

PLANNING COMMITTEE

26TH MAY 2020

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2014/0083	<u>DATE:</u> 26/05/2020
PROPOSAL: Proposed residential development for up to 50 dwellings with access to be determined (Outline)	
LOCATION:	Land Adj. Chain Road, Glynneath
APPLICANT:	Cuddy Group
TYPE:	Outline
WARD:	Glynneath

Although the agent has confirmed they do not wish to address Members, they have requested that their additional representations received on Wednesday 20th May 2020 are reported. The additional information is concerned with the viability of the site and its accordance with the objectives detailed in Technical Advice Note (TAN)15.

The response is summarised as the following:

As you are aware, at the previous urgency action meeting where the application was discussed, it was deferred to allow for additional information to be submitted in respect of the sites viability / deliverability, and also to allow for further consultation on the application. In respect of the sites viability / deliverability, letters of interest in the scheme from two different house builders has been provided, who have a track record of delivering successful developments in the area. This interest indicates that the site is clearly viable and capable of realistically being delivered. Achieving planning permission on the site will of course assist in advancing interest further. Accordingly it is considered that the previous comments have been addressed.

The site fully accords with the objectives of TAN 15. In particular, and to our knowledge, the site has always been deemed to be 'previously-developed' land. The map extracts provided on the following pages illustrate that there has been development on the site (which extends beyond the Western Power substation and Welsh Water compound) since 1919 to the present day. It was of course the presence of this development which triggered the request / requirement for a Geotechnical and Geoenvironmental investigation to be undertaken in relation to the site.

2006



1919



The report prepared by Integral Geotechnique (document reference: 11178/VA/13) provides the following information with respect to the history of the site:

- . The 1876 map shows the site to be crossed by an Old Tramway;*
- . The 1919 map indicates two buildings to be present in the southern part of the site with two associated tanks. Another set of branch railway lines is shown in the west part of the site. A "Nursery" building is shown in the north part of the site;*
- . The 1921 shows the site to be an Electric Power Station;*
- . The 1953 map shows an additional building in the southwest part of the site;*
- . The 1984 map indicates two of the buildings on the site to be electricity substations;*

- . *The 1996 map no longer indicates any of the previous buildings or structures on the site;*
- . *The 2013 map shows an additional small building in the southeast part of the site. No other significant changes are shown to the site or surrounding area till the present day.*

It is accordingly considered that the site is unequivocally 'previously-developed' land, and complies fully with the TAN 15 acceptability tests as a result.

Officer Response: It is accepted that the site has existing infrastructure, and was historically occupied by development, and thus was 'previously developed', although it is also noted that the site has largely assimilated into its surroundings over time. Officers are, however, satisfied in respect of the TAN15 justification for such development on this site.

Members Questions:

Councillor Arwyn Woolcock has asked the following question in advance of the meeting: -

"The third paragraph on page 13 clearly states that the proposal is contrary to Policy SC1. The proposed site was initially included in the former UDP, and subsequently removed when superseded by the LDP. Notwithstanding the fact that that officers are now recommending approval, mainly because the developer is offering 100% affordable housing, as the proposed development is a departure from the existing LDP, should the application not be referred to Welsh Government, or, indeed, is there a possibility that WG may call in the application?"

Officer Response :

The Town and Country Planning (Major Residential Development) (Notification)(Wales) Direction 2020 requires that LPAs notify the Welsh Government of their intention to allow 'major' residential development (e.g. 10 or more houses) which does not accord with the provisions of the development plan in force in the area where the application site is situated. This, however, only applies to applications made on or after 15 January 2020.

As this development was submitted prior to that date, the 2012 Notification Direction still applies, which only requires notification for more than 150 houses (or >6Ha) where development would not accord with the Development Plan. It is also noted that the site is no longer in Flood Zone C2 and therefore does not require notification under 'flood risk'. Therefore no notification is required.