

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 02/07/2025

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

RE: Change of use of existing domestic outbuilding to allow a mixed use comprising uses ancillary to the residential occupation of the host dwelling and a holistic therapy centre including widening of access track.

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

Dear Sir,

I write further to your email dated 27th June 2025 in respect of the above proposal.

1. I can confirm that my client will provide tree replacement at a ratio of 1:5. These will be heavy standard, native species and in an area as shown in **figure 1** below. Works will be to BS8545.
2. My client cannot reduce the class size as it would be uneconomic to operate the business. It is noted that the LPA are satisfied that with a class size of 12. it is

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therefore respectfully submitted that a class size of 16 will not give rise to such additional noise and disturbance to merit the refusal of the application.

3. Temporary Consent- It is respectfully submitted that a temporary consent is completely unjustified given the significant costs of the enabling works which include the planning application, widening the track and landscaping which will amount to almost £10,000. Moreover, as indicated previously, the use has operated from the site for almost 2 years thereby giving the council sufficient period to assess impact. Whilst I understand that there has been some local objection, the applicant has also advised me that at least two of his immediate neighbours have submitted letters of support indicating that the proposal does not have an adverse effect on the residential amenity.

4. Hours of operation.

Five classes per week

Maximum duration 90mins

Opening hours – 06:30- 20:30

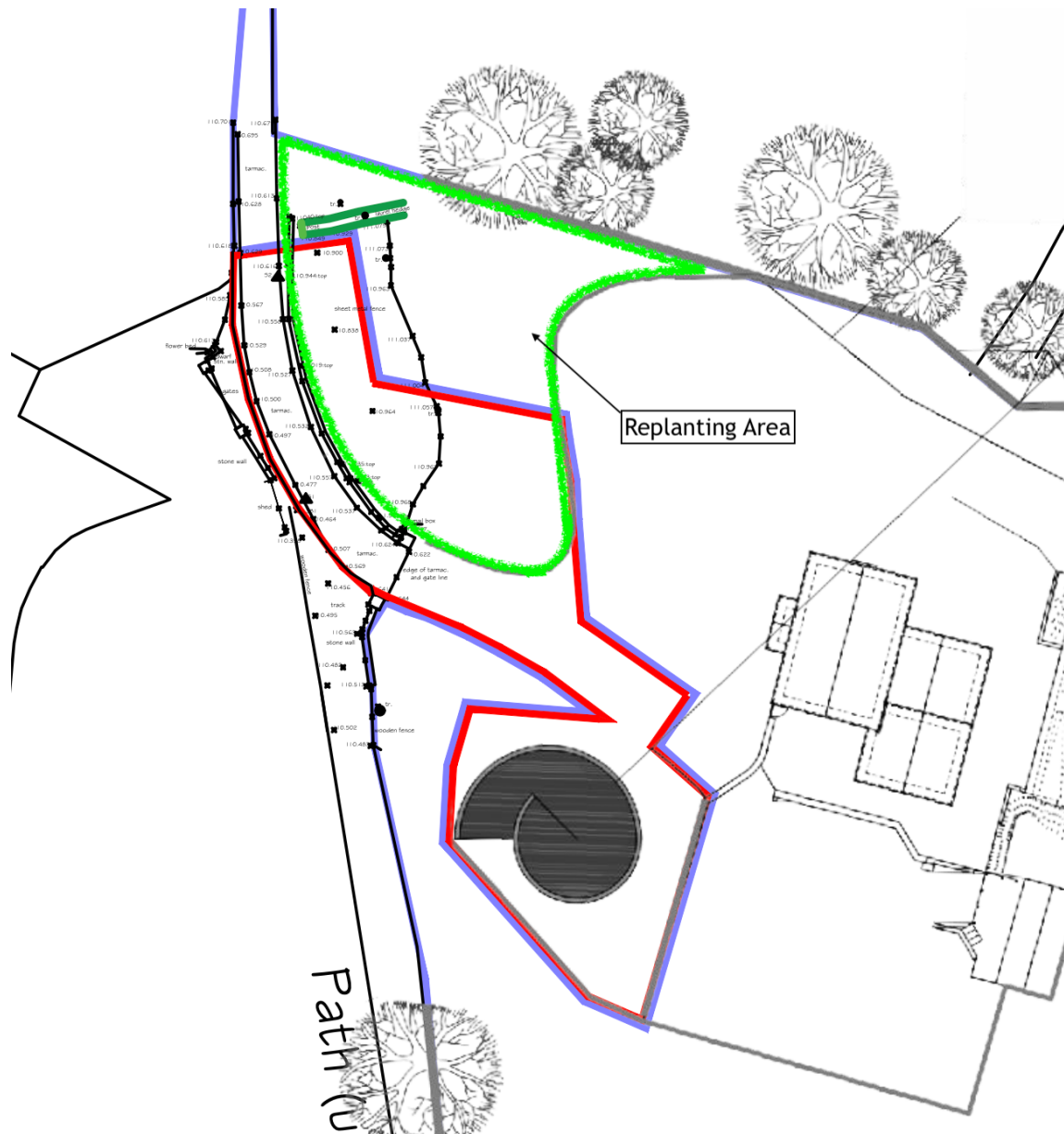
5. I can confirm that users arrive on foot and by car. Given the class sizes car parking demand within the site is low. The submitted scheme identifies four car parking spaces which is considered appropriate for the proposal but there is adequate room to provide additional spaces if required. I understand that the highways section has offered no objection.
6. It is acknowledge that the unauthorised fence and vegetation to the right of the access is not within the applicants control, nor does it form part of the application site. Notwithstanding this the fence and vegetation impede visibility and it would be in the interest of all users of the lane to have these items removed.

7. The nature of the use is such that events will not be undertaken at the same times each day. The applicants letter does not form part of the planning application and the term “ad-hoc” relates to the timing of events. I can confirm that the proposal does not seek to have additional events over and above those applied for and referred to in paragraph 4 above.

8. Turning to the applicants web site¹, I note that some concern has been expressed over the information within the planning submission and website. I can confirm that there is no contradiction between the planning submission and classes on offer. Should planning permission be granted then the classes on offer will reflect the planning approval. Indeed the number of classes currently advertised fall well below the planning submission. There are current 4 classes on offer for the month of July (14th, 20th, 23rd and 24th) and none for August.

¹ <https://theyogajunkie.co.uk/classes/>

Figure 1 – Proposed Tree planting Area



Yours faithfully,

Robert Bowen.