

Conclusion

The decision to recommend 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 appropriate form of development that would have no unacceptable impact on the visual amenity of the area, the amenities of neighbouring residents, highway safety, biodiversity, drainage, flood risk, or land contamination. Accordingly, the proposed development is in accordance with Policies SP3, SP4, SP8, SP10, SP15, SP16, SP20, SP21, SC1, I1, AH1, OS1, EN6, EN7, EN8, TR2 & BE1 of the Neath Port Talbot Adopted Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 2 (Shaping Urban Growth and Regeneration – Strategic Placemaking), 6 (Town Centre First), 7 (Delivering Affordable Homes), 8 (Flooding) & 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.

Recommendation

To grant planning permission subject to conditions and upon the signing of a Section 106 Agreement with the following Heads of Terms:

A financial contribution of £4,086 to be paid prior to the occupation of the third dwelling, to secure the provision or improvement to public open space within the ward of Neath North, to accord with Local Development Plan Policy OS1.