

Public

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 8 August 2017

Dear Member

PLANNING COMMITTEE - TUESDAY, 8TH AUGUST, 2017

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 8th August, 2017.**

Item

- a) Amendment Sheet relating to Item 4 & 5 (Pages 1 - 4)

Yours sincerely

Chief Executive

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PLANNING COMMITTEE

8th August 2017

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2017/0036	<u>DATE:</u> 16/01/2017
PROPOSAL:	Variation of Condition 15 of planning permission P2010/0026 in order to allow for a) An output of 750 tonnes of dimensional blockstone and/or masonry products per working week for the duration of the planning permission (a maximum of 2x24 tonne carrying capacity vehicles and 5x20 tonne carrying capacity vehicles per day) and b) The removal of 700 tonnes per working week of aggregate produced from the waste stone resulting from the dimensional stone and masonry production process for a limited period of 2.5 years (a maximum of 7x20 tonne carrying capacity vehicles per day)
LOCATION:	Gwrhyd Specialist Quarry Gwrhyd Uchaf Farm, Gwrhyd Road, Pontardawe, Swansea SA9 2SB
APPLICANT:	Artisan Stone Supplies Ltd
TYPE:	Vary Condition
WARD:	Pontardawe

Additional Representations not referred to in report

The Ward Councillor for Cwmllynfell, **Councillor Hugh Jones**, has written in to express serious concerns as follows: -

1. The access road for the lorries from Cwmllynfell to the Gwryd Mountain is totally insufficient for large/heavy lorries. It is a single track road with no pull in areas, many blind bends with a history of accidents & near misses.
2. At present the condition of road & sidings are deteriorating, with more heavy traffic the road & sidings will be worn out & will require serious work.
3. There is no footpath on this stretch of road, with no public transport connecting Rhiw Fawr & Cwmllynfell, residents from the both villages walk to each other on the mentioned road.
4. I believe that the access road requires upgrading before planning is granted.

Jeremy Miles AM has written in advising that he met with constituents who live in proximity to Gwrhyd Road, who have expressed concerns about the number of heavy lorries which presently travel along Gwrhyd Road from the quarry. He notes their concerns that: -

- The road is deteriorating due to the weight of these heavy lorries and pot holes and craters are becoming more commonplace.
- Residents have witnessed heavy lorries traveling in convoys along Gwrhyd Road.
- Local residents, Horse riders, ramblers and visitors to Gwyrhyd Chapel are constantly having their journeys disrupted by lorries from the quarry.
- There are also complaints regarding the noise emanating from the quarry.
- The removal of the existing conditions, which would increase the number of journeys by the lorries on the Gwrhyd Road, would be unacceptable and inappropriate.

Five additional objections have been received which raise a number of issues which are summarised below: -

- Lorries will be passing within feet of their home.
- The road is already deteriorating with lorries on there already, plus people use that road to walk children to school
- Gwrhyd Road, Coedffaldau Road and Bryn Road are all narrow roads with the majority of its length unable to facilitate two cars passing without conflict let alone two HGVs.
- Roads named above have no footways throughout their whole length are sparsely lit and have very few inter-visible passing bays.
- There are no footways from the village of Rhiwfawr to Cwmllynfell and pedestrians are forced to walk within the narrow carriageway to the detriment of their safety.
- On many occasions these lorries have forced pedestrian to walk on grass verges.
- Existing HGV haul road in place which takes materials from the Cwm Nant Lleici Quarry down the A4067 – why can't this be utilised by the applicant especially as he has the machinery and materials on site to construct a link to this road?
- Should this planning permission be granted the Gwrhyd Road will be subjected to a significant increase in traffic which would have a detrimental impact upon the existing highway route in respect of further carriageway deterioration, this would have a significant impact in terms of highway, pedestrian and equestrian safety.

Note: Total local objections received is 11 (from 9 properties, excluding local Councillor Hugh Jones)

Officer Response:

The Officer's report is considered to have responded to the issues raised in these representations. However the following additional comments are made: -

- The application does not include for any alternative access to the existing HGV haul road which takes materials from the Cwm Nant Lleici Quarry to the A4067. Nevertheless, as well as unknown impacts associated with any such proposal, there are also known ownership constraints to such route which preclude this possibility.

Corrections

The Highways Officer has noted two typographical errors in the report which incorrectly refer to the road being unclassified (the Highways assessment being based on the classified nature of the road) as follows:-

- Page 13 –(first paragraph)

Where it states “unclassified land” it should read “C Classified Road”

- The “alternative” reason for refusal should read: -

- (1) In the absence of a legal agreement providing for a financial contribution for the maintenance of the highway and improvements to passing places on the **classified road** leading northwards from the site access road to the village of Cwmllynfell, the nature and scale of the HGV traffic generated by the development would have an unacceptable impact on highway safety. The proposal therefore conflicts with Policies SP4, M4, SP20 and TR2 of the LDP.

ITEM 5

<u>APPLICATION NO:</u> P2017/0637	<u>DATE:</u> 04/07/2017
PROPOSAL:	Demolition of former care home and construction of 16 residential units, with associated car parking, landscaping and open space.
LOCATION:	Hafod Residential Home, Wenham Place, Neath SA11 3AH
APPLICANT:	Tai Gwalia (Part of POBL Group)
TYPE:	Full Plans
WARD:	Neath North

Members should note that an additional condition is recommended which was omitted in error. The condition relates to the eradication of Invasive Non Native species, i.e. Japanese Knotweed and montbretia.

The condition will be No 26 (with all subsequent conditions re-numbered) and is worded as follows:

(26) Prior to the first beneficial use of any dwelling, a methodology for the control and eradication of any Invasive non-native species on site shall be submitted to and approved in writing by the Local Planning Authority. The invasive non-native species shall be eradicated in accordance with the agreed details.

Reason

In the interest of ecology and to ensure Invasive non-native species on site are eradicated

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