

PLANNING (SITE VISITS) SUB COMMITTEE

(Civic Centre, Neath)

Members Present:

10th April, 2014

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor A.P.H.Davies

Councillors: Mrs.P.Bebell, Ms.C.Clement, Mrs.R.Davies, S.K.Hunt, Mrs.D.Jones, Mrs.S.M.Penry, I.D.Williams and Mrs.L.G.Williams

Invited Member: Councillor C.Morgan

Officers in Attendance: S.Ball, K.Davies, D.Adlam, R.Borthwick, G.Watkins, Mrs.J.Woodman-Ralph and Miss G.Cirillo

Report of the Head of Planning

(Note: An amendment sheet, attached and agreed, was circulated at the meeting, as detailed in Appendix A hereto).

1. **PLANNING APPLICATION No. P/2014/104**

**PROPOSED RESIDENTIAL DEVELOPMENT OF 18 UNITS
COMPRISING 8 X TWO-BED DWELLINGS, 4 X THREE-BED
DWELLINGS AND 2 BLOCKS OF THREE FLATS, PLUS
ASSOCIATED ENGINEERING WORK, AT FORMER BRITON
FERRY SCHOOL, YNYSYMAERDY ROAD, BRITON FERRY,
NEATH, SA11 2TL**

The Sub Committee considered the above mentioned application. A copy of the report along with an amendment sheet, was circulated for Members' consideration.

Following the site visit, the Sub Committee discussed the application in detail, taking into account the views of the Local Member.

The Planning Officer confirmed that following the site visit, the Officer's original recommendation of approval remained unchanged.

RECOMMENDED: that the application be approved, subject to the signing of a Section 106 Legal agreement, and subject to the conditions contained within the circulated report.

(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 application items 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).

CHAIRMAN

APPENDIX A

PLANNING (SITE VISITS) SUB COMMITTEE

10TH APRIL 2014

DIRECTORATE OF ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2014/104	<u>DATE:</u> 25/02/2014
PROPOSAL: Residential development of 18 units comprising 8 x two-bed dwellings, 4 x three-bed dwellings and 2 blocks of three flats, plus associated engineering works.	
LOCATION: FORMER BRITON FERRY SCHOOL, HEOL YNYSYMAERDY, LLANSAWEL, CASTELL NEDD, SA11 2TL	
APPLICANT: Mr Jonathan Hale	
TYPE: Full Plans	
WARD: Briton Ferry East	

Members should note that an additional letter of support was submitted from Hale Construction (the potential developer's of the site). This is summarised as follows:

Drainage:

- (1) The drainage designs for the proposed scheme are fully compliant to regulations and are recommended for approval by Welsh Water and NPT Drainage Section.
- (2) A condition from Welsh Water is that storm water must be discharged into the exiting combined sewer at a rate no greater than 10 litres per second.
- (3) In order to comply with Welsh Water requirements, Hale will provide attenuation tanks as indicated on the drainage scheme. The cost of this (approximately £30,000) is to be paid by the contractor. A hydro- break will also be installed to slow down the flow rate, which will cost approximately £7,000.

- (4) Hale have undertaken detailed percolation tests and propose to discharge the storm water generated by Plots 1-4 and 12-14 into soakaways, thus avoiding the necessity to discharge into the existing sewer.
- (5) The local Cllr expressed concerns during the committee presentation that excess water flows along Ynysmaerdy Road during heavy rainfall. Hales believe that this is caused by the open headwall at the top of Ynysmaerdy Road where it adjoins Pant Howell Ddu. It should be noted that the proposed site levels would be lower than Ynysmaerdy Road and storm water would be collected in gullies outside Plots 2 and 3, then taken into the centre of the site before connecting into the combined sewer via a hydro-brake.
- (6) The previous use of the site was a special school which had more hard-surfaced area than the proposed development and would have generated more storm run-off.
- (7) Under the previous application (P2010/0111) the built area measures 1,906m² whereas the proposed development now measures 1,716m². Furthermore, 36 bathrooms were previously proposed whereas there are only 32 under the new scheme.

Highways:

- (8) The previous use of the site as a special school was mostly hard-surfaced with little car parking. Hale are aware that parents regularly parked along Ynysmaerdy Road at peak times when the school was in use, which may have resulted in congestion.
- (9) The proposal will provide 32 spaces which should be ample, and should mean there is no requirement to park along Ynysmaerdy Road.
- (10) The previous scheme (P2010/0111) proposed 29 car parking spaces for 41 dwellings. The new scheme is clearly a 'betterment' over the previous scheme. Furthermore, a dwelling was omitted from the current scheme to provide 'extra' car parking.

In response to the above, the comments are noted. As detailed in the main report, the Head of Engineering and Transport offer no highway or drainage objections. Furthermore, Welsh Water has confirmed they are happy with the submitted drainage scheme.