

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
9TH JULY 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2012/92	<u>DATE:</u> 20/02/2012
PROPOSAL: Proposed anaerobic digestion facility (up to 1MW) with associated works (revised application submitted 21/12/12)	
LOCATION: Former Coal Stocking Ground, Maesgwyn, Glynneath	
APPLICANT: Mr Will Watson	
TYPE: Full Plans	
WARD: Onllwyn and Glynneath	

The identity of the wards within which the application site is located has been updated to also refer to Onllwyn, as the site straddles both wards.

Additional observations have been received from the Head of Engineering and Transport requesting that the Eastern access to the site (the access nearest to Glynneath) is not used to serve the site.

This access and the vision splay were constructed as part of the Windfarm development. It is understood that the applicant only own/controls a portion of the land within the vision splay and the remaining portion of the vision splay is controlled by way of a 25 year lease. The Head of Engineering and Transport raises concern that upon expiry of the lease the vision splay could be obstructed resulting in a loss of visibility to the detriment of highway safety.

Members should note that the applicant does not propose to use the Eastern access and it is not included within the red outline of the application site. Nevertheless the access currently has suitable visibility. Whilst it is recognised that visibility could reduce if the lease is not renewed and the splay obstructed, visibility is achievable at this junction and there appears to be the prospect that on the expiry of the 25 year lease suitable visibility could be maintained with third party agreement.

It is therefore considered that a condition to prevent access at the Eastern junction is not necessary and it does not meet the tests within Circular 11/95 (35/95) – Use of Conditions in Planning Permission.

There is an error within the report relating to the hours of operation/delivery

Hours of operation (page 10)

It should be noted that the plant will operate 24 hours a day in relation to the processing of waste and the production of renewable energy. The hours set out in the report refer to delivery times.

Condition (7) should therefore read

(7) Other than in an emergency or otherwise agreed in writing with the Local Planning Authority no materials shall enter or leave the site outside the following hours

Monday to Friday	07.00 - 19.00hrs
Saturdays	07.00 - 17.00hrs
Sundays and Bank Holidays	08.00 - 13.00hrs

Reason In the interest of residential amenity

Vehicle movements (page 35)

Whilst it is recognised that the applicants will normally receive waste six days a week, the delivery times referred to on page 10 and within proposed condition 7 control the operating hours seven days a week. This is to allow the operators to cater for slippage in deliveries which could occur for example during bank holidays, or following a breakdown etc. Nevertheless the vehicular movements have been calculated over a normal six day

working week. This is a predicted estimate of movements and Members are reminded that a maximum of 15,000 tonnes of waste will be processed on the site per annum as set out in condition 4. Notwithstanding this, the remoteness of the location dictates that even if they received deliveries seven days a week regularly, this would not impact upon the amenities of residents within the vicinity.

Waste removal will account for 2 additional HGV movements over a two day period (ie an empty vehicle coming and a laden vehicle leaving the site) every other day. Digestate transportation will account for 4 additional HGV movements per day, (ie two empty vehicles in and two laden vehicles out every day). These vehicle movements added to the six vehicles associated with the daily delivery of the waste (ie three laden vehicles in and three empty vehicles out), will amount to an average of 11 movements per day.

<u>ITEM 2. 1</u>	
<u>APPLICATION NO:</u> P/2012/808	<u>DATE:</u> 16/04/2013
PROPOSAL: Demolition of existing buildings and construction of 3 dwellings (outline)	
LOCATION:	Land at, Cefn Yr Allt, Aberdulais, Neath, SA10 8HE
APPLICANT:	Mr David Davies
TYPE:	Outline
WARD:	Aberdulais

This application has been Deferred.