

Dai Richards

From: "Dai Richards" <dai@rugbyrelics.com>
To: "Steve Ball" <s.ball@npt.gov.uk>
Sent: 01 April 2020 05:42 PM
Subject: Re: P2020/0195 request

Dear Mr Ball - thank you for your consideration, I can see you taken the term *illegal* literally, perhaps I should have used the word allow. I'll rephrase that question for you with that word so that it requires a yes or no answer.

Are you allowed to put planning notices on private property without first requesting the permission of the owner of the property?.

regards - Dai Richards

dai@rugbyrelics.com

www.dai-richards.wales

0797 457 4167
 01639 729000

----- Original Message -----

From: Steve Ball
To: dai@rugbyrelics.com
Cc: [Nicola Lake](#) ; [Cllr. Simon Knogle](#)
Sent: Wednesday, April 01, 2020 3:37 PM
Subject: RE: P2020/0195 request

Dear Mr Richards,

Your emails below have been copied to me and I thought it best if I respond. I am sure you will appreciate that things are very challenging at present, and we are adapting to new ways of working during the Covid-19 pandemic. This also means that neither I nor my Officers are able to respond swiftly to all correspondence, or to engage in email exchanges on cases.

From your email below I note your continued concern about the site notice displayed on the telegraph pole on your property. Clearly when displaying site notices the intention is to ensure that as many people as possible in the area would view such a Notice and this site along with the ten other locations chosen, were considered to be appropriate. I acknowledge, however, that you have since advised that the pole is in your property. I do not however consider this to be *illegal* as you suggest but if you think this is the case then you should take your own advice. In the current circumstances, however, and given the clear intent to publicise an application which you are interested in, then I would hope you would agree that displaying the Notice was in the public interest.

In any respect, I apologise that this has caused you concern and, accordingly, given your objection to its display on the pole would confirm that I am happy for you to remove the notice with immediate effect. This would not affect the publicity for the application which, as Nicola has explained previously, far exceeds the statutory requirement.

Finally I note that you have submitted representations on behalf of yourself and other members of the community. These will of course be considered as part of our assessment and ultimate determination of the application in question.

Kind regards

Steve Ball

Development Manager - Planning / Rheolwr Datblygu - Cynllunio

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/Ffôn: 01639 686727

Email / E-bost: s.ball@npt.gov.uk

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From: Dai Richards <dai@rugbyrelics.com>

Sent: 01 April 2020 15:21

To: Planning <planning@npt.gov.uk>; Nicola Lake <n.lake@npt.gov.uk>

Cc: Cllr. Simon Knoyle <cclr.s.a.knoyle@npt.gov.uk>

Subject: Fw: P2020/0195 request

Hi Nicola - reference my email sent on 30th March (see email below) I was wondering if you could respond to this please? - Dai

----- Original Message -----

From: [Dai Richards](#)

To: [Nicola Lake](#)

Sent: Monday, March 30, 2020 11:07 AM

Subject: Re: P2020/0195 request

20200330a-EM-DPRI-to-NPTC-plan.notice

Hi Nicola - Thank you for your reply. Further to your email can you clarify please that the planning department has placed the notice in my garden (on private property) illegally. To quote your email.

"In relation to your emails of the 29/03/20 these did not contain any questions directed to myself, however in response to your question to Cllr Knoyle regarding the legality of placing a site notice on the wooden pole within your garden. I would advise that this is a civil matter and I would suggest that you would need to seek your own legal advice."

regards - Dai Richards - www.dai-richards.wales

dai@rugbyrelics.com

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----- Original Message -----

From: [Nicola Lake](#)

To: ['Dai Richards'](#)

Cc: [Cllr. Simon Knoyle](#) ; [Cllr. Del Morgan](#)

Sent: Monday, March 30, 2020 10:07 AM

Subject: RE: P2020/0195 request

Dear Mr Richards,

Thank you for your further emails of the 19/03/20 and the two emails of the 29/03/20 regarding the proposed variation of conditions and amendments to the Residential Development scheme at land off Heol Y Glyn, Glynneath. I would like to take this opportunity to apologise for the delay in responding to your email of the 19/03/20, this was due to the considerable disruption that was caused by the necessary changes in circumstances brought about by the current Covid-19 situation plus two days annual leave.

In relation to your questions regarding the statutory consultation periods on planning applications. The regulations specify a period of 21 days for the statutory consultation period. While there is no facility to amend this regulation the Authority does accept all correspondence up to three working days before the determination of an application by planning committee and until the date of determination on all other planning applications.

