

**PLANNING COMMITTEE**

**28<sup>TH</sup> JULY 2015**

**AMENDMENT SHEET**

**ITEM 4**

<b><u>APPLICATION NO:</u> P2014/0468</b>	<b><u>DATE:</u> 20/02/2015</b>
<b>PROPOSAL:</b>	One detached three bed single storey bungalow with associated parking (Amended plans received 20/02/15)
<b>LOCATION:</b>	Land adjacent to Fairview Bungalow, Main Road, Aberdulais, Neath SA10 8LE
<b>APPLICANT:</b>	Mr David Morgan
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Aberdulais

Further comments have been received from the objector a summary of these points are detailed below:

- Whether the development is considered as tandem or backland development doesn't change the fact that it does not have a frontage onto the street and is accessed via a narrow substandard access. Planning Policy Wales Tan 12 (Design) and the Neath Port Talbot Unitary Development Plan both seek to enforce this point.
- The applicants statement of support compares this means of access with the normal estate roads in Ffynnon Dawel, backland development is different in planning and urban design terms.
- There has been a previous refusal on the site which concluded that 'the proposed alignment of the driveway and its proximity to the existing adjacent dwellings would have an unacceptable impact upon the amenities of residents within the adjacent properties in terms of noise and disturbance'. This proposal should also be refused on these grounds.
- The existing use of the site does not cause any problems for neighbours with limited scope for intensification.
- The site is overdevelopment of the plot and a cramped form of development which would require obscure glazing in its principal bedroom to avoid directly overlooking Sunnybank.

## APPENDIX A

- The objector seeks a further reason for refusal on the grounds that it is considered to be a cramped overintensive form of backland development.

The points regarding the access, layout of the plot and possible backland development have already been addressed within the planning report.

<b><u>APPLICATION NO:</u> P2012/0352</b>	<b><u>DATE:</u> 09/08/2012</b>
<b>PROPOSAL:</b>	Residential development comprising of 78 dwellings with associated demolition of 141 Dinas Baglan Road, access and engineering works (application for outline planning permission with details of access to be agreed) - covering letter dated 16 May 2014, revised Transport Assessment, revised location plan, swept path analyses, site cross-section, and email of 12 March 2014 regarding junction design.
<b>LOCATION:</b>	141 Dinas Baglan Road & Land Adjacent & Land rear of 85-139 Dinas Baglan Road & Land rear of 1-63 Sarnfan Baglan Road
<b>APPLICANT:</b>	Ryehill Properties (Wales) Ltd.
<b>TYPE:</b>	Outline
<b>WARD:</b>	Baglan

There is a correction in the number of letters received during the amended plans consultation, this should read 20 letters instead of 19.

Two additional letters of objection have been received. The majority of the objections raised in these letters have already been represented in the officer's report and addressed within the appraisal. However, the following points are additional points that have not been previously raised or addressed within the report. The officer's response follows each point in italics:

- (1) Dangers also exist where an up and over door of the garage at No. 90 protrudes out where there is no walkway.

*In response, this is a pre-existing situation which would not be worsened by the proposed development.*

- (2) No gate existed at the access to the site until about a year prior to the first application.

*Issues related to private rights of way and land ownership disputes are civil issues and not planning related matters and cannot be taken into consideration in the determination of the current application.*

- (3) Why is this application now being rushed through by the Council without giving residents time to look into the way this is being carried out?

*The application was originally submitted to the Authority on the 03/04/2012, the application was invalid for a number of months. As such the initial consultation process took place on the 17/08/12. There have also been two additional rounds of re-consultation on revised information on the 30/06/14 and the 29/10/14. Planning Regulations indicate that applications of this size would normally be expected to be determined within 8 weeks of their initial validation. This time period has been significantly exceeded on this application. Furthermore the officer's report was made publically available on the 22<sup>nd</sup> July 2015 in advance of the committee on the 28<sup>th</sup> July 2015, which is in accordance with the timescales recorded within the Council's Constitution.*

- (4) This parcel of land is not in the current LDP and the developer did not follow up on the applications at the hearings. The Inspector's notes on the hearings are not currently available. The site should not be treated as a windfall site, as it is excluded from the LDP by the developer's inactions.

*The LDP has not yet been adopted by the Authority and as such is not currently a material planning consideration. The relevant development plan is currently the Neath Port Talbot Unitary Development Plan which is the development plan that has been used in the preparation of the officer's report. Nevertheless, it should be noted that in both development plans the application site has no specific designations, but is identified as being located within the identified settlement within both documents, where the principle of development is considered acceptable subject to the development meeting the criteria of the other development plan policies.*

- (5) The continuation of repeated applications causes much upset to the local residents and needs to come to an end, as they have caused severe worry to the occupants of the various properties which are involved in the dangers inherent in such proposals.

*There have only been two applications submitted for the redevelopment of this site since 2009 and there are no provisions within the Planning Act that would prevent the applicant or anyone else from submitting subsequent planning applications.*