

Our Ref / Fy nghyf: 1992.a

Date / Dyddiad: 5th May 2026

Planning Department
Neath Port Talbot County Borough Council
VIA EMAIL ONLY

Dear Sir/Madam,

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 and associated works including widening of part of existing access track, landscaping and parking spaces together with mitigation measures/re-planting scheme for felled trees (amended/additional description and supporting information received 02.07.25 and 28.07.25) (Planning Permission No. P2025/0273)

Further to the approval of the above development, Evans Banks Planning Ltd has now been instructed to seek a variation of a series of conditions attached to the decision notice issued by the Local Planning Authority (LPA), which are detailed below.

The Approved Development

The above consent relates largely to the use of an existing outbuilding (pictured below) for both those ancillary to the associated residential dwelling and for the purposes of a holistic therapy centre.



Photograph 1

In association and to facilitate the provision of the above mix of uses, the existing planning consent requires the provision of dedicated parking areas, alteration to the means of access to serve the site, ecological enhancements and details of tree planting, all prior to the implementation of the mixed use of the building and within 3 months of the date of the planning consent. In addition, as part of the provisions of the current planning consent, the permission is only temporary in nature, extending to no more than 2 years from the date of the current consent.

Upon further consideration, the Applicants require additional time in order to satisfy the above conditional requirements, in addition to considering the viability of the current planning consent and its associated requirements. As a result, this application now seeks to extend the associated time periods in question to facilitate this.

The Proposal

As detailed above, there are a series of conditions that include a 3 month deadline for the implementation of elements of the approved scheme, which are summarised as follows:

Condition 3 – Provision of car parking spaces

Condition 4 – Widening of access track

Condition 5 – Provision of Ecological Enhancement Measures

Condition 7 – Details of tree planning and hedge re-planting scheme

In order to meet the Applicant's requirements, this application therefore seeks to amend the above conditions to read as follows:

Condition 3

Unless the car parking spaces as shown on the approved Drawing No A3- A100 Rev D have been provided within 7 months of the date of this planning permission, the use shall cease until such time as they have been provided in full compliance with the requirements of this condition. The car parking spaces shall thereafter be used solely for the benefit of customers of the approved development and for no other purpose and permanently retained as such thereafter.

Condition 4

Unless within seven months of the date of this planning permission the southern end of the access track has been widened in accordance with the approved plan (Drawing No A3-A100 Rev D) and hard surfaced in bound porous material or provision made to direct run-off water from the hard surface to a permeable porous area or surface within the curtilage of the existing dwelling, and permanently retained as such thereafter, the use shall cease until such a time as the scheme is fully implemented in accordance with the requirements of this condition.

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking or re-enacting that order, no obstruction shall be erected, placed or allowed to grow within the widened section of track for the lifetime of the development.

Condition 5

Unless within seven months of the date of this planning permission the scheme of ecological enhancement measures provided within the approved Green Infrastructure Assessment & Ecological Enhancement (July 2025 Rev A) has been implemented and completed the use shall cease until such time as the scheme has been implemented in compliance with the requirements of this condition. The approved scheme shall be retained thereafter for the lifetime of the development.

Condition 7

Unless within seven months of the date of this planning permission full details of a scheme of native tree and hedge re-planting has been submitted to and approved in writing by the Local Planning Authority the use shall cease until such a time as a scheme is approved. Compensation planting ratio for trees lost shall be a minimum of 5 for 1 and equivalent to the quality, environmental and ecological importance of the tree(s) lost. The scheme shall include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, stock type, supplier, and defect period. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following approval of the scheme, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

No other element of the approved scheme is sought to be varied, ensuring that it continues to adhere to all relevant national and local planning policy requirements.

We trust therefore that the above and attached are clear and in order. However, should you require any additional information or to meet on site to discuss the matter further, please do not hesitate to contact us.

Yours sincerely

Jason D Evans

Jason D Evans
Director