

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

(Civic Centre, Port Talbot)

Members Present:

19th August, 2014

Chairman: Councillor R.G.Jones

Vice Chairman: Councillor J.Warman

Councillors: A.Carter, Mrs.A.Chaves, Ms.C.Clement-Williams, D.W.Davies, Mrs.R.Davies, M.Ellis, J.S.Evans, S.K.Hunt, A.Jenkins, Mrs D.Jones, S.Jones, Mrs.M.A.Lewis, Mrs.S.Paddison, Mrs.K.Pearson, Mrs.S.M.Penry, L.M.Purcell, S.Rahaman, C.E.Richards, A.L.Thomas, R.Thomas, D.Whitelock, I.D.Williams and Mrs.A.Wingrave

Observer: Councillor P.A.Rees

Officers in Attendance: Mrs.N.Pearce, D.Adlam, K.Davies, M.Fury and Mrs.T.Davies

1. **MEMBERS' DECLARATION'S**

The following Members made declarations at the commencement of the meeting:

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| Councillor M.Ellis | - Report of the Head of Planning – Minute No. 4 - as he has predetermined the application. |
| Councillor J.Warman | - Report of the Head of Planning – Minute No. 4 - as he has predetermined the application. |

2. **MINUTES OF THE LAST MEETING**

RESOLVED: that the Minutes of the Planning and Development Control Committee, held on the 29th July, 2014, as circulated, be confirmed as a correct record.

Report of the Head of Planning

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

3. **PLANNING APPLICATION APPROVED**

Planning Application No. P/2012/354

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, at Parc Peleenna, Fairyland Road, Tonna, Neath, Neath Port Talbot, SA11 3QE.

RESOLVED: that the above mentioned application be approved, subject to the Conditions contained in the circulated report and amendment sheet.

(Note: with regard to the amendment sheet referred to above and attached as Appendix A, 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).

4. **SITE VISIT BY THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

(Councillors M.Ellis and J.Warman re-affirmed their interests in this item and withdrew from the meeting during the discussion and voting thereon.)

RESOLVED: that, in light of the sensitive nature of the development and the significant level of representations received as a result of public consultation with local residents and other statutory bodies, the undermentioned application be deferred for a site visit by the full Planning Committee, in order to give Members the opportunity to fully assess the application site and surrounding environs, including the access to the site, so that they are able to make a fully informed decision when the application is reported to Committee for determination at a future date.

Application No. P/2014/217

Temporary permission for the drilling of an exploratory borehole to test the Westphalian and Namurian strata for coal bed methane and shale gases, at land within, Foel Fynyddau Forest, near Pontrhydyfen, Cwmafan, Port Talbot.

5. **APPEAL DETERMINED**

RESOLVED: that the following Appeal determined be noted, as detailed in the circulated report:-

- (a) Appeal Ref: A2014/0003 – Without planning permission, erection of a platform to facilitate the construction of an outbuilding and veranda (breach as amended by Inspector), at 33 Drumau Park, Skewen, Neath, SA10 6PL.

Decision: Dismissed.

6. **DELEGATED APPLICATIONS DETERMINED BETWEEN 22ND JULY AND 8TH AUGUST, 2014**

Members received a list of planning applications which had been determined between 22nd July and 8th August, 2014, as contained within the circulated report.

RESOLVED: that the report be noted.

CHAIRMAN

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 PELENNIA, 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.