

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 11/05/2026

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

RE: 14 High Street, Glynneath, Neath, Neath Port Talbot, SA11 5BU

PROPOSAL: Section 73 application to vary condition 2 (Approved plans) to include revisions to ground floor fenestration and retention of flue , vary and agree conditions 3 (Parking), 4 (Parking), 5 (drainage), and vary condition 7 (Hours of operation) of planning permission P2022/0458 (approved 02/11/2022)

Dear Sir,

Please find attached a planning application in respect of the above proposal. The submitted information is as follows.

1. Application Forms
2. Plans and documents as follows
 - 1.Location Plan
 - 2.Existing Plans
 - 3.Proposed floor plans and Elevations
 - 4.Site Plan
 - 5.Flue Detail

PHONE

MOB PHONE

EMAIL

6.Noise and odour Assessment

7.Covering Letter

Revision to wording- Conditions 3, 4 and 5

The applicant has undertaken works to the rear parking area in advance of approval and therefore seeks the variation of the condition to regularize matters. It is also submitted that the conditions require revision to provide a trigger to undertake any approved works.

Existing wording

3 Prior to commencement of development, a parking scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail a reduction in the existing boundary wall that runs alongside Gellidawel Road to a maximum height of 600mm for the first 2.4 metres from the rear access lane in a northerly direction, within which nothing over 60mm in height shall be erected or allowed to grow.

4 Prior to commencement of development, a parking scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the location of the proposed parking set back a minimum of one metres from the nearside edge of the lane in order to allow sufficient manoeuvrability for vehicles to enter and leave the proposed parking spaces.

5 Prior to commencement of development, a parking scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the surface of the proposed parking spaces, where it will need to be surfaced in porous material, or provision must be made to direct run-off from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto a public highway.

Proposed Wording

3 Prior to first beneficial use , a parking scheme shall be submitted to and

approved in writing by the Local Planning Authority. The scheme shall detail a reduction in the existing boundary wall that runs alongside Gellidawel Road to a maximum height of 600mm for the first 2.4 metres from the rear access lane in a northerly direction, within which nothing over 60mm in height shall be erected or allowed to grow. The approved scheme shall be completed prior to first beneficial use

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Revision to wording- Conditions 7(Hour of Operation)

Existing wording

7 The A3 cafe use shall not be carried out outside the hours of 8:00 to 19:00 Monday to Sunday, including bank holidays

Proposed wording

7 The A3 cafe use shall not be carried out outside the hours of 8:00 to 23:00 Monday to Sunday, including bank holidays

Yours faithfully,

Robert Bowen.