

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

18th AUGUST 2014

ENVIRONMENT

AMENDMENT SHEET

SECTION A – MATTERS FOR DECISION

1. Planning Applications Recommended For Approval

1.1	APP NO: P/2012/354	TYPE: Outline	Page Nos: 3 - 30	Wards Affected: Tonna
PROPOSAL:	Construction of 32 Holiday homes, new access road, stables and children's play area (Outline) and retention of existing holiday lodge as resort Information Centre/Managers Office.			
LOCATION:	PARC PELENNNA, FAIRYLAND ROAD, TONNA, NEATH NEATH PORT TALBOT SA11 3QE			

Paragraph 1 on the top of page 9 indicates that extant permission exists for 11 holiday units at the site. Further assessment has been undertaken and it is evident that the permission for four of the eleven units has lapsed despite engineering operations being undertaken. This is on the basis that the developer failed to discharge pre-commencement conditions associated with the planning permission. Nevertheless the principle still stands that planning permission has previously been granted for a total of 11 units at the application site, albeit only 7 of those units have extant consent.

The report also indicates that it is intended to utilise the existing holiday chalet as a reception and managers accommodation. This unit is not ideally located within the site to act as such a facility and as such it is proposed to relocate this facility to a different unit, which would be more readily visible to tourists upon arriving at this destination. As a result an amendment is required in relation to condition 6 which seeks to secure the provision of this unit. The amended condition reads as follows:

(6) The holiday lodge within Parcel A as defined on approved Plan B472/21, and identified in green on the attached plan NPT1, shall only be used as an Information Centre/Managers Office. This facility shall be provided prior to the occupation of any of the holiday lodges approved under this planning permission.

Reason

To ensure that the resort is served by an appropriate administrative building from the commencement of development.

In addition to the above it is also proposed to amend condition 22 to control the phasing of the access road and to secure a physical barrier to prevent use of Fairyland Road by the development. This amendment also negates the need for condition 26 which is now to be deleted.

(22) Prior to work commencing on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the following:-

- i. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150 metres (this includes the new access road and the roads around the development).
- ii. Cross sections every 20 metres and where there are any proposed culverts, outfalls, and headwalls are located.
- iii. A physical barrier to prevent access to the site from Fairyland Road.
- iv. A phasing plan associated with the provision of the internal access roads.
- v. Details of proposed signage restricting access to the site from Fairyland Road.

No development shall commence on the proposed holiday units until the approved access road from the B4434 to the site is complete. There shall be no vehicular access to or egress from the site via Fairyland Road following construction of the new access road. The approved access road, internal access roads, physical barrier and signage shall be completed in accordance with the approved details and an approved phasing plan.

Reason

In the interest of highway safety and visual amenity