Weekly list of new planning applications. Week ending 16 Nov 2026

Application No. P2026/0275
Type Variation of Condition
Date Valid 10th October 2026
Officer Rhodri Griffiths
Ward Cwmllynfell & Ystalyfera
Parish Cwmllynfell Community Council

Proposal Section 73 application to vary condition 2 (approved plans) of planning permission P2022/1043 (Demolition of fire damaged former public house building and construction of 4 no. semi-detached dwelling houses, 1 no. detached dwelling house (5 houses in total) and associated development) approved 20/10/23 (Amended supporting information received 10.11.2026 and 11.11.2026 including confirmation changes to approved location plan proposed and ownership certificates changed)

Location 24 Bryn Road Cwmllynfell Neath Port Talbot SA9 2FJ

Applicant's Name & Address
Mr Ross Thomas
Thomas Homes West Ltd
5 Maescanner Road
Dafen
Llanelli
SA14 8LR

Agent's Name & Address
Adrian Phillips
AP Architecture and Planning Ltd
46 Heol Tircoed
Tircoed Forest Village
Penllergaer
Swansea
SA4 9QZ

Easting 274569
Northing 212571

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Application No. P2026/0567
Type Full Plans
Date Valid 12th November 2026
Officer Nia Ferris
Ward Sandfields East
Parish Port Talbot

Proposal Two-storey rear and side extension and widening of existing dropped kerb and access

Location 163 Victoria Road Sandfields Neath Port Talbot SA12 6QJ

Applicant's Name & Address
Mr Richard Evans
163 Victoria Road
Sandfields
Neath Port Talbot
SA12 6QJ

Agent's Name & Address
Mr Gareth Owen
Gareth Owen Concept Designs
73 Mariners Quay
Aberavon
Neath Port Talbot
SA12 6AN

Easting 274996
Northing 189413

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Application No. P2026/0593 **Officer** Claire Hall
Type Full Plans **Ward** Pontardawe
Date Valid 9th November 2026 **Parish** Pontardawe Town Council
Proposal Proposed 20m x 40m riding arena for private equestrian use in a sand and fibre mix surface and enclosed with new post and rail fencing and lighting
Location Brynmawr Farm Lane From Grenig Road To Brynmawr Farm Glanamman Neath Port Talbot SA18 1YU
Applicant's Name & Address
Mrs Jean Richer
Brynmawr Farm
Lane From Grenig Road To
Brynmawr Farm
Glanamman
Neath Port Talbot
SA18 1YU
Easting 268415
Northing 209662

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Application No. P2026/0656 **Officer** Andrea Davies
Type Full Plans **Ward** Alltwen
Date Valid 13th October 2026 **Parish** Cilybebyll Community Council
Proposal Demolition of dwelling and the construction of 3 detached dwellings and associated work including construction of new access road, parking, amenity space and boundary treatments.
Location Glen View 1 High Street Alltwen Pontardawe SA8 3BT

Applicant's Name & Address	**Agent's Name & Address**
Gail Ledgerwood-Smith	Mr Darren Mills
Glen View	Darren Mills Architect
1 High Street	The Toll House
Alltwen	Rosehill
Pontardawe	Llangadog
SA8 3BT	SA19 9NF

Easting 272653
Northing 203387

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Application No. P2026/0659 **Officer** Thomas Lewis
Type Full Plans **Ward** Margam & Taibach
Date Valid 12th November 2026 **Parish** Port Talbot
Proposal Change of use of an existing dwellinghouse (use class C3) to a 4 bedroom HMO (use class C4)
Location 4 Pellau Road Margam Neath Port Talbot SA13 2LF
Applicant's Name & Address
Mrs Emilia Wysocka
Asseter Building Property Ltd
4 Pellau Road
Margam
Neath Port Talbot
SA13 2LF
Easting 278212
Northing 188143

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Application No. P2026/0667 **Officer** Maria Smith Fernandez
Type Full Plans **Ward** Alltwen
Date Valid 3rd November 2026 **Parish** Cilybebyll Community Council
Proposal Proposed first floor balcony to rear of property
Location 33A Ynys Y Mond Road Alltwen Pontardawe Neath Port Talbot SA8 3BA
Applicant's Name & Address
Mr Paul Burrows
33A Ynys Y Mond Road
Alltwen
Pontardawe
Neath Port Talbot
SA8 3BA
Easting 272025
Northing 202746

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Application No. P2026/0669
Type Full Plans
Date Valid 11th November 2026

Officer Maria Smith Fernandez
Ward Cadoxton
Parish Blaenhonddan Community Council

Proposal Proposed single storey side extension with works including demolition of existing garage, alterations to existing roof of single storey rear extension from flat to pitched roof, fenestration alterations to existing property and additional parking provision.

Location 47 Bryn Catwg Cadoxton Neath Port Talbot SA10 8BG

Applicant's Name & Address
Mr P Tucker
47 Bryn Catwg
Cadoxton
Neath Port Talbot
SA10 8BG

Agent's Name & Address
Mr James Evans
Gwyn Evans & Son Planning And Building Consultants
16 Leonard Street
Neath
SA11 3HN

Easting 275847
Northing 198837

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Application No. P2026/0676
Type Proposed Lawful Development Certificate
Date Valid 10th November 2026

Officer Maria Smith Fernandez
Ward Bryncoch South
Parish Blaenhonddan Community Council

Proposal Proposed lawful development certificate for a single storey rear extension

Location 46 Fernlea Park Bryncoch Neath Port Talbot SA10 7SX

Applicant's Name & Address
Mr Anthony Davies
46 Fernlea Park
Bryncoch
Neath Port Talbot
SA10 7SX

Agent's Name & Address
Mr Kevin Bankhead
Bankhead Design
20 Beechwood Avenue
Neath
Neath Port Talbot
SA11 3TE

