

Weekly list of new planning applications. Week ending 1 Dec 2025

Application No. P2025/0182 **Officer** Matthew Griffiths
Type Variation of Condition **Ward** Bryn And Cwmavon
Date Valid 10th September 2025 **Parish** Port Talbot
Proposal Section 73 application to vary condition 2 (variation of phase 2 area); condition 5 (parking provision); condition 14 (street lighting); condition 15 (turning head); and condition 19 (highway details) of planning permission P2004/0158 for a proposed road, sewer and plot layout for residential development.
Location Land At Varteg Fawr Bryn Neath Port Talbot
Applicant's Name & Address **Agent's Name & Address**
Mr Phil Hopkins Lisa Llewellyn
Crynant Plant Ltd 27 Commercial Street
Milland Road Industrial Estate Ystalyfera
Neath Neath Port Talbot
Neath Port Talbot SA9 2HR
SA11 1NJ
Easting 281263
Northing 191929

Application No. P2025/0720 **Officer** Thomas Lewis
Type Works to a tree with a TPO **Ward** Resolven & Tonna
Date Valid 26th November 2025 **Parish** Tonna Community Council
Proposal Works to trees protected by a TPO (T042): G1 (X2 Sycamore) Reduce overall height by 1.5-2.0m and T1 (Common Oak) Reduce canopy by 1.0-1.5m
Location 2 The Nook Henfaes Road Tonna Neath Port Talbot SA11 3FH
Applicant's Name & Address **Agent's Name & Address**
Mr Lyn Jones Mr Rhidian Waldron
2 The Nook Our Tree Company
Henfaes Road 4 Pen Pentre
Tonna Crynant
Neath Port Talbot Neath Port Talbot
SA11 3FH SA10 8SS
Easting 276841
Northing 198677

Application No. P2025/0765 **Officer** Daisy Tomkins
Type Full Plans **Ward** Neath North
Date Valid 26th November 2025 **Parish** Neath Town Council
Proposal Change of use of existing first floor residential flat into staff space for use associated with Afon Veterinary Centre.
Location Afon Veterinary Centre Flat 2 Lletty Nedd Pen Y Dre Neath Neath Port Talbot SA11 3HH
Applicant's Name & Address
Gareth Mulligan
Afon Vets Ltd.
Afon Veterinary Centre Flat 2
Lletty Nedd
Pen Y Dre
Neath
Neath Port Talbot
SA11 3HH
Easting 275870
Northing 197919

Application No. P2025/0768 **Officer** Thomas Lewis
Type Full Plans **Ward** Resolven & Tonna
Date Valid 17th November 2025 **Parish** Tonna Community Council
Proposal First floor rear extension, two-storey side extension, extended front driveway and proposed patio
Location 18 Tonna Uchaf Tonna Neath Port Talbot SA11 3LJ
Applicant's Name & Address **Agent's Name & Address**
Mr Simon Llewellyn Mr Gary Seymour
18 Tonna Uchaf 10 Wellfield
Tonna Melincourt
Neath Port Talbot Neath Port Talbot
SA11 3LJ SA11 4AU
Easting 277895
Northing 199261

Application No. P2025/0773 **Officer** Thomas Lewis
Type Full Plans **Ward** Sandfields East
Date Valid 25th November 2025 **Parish** Port Talbot
Proposal Flat roof, single-storey rear extension
Location 1A Lingfield Avenue Sandfields Neath Port Talbot SA12 6NX
Applicant's Name & Address **Agent's Name & Address**
Tracey Pugh Mr James Evans
1A Lingfield Avenue 16 Leonard Street
Sandfields Neath
Neath Port Talbot Neath Port Talbot
SA12 6NX SA11 3HN
Easting 275235
Northing 190040

Application No. P2025/0775 **Officer** Gavin Sterio
Type Full Plans **Ward** Baglan
Date Valid 21st November 2025 **Parish** Port Talbot
Proposal Demolition of existing garage and construction of an
outbuilding including a garage and attic space
Location 54 Old Road Baglan Neath Port Talbot SA12 8TT
Applicant's Name & Address **Agent's Name & Address**
Mr Russell Jones Mr Kevyn Davies
54 Old Road Kevyn Davies Architect
Baglan Llys Y Coed
Neath Port Talbot Cornish Row
SA12 8TT Cwmavon
Port Talbot
Neath Port Talbot
SA12 9YB

