

**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**

REFUSAL OF PLANNING PERMISSION

Name and address of the applicant

**Mr Ryan Kelly
The Builders Yard
Farmers Road
Bryncoch
Neath Port Talbot
SA10 7FD**

Name and address of the agent

**Mr Thomas Gronow
3 Ddol Road
Dunvant
Swansea
SA2 7UB**

DATE REGISTERED: 17 October 2024

APPLICATION NO: P2024/0621

LOCATION: The Builders Yard, Farmers Road, Bryncoch, Neath Port Talbot, SA10 7FD

PROPOSAL: Detached outbuilding

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY REFUSES TO PERMIT THE PROPOSED DEVELOPMENT FOR THE FOLLOWING REASONS:-

Reasons For Refusal:-

1 In the opinion of the Local Planning Authority, the proposal represents an inappropriate form of development in the open countryside that would have an unacceptable impact on the openness of the Green Wedge and for which no exceptional circumstances exist to justify the proposal. Furthermore, the development, by virtue of its inappropriate scale and siting, would be harmful to the visual amenity of the wider landscape to the detriment of its rural character and appearance. For these reasons, the proposed development fails to comply with Policies SP3, SP14, SC1, EN3 and BE1 of the Adopted Neath Port Talbot Local Development Plan.

2 Having regard to the prominent siting of the application site, the outside storage and associated paraphernalia used in association with the development would be readily visible from the street scene, public right of way and adjacent properties, and would have a harmful and jarring impact on the character and appearance of the area and be an incongruous form of development within a rural setting. As such, the development does not accord with good

design and placemaking principles set out in Planning Policy Wales and Policy BE1 of the Neath Port Talbot Local Development Plan.

3 The application, as submitted, has failed to demonstrate how surface water from the proposed development would be managed, and as such the development fails to evidence compliance with Planning Policy Wales and Local Development Plan Policy BE1, which amongst other matters requires the drainage systems of development be designed to limit surface water run-off and flood risk and prevent pollution.

4 The application as submitted fails to provide sufficient evidence that it would not compromise the safe, effective and efficient use of the highway network, and would not have an adverse impact upon highway safety or create unacceptable levels of traffic generation. The application subsequently fails to demonstrate compliance with the requirements of TAN18 and of Policies SP20, TR2 and BE1 of the Neath Port Talbot Adopted Local Development Plan

5 The applicant has failed to demonstrate that the development is justified in this location and that the consequences of flood risk can be managed to an acceptable level. Accordingly, the Local Planning Authority adopts a precautionary approach to decision making. For this reason, the application is considered contrary to Policy SP16 and EN8 of the Adopted Neath Port Talbot Local Development Plan, TAN15 and Planning Policy Wales (Edition 12).

6 The agent of change principle says that a business or person responsible for introducing a change is responsible for managing that change. In this instance, the applicant appears to have introduced an influx of 'industrial style' noise generation to rural setting, adjacent to a residential area, however this application is not supported by any information on how the applicant intends on incorporating measures to mitigate noise pollution impacts and create appropriate soundscapes. The application subsequently fails to evidence that the current operations and proposed development would not unduly harm the residential amenity of the neighbouring properties in respect to noise.

The vegetation clearance works which have been undertaken at the site dictate that visitors and employees of the seemingly unregulated use operating from the application site now benefit from interrupted views into the private amenity space of a number of the properties along Woodview Terrace. This has resulted in the rear garden areas of 9-11 Woodview Terrace having a poor standard of privacy that makes the outdoor space an unattractive place in which to sit and relax. The associated activities that would follow the introduction of the proposed development is considered to exacerbate this issue, with no means of mitigating this impact proposed.

For these reasons, the proposed development fails to demonstrate compliance with Policies BE1 & EN8 of the Adopted Neath Port Talbot Local Development Plan or the agent of change principle set out within Planning Policy Wales Edition 12.

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future

Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an inappropriate form of development in the open countryside that would have an unacceptable impact on the openness of the Green Wedge and for which no exceptional circumstances exist to justify the proposals. Furthermore, the development, by virtue of its inappropriate scale and siting, would be harmful to the visual amenity of the wider landscape to the detriment of its rural character and appearance. Accordingly, the proposed development fails to comply with Policies SP3, SP14, SC1, EN3, and BE1 of the Adopted Neath Port Talbot Local Development Plan.

It is also considered that there has been insufficient evidence submitted to conclude that the development would not have a detrimental impact upon the amenity of the neighbouring residents or that it would not compromise the safe, effective and efficient use of the highway network, and would not have an adverse impact upon highway safety or create unacceptable levels of traffic generation. The application also fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development or how surface water from the proposed development would be managed. Accordingly, the proposed development fails to demonstrate compliance with Policies TR2, EN8, and BE1 of the Adopted Neath Port Talbot Local Development Plan, or the requirements of TAN18, TAN15 and Planning Policy Wales.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 8 - Flooding & Policy 9 - Resilient Ecological Networks and Green Infrastructure and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 15 May 2025

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):-
 - Planning Permission (with the exception of Minor Commercial and Householder applications – see below) Within 6 Months
 - Householder Appeal ^{see endnote i} Within 12 weeks
 - Minor Commercial Appeal ^{see endnote i} Within 12 weeks
 - Listed Building or Conservation Area Consent appeals Within 6 months
 - Tree Preservation Order (TPO) Consent Within 28 days
 - Advertisement Consent Within 8 weeks
 - Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development Within 6 months
 - Hazardous Substances Consent Within 6 months
5. Appeals must be made on a form which is obtainable from the Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0300 060 4400, or online at <https://planningcasework.service.gov.wales/>.
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.