

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

22nd APRIL 2014

ENVIRONMENT

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2012/1116	<u>DATE:</u> 22/04/2014
PROPOSAL: Application for demolition of existing scrap metal yard/buildings and adjacent dwelling/ancillary outbuildings, and construction of 56 dwellings including access, drainage and associated works (amended layout and house types received 02.04.14)	
LOCATION: Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, SA8 3DE	
APPLICANT:	Redrow Homes
TYPE:	Full Plans
WARD:	Alltwen

ADDITIONAL REPRESENTATIONS RECEIVED

Subsequent to the report being finalised, the department has received additional representations from Cilybebyll Community Council and 1 additional letter of objection, which are summarised and responded to below: -

An additional letter of objection has been received from **Cilybebyll Community Council** who express their disappointment at not being given longer to consider the amended plans. It is also stated that the authority's discussions with the applicant have not been successful in meeting the concerns raised by local residents. They also reiterate their original comments sent to the LPA.

In response, the publicity of the application was carried out in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, with the recent re-consultation relating to an amended layout and amended house types.

In respect of the authority's discussions with the developer, the LPA consider that the proposed scheme is generally acceptable and policy compliant. The Community Council's original comments that have been reiterated have already been addressed in the main report.

In addition, the applicant has written to the LPA clarifying issues in respect of outstanding road infrastructure works in regards to Phase 1 (Alltwen Gardens). It is anticipated that the outstanding S278 works from Phase 1, are commenced and completed before the summer to facilitate phases 1 and 2. It is also stated that the reasons these works haven't been completed to date is that there has been a lack of survey information on the manholes that are needing to be relocated and the applicants ground works contractor going into administration when they had hoped to have completed the works.

1 additional letter of objection has been received in relation to the proposal. Generally its contents have been raised via other objection letters already received but are summarised as follows: -

- Clarification required as to what is happening with the open plan culvert
- When will building works start behind my fence (121 Alltwen Gardens)
- The council can not supply the Phoenix drainage report that is referred to on plans

In response, the applicant has confirmed that the proposals are for the open culvert to the rear of plots 42 – 45 on phase 1 site to remain open as existing. The applicant also states that as the boundary enclosures layout plan confirms, the open culvert will be fenced off from the proposed access road with a 1.1m timber ranch rail fence. In respect of the Phoenix drainage report, this document has not formed part of the consideration of this application. However, it should be noted that the applicant has submitted a proposed foul and storm water drainage strategy report prepared by Healer Associates. This report is available for inspection but it should be noted that much of its contents will have been superseded by the amended drainage strategy as discussed in detail already in this report.

In respect of when development may commence, this is not a matter over which the LPA has control. Nevertheless, in the event permission is granted the applicant has 5 years to commence development, while it is understood that the applicant intends to commence development without delay in order to ensure continuity from the phase 1 development.