Easting 274286
Northing 193262

Application No. P2025/0786 **Officer** Lewis Byng
Type Full Plans **Ward** Sandfields West
Date Valid 25th November 2025 **Parish** Port Talbot
Proposal Demolition of rear extension, construction of a single storey rear extension and front access ramp.
Location Chicken Valley 9 Wyvern Avenue Sandfields Neath Port Talbot SA12 7ER
Applicant's Name & Address **Agent's Name & Address**
Mr B Kumar Mr Robert Bowen
Chicken Valley Robert Bowen Planning &
9 Wyvern Avenue Development Ltd
Sandfields 7 Llys Sant Teilo
Neath Port Talbot Llangyfelach
SA12 7ER Swansea
SA5 7HQ

Easting 274121
Northing 190853

Application No. P2025/0790 **Officer** Thomas Lewis
Type Proposed Lawful **Ward** Sandfields East
Development Certificate
Date Valid 24th November 2025 **Parish** Port Talbot
Proposal Proposed Lawful Development Certificate for a ground floor, flat roof rear extension
Location 17 Sunnybank Road Sandfields Neath Port Talbot SA12 6JQ
Applicant's Name & Address **Agent's Name & Address**
Mrs Aimee Coombes Mr William James
17 Sunnybank Road 8 Mariners Point
Sandfields Sandfields
Neath Port Talbot Neath Port Talbot
SA12 6JQ SA12 6DL
Easting 274891
Northing 189696

Application No. P2025/0792 **Officer** Andrea Davies
Type Outline Application **Ward** Rhos
Date Valid 25th November 2025 **Parish** Cilybebyll Community Council
Proposal Outline application for residential development for up to 8 dwellings with approval sought for access, and all other matters reserved
Location Land East Of Minyrawel Pen Yr Alltwen Rhos Pontardawe Neath Port Talbot

Applicant's Name & Address Ms Dawn Davies C/O Agent	Agent's Name & Address Mr Steffan Harries LRM Planning Ltd. 22 Cathedral Road Cardiff CF119LJ
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Easting 273422
Northing 203357

Application No. P2025/0809 **Officer** Thomas Lewis
Type Proposed Lawful **Ward** Margam & Taibach
Development Certificate
Date Valid 18th November 2025 **Parish** Port Talbot
Proposal Proposed Lawful Development Certificate for a single-storey rear extension
Location 132 Margam Road Taibach Neath Port Talbot SA13 2BW

Applicant's Name & Address Mr D. Phillips 132 Margam Road Taibach Neath Port Talbot SA13 2BW	Agent's Name & Address Shannon Stone Evans Banks Planning Limited 2 Llandeilo Road Cross Hands Carmarthenshire SA14 6NA
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Easting 277965
Northing 188134

Application No. P2025/0811 **Officer** Kate Parry
Type Full Plans **Ward** Coedffranc Central
Date Valid 25th November 2025 **Parish** Coedffranc Town Council
Proposal Proposed installation of portable concrete manufacturing plant
Location Derwen Plant Ltd Neath Abbey Wharf Neath Abbey Wharf
Access Road Skewen Neath Port Talbot SA10 6BL
Applicant's Name & Address **Agent's Name & Address**
Mr M Davies Mr Robert Bowen
Derwen Plant Ltd Robert Bowen Planning &
Neath Abbey Wharf Development Ltd
Neath Abbey Wharf Access 7 Llys Sant Teilo
Road Llangyfelach
Skewen Swansea
SA10 6BL SA5 7HQ
Easting 272934
Northing 196467

Application No. P2025/0812 **Officer** Gavin Sterio
Type Advertisement Consent **Ward** Margam & Taibach
Date Valid 18th November 2025 **Parish** Port Talbot
Proposal Advertisement consent for a 6m x 0.8m illuminated fascia sign
Location 264A Margam Road Margam Neath Port Talbot SA13 2DB
Applicant's Name & Address
Mr Farman Abdulqadr
Margam Barber
84 Clyne Court
Swansea
SA2 8JA
Easting 278311
Northing 187472

Application No. P2025/0813
Type Discharge of Conditions
Date Valid 20th November 2025

Officer Rhodri Griffiths
Ward Aberdulais
Parish Blaenhonddan Community Council

Proposal Details to be agreed in association with condition 4 (noise impact assessment) of P2025/0606 (Side extension to existing factory to house new production line) granted 15.10.2025

