

PLANNING COMMITTEE

12TH December 2017

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2017/0835	<u>DATE:</u> 03/11/2017
PROPOSAL:	Reserved matters application for 34 dwellings including details in respect of conditions 4 (drainage), 6 (construction method statement), 10 (public open space) and 11 (affordable housing) pursuant to outline planning permission P2013/0038 allowed at appeal (reference: APP/Y6930/A/14/2218029) on 21.08.15 (Request to discharge condition 7 (contamination) withdrawn on 29.11.17)
LOCATION:	Alltwen Industrial Estate, Lon Hir, Alltwen, Pontardawe, SA8 3DE
APPLICANT:	Morganstone Ltd, 9 Deryn Court, Wharfdale Road, CF23 7HA
TYPE:	Reserved Matters
WARD:	Alltwen

Following publication of the report, additional correspondence has been received from Cilybebyll Community Council and one email from a local resident, which are summarised below:

Cilybebyll Community Council raises no objection but make the following observations: -

The Council is aware that the principle of residential development has been established, but would ask that you address by condition local concerns with regard to traffic egressing on to the A474, concerns regarding construction traffic using inappropriate roads, and appropriate traffic and pedestrian safeguards where new and existing junctions are affected on the site boundaries.

Objector

- Understands there is great pressure to develop housing in the area and have no objections regarding the houses themselves or the site chosen
- Objects strongly to the development of these houses in this location regarding the pressure put on Lon Hir because of traffic congestion, based on inadequacy of Lon Hir to accommodate even small increases in traffic.
- Many developments in Bryn Morgrug have meant increased noise and traffic congestion on our street. There is a considerable “pinch Point” at the entrance to Lon Hir which means traffic backs up on to the main roundabout and the increase in traffic has meant an increased speed of traffic. Current Traffic calming measures are inadequate and dangerous are unfit for purpose.
- If the development does go ahead, requests alternative access routes to the new developments in order to avoid a single point of entry to Lon Hir. Would also support additional traffic calming which is currently inadequate and has limited impact in slowing traffic.

Response

In response to those concerns raised above, the issues raised relate to highways and pedestrian safety concerns that have already been addressed within the report to Planning Committee, which notably emphasise that the principle of residential development has already been accepted at this location.

It should also be noted that as part of the reserved matters submission the developer has submitted details to discharge condition 6 (Construction Method Statement) of the outline planning application. As part of this submission, details of construction traffic access routes and entrance points to the application site were provided, and the Head of Engineering and Transport (Highways Section) has no objection to the proposed development.