In regards the consultation exercise that has been undertaken by the Authority on this application – I can confirm that the normal requirements are for either the display of a site notice or the sending out of a letter of consultation to neighbouring properties who adjoin the red line of the application site – the Authority has

undertaken both letters and site notices. A total of 48 letters have been sent out to residents within Heol Y Glyn, Woodland Park/Brynhyfryd (the north side of the road) and Waungron, together with 11 site notices which have also been put up along these same roads. As you can see the consultation exercise that has been carried out far exceeds the requires of the Planning Regulations.

The following information is in response to the questions within your email of the 19/03/20:

- All planning authorities are required to determine planning applications in a timely manner. The regulations specify that an application of this type should be determined with 8 weeks of the date of receipt of a valid application. If an Authority fails to determine the application within this time period they can try to negotiate an extension of time with the applicant – or the applicant can appeal to the Welsh Government’s Planning Inspectorate for failure to determine.
- In regards to your question as to whether the Authority is legally bound to determine the application – I would direct you to my response above.
- As stated above 48 letters of notification were sent out to residents closest to the application site within the streets set out above. Also 11 site notices were also displayed within these same streets.

In relation to your emails of the 29/03/20 these did not contain any questions directed to myself, however in response to your question to Cllr Knoyle regarding the legality of placing a site notice on the wooden pole within your garden. I would advise that this is a civil matter and I would suggest that you would need to seek your own legal advice.

I can confirmed that each of your four email have been record as correspondence in relation to application P2020/0195 and saved against the application electronic file.

I hope this information is of assistance to you, however I would direct your attention to the sections within both the site notice and the letter of neighbour notification that correspondence will not normally be entered into in response to letters of objection on planning applications.

Regards,

Nicola Lake.

Team Leader - East / Arweinydd Tim Y Dwyrain

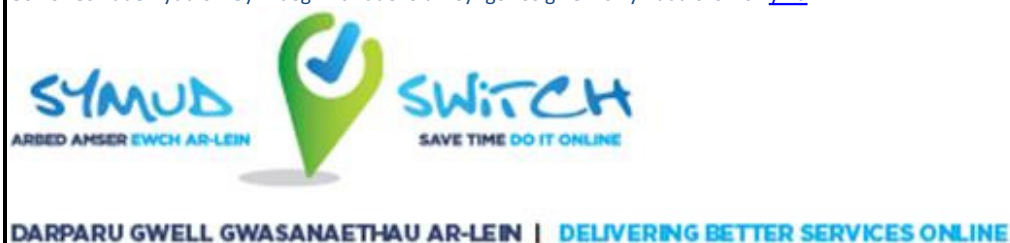
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From: Dai Richards <dai@rugbyrelics.com>

Sent: 19 March 2020 15:50

To: Nicola Lake <n.lake@npt.gov.uk>

Subject: Re: P2020/0195 request
20200319-EM-DPRI-to-NPTC-enzo2

Hi Nicola - thanks for the reply, the older generation tend not to use social media as much so that is going to prove to be a problem.

Can you explain why you are unable to hold the application please?

Are you legally bound to proceed with it? -

Please can you advise how many letters have gone out in respect to this planning please so that I can identify who is likely to have been contacted?

It would also like it to be noted that the sign for planning that was placed on the telegraph pole in my garden (no 66) facing Waun Gron became loose within 24 hours of it being placed there and for the most part has been flapping in the wind and unreadable to local residents. Photos of its current condition are attached. It was placed in in an unsealed A4 poly pocket allowing the elements to affect it almost immediately. This is an extremely amateur (even childlike) attempt at notifying the public of an impending large scale development on their doorstep that could have a massive impact on the health and property.

Your department, it would seem are not doing the best job they could with notifying local residents of this planning application and considering your failure to consider the elderly who have paid rates to the the council for many years I would suggest that you look closely at your standards, they are far below what I would expect for the £2000 council tax I pay a year. I request that you place this information on the application as well please for future reference.

To confirm my request for information is as follows.

Can you explain why you are unable to hold the application please?

Are you legally bound to proceed with the application?

Can you advise how many letters have gone out in respect to this planning please so that I can identify who is likely to have been contacted?

thanking you in advance. regards - Dai Richards

dai@rugbyrelics.com

www.dai-richards.wales

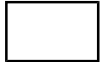
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Attached - Planning application notice 1 & 2

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