Location Unit 1 Ynysygerwn Avenue Aberdulais Neath Port Talbot SA10 8HH

Applicant's Name & Address

Mr Paul Ratcliffe
Groundhog UK Ltd
Unit 1
Ynysygerwn Avenue
Aberdulais
Neath Port Talbot
SA10 8HH

Easting 278078
Northing 199915

Agent's Name & Address

Mr Nick Davies
360AD limited
29 Bocam Park
Old Field Road
Pencoed
Bridgend
CF35 5LJ

Application No. P2025/0814
Type Full Plans
Date Valid 20th November 2025

Officer Kate Parry
Ward Neath East
Parish Neath Town Council

Proposal Proposed construction of industrial unit with associated mezzanine floor and covered walkway

Location Phillips & Son Roofing Ltd Canal Road Neath Neath Port Talbot SA11 1LJ

Applicant's Name & Address

Mr Liam Phillips
Phillips & Son Roofing Ltd
Canal Road
Neath
Neath Port Talbot
SA11 1LJ

Easting 274788
Northing 197297

Agent's Name & Address

Mr Husam Sami
CCS Solutions Ltd
39 Tan Y Lan Terrace
Morrison
Swansea
SA6 7DU

Application No. P2025/0815 **Officer** Kate Parry
Type Full Plans **Ward** Alltwen
Date Valid 19th November 2025 **Parish** Cilybebyll Community Council
Proposal Proposed rear first floor flat roof extension
Location 2 High Street Alltwen Pontardawe Neath Port Talbot SA8 3BT
Applicant's Name & Address **Agent's Name & Address**
Jenna Colamazza Mr Tony Collins
2 High Street Springfield
Alltwen Dyffryn Road
Pontardawe Taibach
Neath Port Talbot Neath Port Talbot
SA8 3BT SA13 2UF
Easting 272722
Northing 203496

Application No. P2025/0819 **Officer** Megan Thomas
Type Discharge of Conditions **Ward** Bryn And Cwmavon
Date Valid 24th November **Parish** Port Talbot
2025
Proposal Discharge of conditions 4, 5 and 6 and details pursuant to
condition 11 (bin storage) of planning permission P2022/0622
Location Land Between Cwmavon And Dan Y Bont Maes Y Bettws
Pontrhydyfen Neath Port Talbot SA12 9SD
Applicant's Name & Address **Agent's Name & Address**
Mr & Mrs Jim & Julie Janes Mr Andrew Vaughan-Harries
Land Between Cwmavon And Hayston Developments & Planning Ltd
Dan Y Bont The Planning Studio
Maes Y Bettws Hayston Bridge
Pontrhydyfen Johnston
Neath Port Talbot Haverfordwest
SA12 9SD SA62 3HJ
Easting 279292
Northing 193849

Application No. P2025/0820
Type Full Plans
Date Valid 20th November 2025

Officer Kate Parry
Ward Cwmllynfell & Ystalyfera
Parish Ystalyfera Community Council

Proposal Proposed demolition of single storey side conservatory and proposed development of two storey side extension

Location 63 - 64 Gough Road Ystalyfera Neath Port Talbot SA9 2NA

Applicant's Name & Address

Mr Mark Goodger
63 - 64 Gough Road
Ystalyfera
Neath Port Talbot
SA9 2NA

Agent's Name & Address

Mr Husam Sami
CCS Solutions Ltd
39 Tan Y Lan Terrace
Morrison
Swansea
SA6 7DU

Easting 276460
Northing 208655

Application No. P2025/0823
Type Proposed Lawful
Development Certificate
Date Valid 21st November 2025

Officer Rhodri Griffiths
Ward Trebanos

Parish Pontardawe Town Council

Proposal Lawful Development Certificate (proposed) to use a Council-owned access track to graveyard for residential vehicular access and parking to serve 7 Graig Road

Location Land Between 7 Graig Road And 73A Swansea Road
Trebanos Pontardawe Neath Port Talbot SA8 4BA

