

**PLANNING COMMITTEE (Remote)**

**16<sup>th</sup> June 2020**

**AMENDMENT SHEET**

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| <b><u>APPLICATION NO:</u> P2019/5574</b> | <b><u>DATE:</u> 8/11/2019</b>   |
| <b>PROPOSAL:</b>                         | Application under S106A of the Town and Country Planning Act (TCPA) 1990 (as amended) to Modify the Section 106 agreement including but not limited to the delivery of strategic infrastructure including southern access road and strategic link road, schools and community facilities, affordable housing and M4 junction improvements |
| <b>LOCATION:</b>                         | Coed Darcy Urban Village Llandarcy Neath  |
| <b>APPLICANT:</b>                        | St Modwen   |
| <b>TYPE:</b>                             | S106 Modification   |
| <b>WARD:</b>                             | Coedffranc West   |

An objection has been received on behalf of a third party landowner, in relation to what they perceive to be a lack of clarity within the submission on what changes could affect their client's landholdings.

The matters raised, however, are considered to be a private matter between the relevant landowners, as the works on that land are covered by the wider remediation works on the former BP landholdings outside of the application site. There is also reference made to changes to the masterplan, however, these are in relation to the location of schools and the GP surgery, and would be subject to a separate resubmission under the relevant condition of the original planning permission.

This application seeks approval only for those works specified within the report, and whilst the applicant may choose to submit changes to the remediation strategy at a later date, the impact of these changes on third party land are considered to be a private matter. The Authority is aware that discussions have taken place between those parties on these issues previously. However, the matters are considered separate to the changes proposed which predominantly alter the triggers for delivery of infrastructure.