

PLANNING (SITE VISITS) SUB COMMITTEE

(Civic Centre, Neath)

Members Present:

1st March, 2012

Chairman: Councillor S.J.Mason

Vice Chairman: Councillor S.Jones

Councillors: S.K.Hunt, H.N.James, Mrs.D.Jones, F.H.Little,
W.E.Morgan, H.G.Rawlings and L.W.Willis

Officers in Attendance: G.White, K.Davies, Ms.M.Lake, B.McCarthy and
Miss.G.Cirillo

1. **PLANNING APPLICATION NO. P/2011/758**
RESIDENTIAL DEVELOPMENT COMPRISING 57 DWELLINGS
AND ASSOCIATED WORKS – LAND AT EDWARD STREET,
ALLTWEN, PONTARDAWE, NEATH PORT TALBOT SA8 3DD

The Sub Committee visited the above mentioned location with the Local Ward Member in attendance. A copy of the original report was circulated for Members' consideration, along with an amendment sheet attached and shown as Appendix A hereto. Plans of the proposal were shown to all present on the site visit for clarification.

The Sub-Committee then discussed the application as detailed in the circulated report.

The Sub-Committee also took into account the views expressed by the local Member.

(Note: with regard to the amendment sheet referred to above and attached as an Appendix, on which the Chair had allowed sufficient time for Members to read, in respect of an application item on the published agenda, the Chairman had permitted urgent circulation/consideration thereof at today's meeting, the particular reasons and the circumstances being not to further delay the planning process, unless the Committee itself wanted to defer any applications and to ensure that Members take all extra relevant information into account before coming to any decision at the meeting).

RECOMMENDED: that the above mentioned application be approved, subject to the signing of a Section 106 Agreement with the following Heads of Terms, and subject to the conditions contained in the circulated report and the two revised conditions also set out below:-

Heads of Terms

1. A financial contribution of £24,462 towards enhancement and/or provision of leisure facilities in the Alltwen Ward.
2. Following the grant of planning permission, if after one year only a portion of the approved dwellings have been constructed on site, the developer will be required to submit a new viability assessment for the undeveloped remainder of the site. If the new viability assessment shows that the remainder of the site is still considered to be economically non-viable, then the developer will be required to submit a new viability assessment every 12 months until construction has been completed on the whole of the site. If a new viability assessment is required for either the whole or part of the site, the assessment must be approved in writing by the Local Planning Authority before occupation can take place of any development not completed before the viability assessment requirement date. If

an assessment demonstrates that the site is economically viable and provides a profit level that the Local Planning Authority considers to be in excess of what is reasonable profit, then 20% (or a percentage agreed between the Local Planning Authority and the developer) of the assessed dwellings will be provided as affordable housing on site or an equivalent financial contribution will be paid to the Local Planning Authority for the provision of off site affordable housing in accordance with the requirements of the Supplementary Planning Guidance document entitled Affordable Housing and in accordance with an agreed programme of works.

Revised Conditions

22. Unless otherwise agreed in writing and prior to commencement of any works to construct any dwellings with the exception of Plots 33 – 36, the first 60m of the extension of Edward Street north from No. 78 including the junction improvements into Bryn Morgrug and new signage as required shall be completed up to and including wearing course with drainage, lighting and signing in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a raised platform and new markings and signage at the junction adjacent to 78 Edward Street with Lon Hir;
23. Unless otherwise agreed in writing and prior to occupation of any of the proposed dwellings a No Entry Except for Access Order and all appropriate signage at the junction into Edward Street and a Traffic Regulation Order to prevent parking around this junction shall be implemented.

2. **PLANNING APPLICATION NO. P/2006/1659**
RESERVED MATTERS FOR 17 DWELLINGS (LAND
REGRADING STATEMENT) AT LAND OPPOSITE PISGAH
CHAPEL, MAIN ROAD, CILFREW, NEATH

The Sub Committee visited the above mentioned location with the Local Ward Member in attendance. A copy of an Amended report was circulated for Members' consideration. Plans of the proposal were shown to all present on site for clarification. Members also viewed the site from the opposite side at the Cilfrew Community Centre area.

The Sub Committee then discussed the application as detailed in the amended circulated report.

The Sub Committee also took into account the views expressed by the local Member.

RECOMMENDED: that notwithstanding the Officer's recommendation for approval, as detailed in the circulated report, the application be refused.

Reason for Refusal

The volume of the fill and the scale of the proposed dwellings would result in the formation of an obtrusive and incongruous feature in the context of the surrounding area and as such will have an adverse impact on the character and appearance of the area contrary to Policy GC1 of the Neath Port Talbot Unitary Development Plan.

3. **PLANNING APPLICATION NO. P/2007/537**
THE CREATION OF SURFACE WATER MANHOLES, SEWER
AND FOUL WATER MANHOLES TO SERVE RESIDENTIAL
DEVELOPMENT OF LAND OPPOSITE PISGAH CHAPEL, MAIN
ROAD, CILFREW AS GRANTED BY PREVIOUS CONSENT
P/2003/0333

The Sub Committee visited the above mentioned location with the local Ward Member in attendance. A copy of the original report was circulated for Members' consideration.

Following the site visit, the Sub Committee discussed the application, and confirmed the Officer's recommendation for approval.

RECOMMENDED: that the application be approved, as detailed in the circulated report.

CHAIRMAN

APPENDIX A

PLANNING (SITE VISITS) SUB COMMITTEE

1ST MARCH 2012

ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – G.WHITE

AMENDMENT SHEET

<u>ITEM 1.5</u>	
<u>APPLICATION NO:</u> P/2011/758	<u>DATE:</u> 11/11/2011
PROPOSAL: Residential development comprising 57 dwellings and associated works.	
LOCATION: LAND AT, EDWARD STREET, ALLTWEN PONTARDAWE, SWANSEA NEATH PORT TALBOTS A8 3DD	
APPLICANT: Mr Peredur Jones	
TYPE: Full Plans	
WARD: Alltwn	

One letter has been received from WAG advising that a request to call in the planning application had been received. Having considered the issues associated with the application they are of the opinion that such issues are not of more than local importance and do not consider that the application should be called-in for determination by Welsh Ministers and it is for this Authority to determine the application as it sees fit.