Applicant's Name & Address

Alexander Clancy
7 Graig Road
Trebanos
Pontardawe
Neath Port Talbot
SA8 4BA

Easting 271361
Northing 203100

Application No. P2025/0826 **Officer** Claire Hall
Type Works to a tree with a TPO **Ward** Rhos
Date Valid 24th November 2025 **Parish** Cilybebyll Community Council
Proposal 1 x Ash (Fraxinus excelsior) to be felled.
Location Plas Farm Lane From Church Road To Plas Farm Rhos
Pontardawe Neath Port Talbot SA8 3JQ
Applicant's Name & Address **Agent's Name & Address**
Mr Richard Bowen Mr Benjamin Clark
Plas Farm Tree Check Arboriculture Ltd.
Rhos 22 Tydfil Road
Swansea Bedwas
SA8 3JQ Caerphilly
 CF83 8EF

Easting 274854
Northing 204088

Application No. P2025/0829 **Officer** Rhodri Griffiths
Type App for Non-Material **Ward** Neath North
Amendments
Date Valid 25th November 2025 **Parish** Neath Town Council
Proposal Non-material amendment to wording of condition 3 (foul water drainage scheme) of P2020/0626 granted on 27.11.20 to allow for the scheme to be submitted prior to construction of any of the approved extensions and groundworks (as opposed to prior to any development)
Location 92-94 Park View Care Home Gnoll Park Road Neath SA11 3DD
Applicant's Name & Address **Agent's Name & Address**
Mr Martin Joyce Dominic Phillips
1 Wilderness Mews Richard Andrews Architects Ltd
London Suite 2.3
SW4 0NE The Estates Office
 25-26 Gold Tops
 Newport
 NP20 4PG

Easting 275732
Northing 197739

Application No. P2025/0831
Type Full Plans

Officer Rhodri Griffiths
Ward Crynant, Onllwyn & Seven Sisters

Date Valid 28th November 2025

Parish Seven Sisters Community Council

Proposal Change of use from club to residential dwelling together with external alterations and openings and retrospective consent for demolition of existing flat roof two storey extension, rear staircase structure and dance hall

Location 5 Heol Y Felin Seven Sisters Neath Port Talbot SA10 9BD

Applicant's Name & Address

Mr Jonathan Cole
5A Heol Y Felin
Seven Sisters
Neath Port Talbot
SA10 9BD

Easting 282304

Northing 209158

Application No. P2025/0836

Officer Rhodri Griffiths

Type Discharge of Conditions

Ward Neath North

Date Valid 25th November 2025

Parish Neath Town Council

Proposal Details to be agreed in association with condition 3 (gigabit capable broadband infrastructure) of P2025/0060 granted 09.09.2025

Location 50 Wind Street Neath Neath Port Talbot SA11 3EN

Applicant's Name & Address

Agent's Name & Address

Mr Ali Asker Kara
Cafe Memo
50 Wind Street
Neath
Neath Port Talbot
SA11 3EN

Mrs Caroline Grey
SEAGREY Design Ltd
Office 16
Sandfields Business Centre
Purcell Avenue
Sandfields
Neath Port Talbot
SA12 7PQ

Easting 275351

Conservation Area

Northing 197648

Name: Neath Town Centre

Application No. P2025/0837 **Officer** Jessica King
Type Discharge of Conditions **Ward** Glynneath Central & East
Date Valid 25th November 2025 **Parish** Glynneath Town Council
Proposal Details to be agreed in association with condition 24 (air source heat pumps) of planning application P2024/0586 dated 17/12/2024.

Location Land At Pontneddfechan And South Of Pontneathvaughan Road Glynneath Neath Port Talbot SA11 5NR

Applicant's Name & Address	Agent's Name & Address
Head Of Property And Regeneration Neath Port Talbot CBC The Quays Brunel Way Baglan Energy Park Neath Port Talbot SA11 2GG Easting 290058 Northing 207589	Asbri Planning Ltd. Suite D First Floor 220 High Street Swansea SA1 1NW

Application No. P2025/0845 **Officer** Jessica King
Type App for Non-Material **Ward** Bryn And Cwmavon
Amendments
Date Valid 26th November 2025 **Parish** Port Talbot
Proposal Non-material amendment application to amend the wording of condition 6 (footway improvements) of planning application P2020/0923 determined on 04.12.2020.

Location Land Off Tabernacle Terrace Cwmavon Neath Port Talbot SA12 9HS

Applicant's Name & Address
Mr Wynne Edwards
Edwards Properties S.W Ltd
7 Cae Copor
Cwmavon
Neath Port Talbot
SA12 9BX
Easting 277888
Northing 192180
