

PLANNING COMMITTEE

4th FEBRUARY 2020

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2019/5679	<u>DATE:</u> 20/12/2019
PROPOSAL:	Demolition of existing school and construction of new primary school, access, parking, landscaping and associated works
LOCATION:	Former Dwr Y Felin Lower Comprehensive School, Heol Penlan, Neath SA10 7LB
APPLICANT:	Neath Port Talbot County Borough Council
TYPE:	Regulation 3 (Council Development)
WARD:	Dyffryn

On page 23, the third paragraph has a typographical error which materially affects the reading of that paragraph. The word 'not' is thus deleted as follows, thus emphasising that the development would amount to a departure from the Development Plan: -

“Development of the site for a new school would reduce the land available to be developed for housing, and therefore would ~~not~~ amount to a departure from the LDP. The remaining land within the allocation would, however, at a density of 35 dwellings per hectare still potentially accommodate approximately 30 dwellings, subject to layout and design”.

Amendments to Conditions

To ensure consistency within the condition, the wording of condition 20 (3rd paragraph) requires amending to replace the word 'should' with 'shall' as follows: -

If any changes to the staff parking and parent/guardian dropping off areas within the application site are considered necessary prior to the end of the first academic year, an interim report setting out the justification for these changes ~~should~~ **shall** be submitted to and approved in writing by the Local Planning Authority, and any recommendations implemented in accordance with the timescales set out within this interim report.

Following additional representations from Welsh Water, there is also no longer a need for condition 6 to be imposed (foul drainage). As a consequence that condition is deleted (with all subsequent conditions re-numbered).