking, would be impossible to police and manage in a separated freehold situation. As for renting the small shop area, you only need to drive down Windsor Road, to see that there are MANY, retail shops of differing sizes, that have been empty for years, therefore I do not consider that this small retail area would be sought after in the near, nor the long-term future.

As a layman, I'm not sure what a coal mining, nor a flood risk assessment could bring to the table of this Planning Application, other than being a financial burden on a very small conversion project. [REDACTED]



I notice from Rhodri Griffiths, that Highways have no objections, and the Environmental body has no objections.

As discussed with Helen Bowen, the Planning Dept's main objection would have been the loss of a community facility as outlined in Rhodri's reply to our Pre-Application. It must be stated that the closure of this facility is going to take place in the very near future, regardless of the outcome of this Planning Application. Helen has now agreed verbally, on our recent telephone call, that as we, as owners of this site, have already made the painful decision to remove future financial support, in the light of the last few years very poor trading results and financial losses, that a positive outcome would be likely by way of an Approval of this Full Planning Application.

Yours truly



Ray Millard

80a Windsor Rd

Neath

SA11 1NR