Easting 274177
Northing 198857

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Application No. P2026/0702 **Officer** Helen Bowen
Type App for Non-Material Amendments **Ward** Gwynfi & Croeserw
Date Valid 28th October 2026 **Parish** Port Talbot
Proposal Non-material amendment application to amend the wording of condition 3 (time) to refer to the commencement of development rather than a phase development, condition 7 (phasing plan) to include reference to initial works for laying out and constructing access road for secondary access being permitted before any other works included in a formal phase, condition 8 (temporary works) to include additional text prior to each phase of development (which excludes the initial works associated with the laying out and construction of part of the secondary access road, condition 15 (construction and noise vibration management plan) and condition 16 (construction method statement) reworded to remove no development shall take place and add prior to each phase (or sub phase) of development (which excludes he initial works associated with the laying out and construction of part of the secondary access road), condition 47 (surface water drainage works) to include initial works for laying out and constructing access road for secondary access as indicated in condition 7, condition 54 (local labour recruitment strategy) to include other than initial works for laying out and constructing access road for secondary access as indicated under condition 7 of planning permission P2018/0493 (Outline) granted on 18th January 2022 and to amend the wording of conditions 3 (bird and bat nesting boxes) and condition 4 (site waste management plan) to replace prior to commencement of development with each construction phase with prior to each phase (which excludes the initial works associated with the laying out and construction of part of the secondary access road, condition 10 (contaminated land site investigation scheme) to exclude the initial works associated with the laying out of part of the secondary access road as identified on plan number wf -pla -001 and condition 13 (landscaping tiles) to exclude the initial works of P2022/0776 (Reserved Matters) granted on 8th November 2022.
Location Land At Pen Y Bryn Croeserw Cymmer Port Talbot

Applicant's Name & Address
Wildfox Resorts Afan Valley Ltd
C/O Agent

Agent's Name & Address
Katie Russell-Smith
Carney Sweeney
Office 3.22, Scott House Suite 1
The Concourse, Waterloo Station
London
SE1 7LY

Easting 285742
Northing 195625

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Application No. P2026/0717
Type Works to a tree with a TPO
Date Valid 2nd November 2026

Officer Maria Smith Fernandez
Ward Bryncoch South
Parish Blaenhonddan Community Council

Proposal Proposed crown lift by 3m and proposed shorterning of lateral branches by up to 3m of a 1 x Sessile Oak identified as T12 protected by tree preservation order T282.

Location 11 Derwen Deg Bryncoch Neath Port Talbot SA10 7FP

Applicant's Name & Address

Mr James Reynolds
11 Derwen Deg
Bryncoch
Neath Port Talbot
SA10 7FP

Easting 274334
Northing 198992

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Application No. P2026/0720
Type Discharge of Conditions
Date Valid 3rd November 2026

Officer Rhodri Griffiths
Ward Bryncoch North
Parish Blaenhonddan Community Council

Proposal Details to be agreed in association with condition 3 (protective tree fencing) of P2026/0081 Approved on 16.02.2026

Location Bryncoch Sports Club Ty Llwyd Bryncoch Neath Port Talbot SA10 7DQ

Applicant's Name & Address

Mr Liam Forde
Dyffryn Cricket Club
Bryncoch Sports Club
Ty Llwyd
Bryncoch
Neath Port Talbot
SA10 7DQ

Agent's Name & Address

Mr Liam Forde
88 Delffordd
Rhos
Pontardawe
Neath Port Talbot
SA8 3EN

Easting 273839
Northing 200264

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Application No. P2026/0730 **Officer** Lowri Jones
Type Full Plans **Ward** Crynant, Onllwyn & Seven Sisters
Date Valid 9th November 2026 **Parish** Crynant Community Council
Proposal Proposed first floor side extension, single storey side porch extension and associated works.
Location 24 Brynawel Crynant Neath Port Talbot SA10 8SR

Applicant's Name & Address	**Agent's Name & Address**
Mr & Mrs White 24 Brynawel Crynant Neath Port Talbot SA10 8SR	Mr Chris Morgan Cwm Planning And Design 30 Llwyncelyn Road Tairgwaith Ammanford SA18 1UU

Easting 279586
Northing 204847

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Application No. P2026/0733 **Officer** Gavin Sterio
Type App for Non-Material Amendments **Ward** Bryn And Cwmavon
Date Valid 10th November 2026 **Parish** Port Talbot
Proposal Non-material amendment to planning permission P2022/0517 dated 4/4/23 to amend the wording of condition 23 (scheme for the manipulation of woodland around turbine 2) to restrict the erection of any turbine until the scheme is approved
Location Foel Trawsnant Bryn Port Talbot

Applicant's Name & Address	**Agent's Name & Address**
Mr Josh Nicholls Alerion UK Ltd Office F8 Gateway House Old Hall Road Bromborough CH62 3NX	Mr Steven Harding Axis Barfield House Alderley Road Wilmslow SK9 1PL

Easting 283780
Northing 194309

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Application No. P2026/0734 **Officer** Andrea Davies
Type Discharge of Conditions **Ward** Neath North
Date Valid 10th November 2026 **Parish** Neath Town Council
Proposal Details to be agreed in association with condition 15 - (Verification Report) plan of planning application P2022/0692 granted on 16.6.2022
Location 38 - 42 Wind Street Neath Neath Port Talbot SA11 3HA

Applicant's Name & Address	**Agent's Name & Address**
Mr Matthew Evans	Mr Jamie Lewis
Castell Group	Castell Group
C/O Agent	Unit 5 Dyffryn
	Swansea Vale
	Llansamlet
	Swansea
	SA7 0AP
Easting 275438	**Conservation Area**
Northing 197686	Name: Neath Town Centre

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