

OFFICER REPORT

Application Number: P2026/0355

Site Address: Warehouse For Macmillan Publishers International Limited
Unit 1 Purcell Avenue Baglan Neath Port Talbot SA12 7TG

Proposal: Certificate of Proposed Lawful Development for a replacement fencing scheme.

Applicant: Mr Paul Gibbon

Agent: Mrs Mihaela Shehova

Ward: Sandfields West

Application Type: Proposed Lawful Development Certificate

Valid Date: 9th June 2026

Statutory Expiry Date: 3rd August 2026

Ext. of Time / PPA date: 7th August 2026

Publicity Expiry Date: 1st July 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0355
Location:	Unit 1 Purcell Avenue, Baglan, Neath Port Talbot, SA12 7TG
Description of Development:	Certificate of Lawful Development (Proposed) for a replacement fencing scheme.

ASSESSMENT

Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No. 2) Order 2012 provides permitted development rights for minor operations. The parameters for the permitted development rights within this part are listed and analysed below.

Permitted development

- A.** The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1 Development is not permitted by Class A if –

- a) The height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;

The proposed fencing measures 2.4m in height.

- b) The height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;

The proposed fencing measures 2.4m in height.

- c) The height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph a) or b) as the height appropriate to it if erected or constructed, whichever is the greater; or

The height of the former means of enclosure measures 2.85m in height, whereas the proposed fencing measures 2.4m in height and as such, does not exceed its former height.

- d) It would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

The development does not involve a listed building.

CONCLUSION

By virtue of the fact that the proposed replacement fencing scheme satisfies the above criteria, it is concluded to be permitted development under Schedule2, Part 2 of the

Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 1995. As such, planning permission would not be required.

RECOMMENDATION

To issue a Certificate of Lawful Development (Proposed).

RECOMMENDATION

Issue Certificate

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Lewis Byng
Telephone No.	01639 686746
Date of Recommendation	5th August 2026