

Llety'r Goff Farm,  
Cwm Nant Llwyd Road,  
Gellinudd,  
Pontardawe,  
SA8 3JE

20/2/2025

Mr. C Morris  
Head of Planning Services  
Neath Port Talbot Council  
The Quays  
Brunel Way  
Neath  
SA11 2GG

**Subject: Planning Application for Change of Use to Holistic Wellness Space**

Llety'r Goff Farm, Cwm Nant Llwyd Road, Gellinudd, Pontardawe,

SA8 3JE

Dear Sir,

Please find attached our comments in support of the above planning application

**Background & Justification**

**1. Well-being & Health Benefits (Aligned with National Planning Policy Wales)**

This proposal directly supported by Planning Policy Wales (Edition 12, 2021), which emphasises the role of healthy, sustainable communities. The Welsh Government actively promotes improved physical and mental well-being through access to green spaces and holistic therapies (PPW 12, Section 4.4).

**Key Benefits of this Proposal:**

Addresses mental well-being: The site offers yoga, meditation, sound healing, reiki, mindfulness, and grief recovery, supporting stress reduction, nervous system regulation, and mental resilience.

Supports the Well-being of Future Generations (Wales) Act 2015, aligning with goals for health, well-being, and sustainability.

Prevention-based health approach: Aligns with Welsh Government public health strategies that encourage alternative and holistic health interventions.

## **2. Sustainable & Low-Impact Development (Policy SC1: Settlement Limits & SP3: Sustainable Communities)**

Policy SC1 permits small-scale development adjacent to settlement limits when it contributes to sustainability goals. This proposal meets criteria 1 & 3, as it:

- Operates within an existing building (no new development required).
- Maintains the primary residential function of the property, with only 3% of total building use designated for wellness activities.
- Reduces environmental impact by using existing infrastructure and minimising additional traffic demand.

The small-scale nature of the activities ensures compliance with Policy SP3, which encourages development that:

- Supports local well-being without adverse impact on local character.
- Promotes sustainable economic activity through small-scale, community-focused businesses.

## **3. Environmental & Ecological Enhancements (Policy BE1 & TR2: Design & Access)**

This proposal actively improves local biodiversity and contributes to green infrastructure goals, as outlined in Policy BE1 (Biodiversity Enhancements & Environmental Sustainability).

Proposed Environmental Improvements:

- Removal of non-native *Leylandii* hedge → Replaced with native hedgerow (22m) and six new trees, enhancing local biodiversity.
- Installation of a bat box, contributing to wildlife conservation efforts.
- Sessions relocated to outdoor spaces (garden & beach) during warmer months, reducing the environmental footprint of indoor activities.

The above measures provide a net ecological gain and enhance the sustainability credentials of the proposal.

### **Typical Usage Breakdown & Operational Details**

Commercial activities: Approx. 3% of total building use (6 hours per week).

Primary use: 97% residential, ensuring minimal impact.

Max operating days: 180 per year (allowing for holidays & seasonal variations).

Total commercial hours: Approx. 180 per year (avg. session: 1 hour).

Class sizes: 2–16 participants.

During warmer months, sessions are relocated off-site (beach & nature-based locations), further reducing the on-site footprint.

### **Compromise:**

Max 5 classes per week (capped at 16 participants).

Workshops & retreats remain occasional and secondary to residential use.

## **Highway, Parking & Pedestrian Safety**

(Policy TR2: Design & Access)

Policy TR2 promotes safe and accessible development. The proposal meets these standards by:

- Widening the access track (4.5m) in line with the Highways Department's recommendations.
- Ensuring low traffic impact—most participants walk or car-share.
- Providing four dedicated on-site parking spaces (with overflow capacity if required).
- Non-overlapping class times, ensuring no vehicle conflict.

### **Junction Visibility Improvements:**

Removal of unauthorised 2m-high fence.

Trimming back overgrown vegetation for enhanced sightlines.

Manual for Streets 2 (MfS2) research confirms that junction visibility does not directly correlate to accident rates, further supporting the safety of the proposed access.

## **Residential Amenity Protection (SC1 & BE1 Policies)**

The proposal prioritises residential harmony by:

Ensuring activities are limited in frequency and scale (5 classes per week, max. 16 participants).

Maintaining 60m distance from the nearest dwelling, with dense landscaping acting as a natural buffer.

Restricting evening sessions to avoid late-hour noise concerns.

Given the low-impact nature of activities (yoga, meditation, and sound healing), noise and disruption are negligible.

## **Policy Compliance Summary**

### **Policy- How the Proposal Complies**

SP3 – Sustainable Communities

Supports small-scale wellness business within a residential setting.

SC1 – Settlement Limits

Located within 25m of settlement limits; promotes health & well-being.

TR2 – Access & Safety

Includes track widening, visibility improvements, and low vehicle impact.

BE1 – Design & Ecology

Enhances biodiversity (native planting, bat boxes) & sustainable land use.

PPW 12 (National Planning Policy Wales)

Aligns with health-focused planning principles, supporting mental well-being & holistic health.

### **Conclusion & Requested Conditions**

We believe this revised application fully addresses previous concerns and aligns with local and national planning objectives.

Proposed Conditions:

Max. 5 classes per week, 16 participants.

Track widening & vegetation management for visibility improvements.

Workshops & retreats remain ad-hoc and secondary to residential use.

Given the clear alignment with policy, the low-impact nature of the proposal, and the public health & environmental benefits, we respectfully request approval.

Yours faithfully,

M & D Davies