

PLANNING COMMITTEE

23rd FEBRUARY 2021

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2020/0992	<u>DATE:</u> 23/02/2021
PROPOSAL:	Refurbishment of the existing 69 no. 2 bed flats, conversion of 3 no. 2 bed flats to 3 no. new 1 bed flats and the construction of an additional 1 no. 2 bed and 54 no. 1 bed flats, with associated car parking, landscaping and infrastructure works
LOCATION:	Land North of Bevin Avenue
APPLICANT:	Tai Tarian
TYPE:	Full Plans
WARD:	Sandfields East

Question

Cllr Sean Pursey has advised that he has received a query in relation to clothes drying facilities on the site for the flats, noting that the existing buildings have some communal shared clothes lines in the car park areas, but none are shown on the plans for the redeveloped site.

Response:

It is noted that the scheme proposed removes the existing external drying areas (located in and around the existing parking areas between blocks, and an alternative has not been provided. As such, it is considered reasonable in this instance that this is looked at further by Tai Tarian as a responsible social landlord, with some form of drying facility provided on site, either in the form of suitably placed external drying areas, internal drying facilities, or a combination of both.

An additional 'action' condition (to be inserted as condition 24) is thus recommended as follows (with all subsequent conditions re-numbered):

24. *Prior to the first beneficial use of the development a scheme shall have been submitted to and approved in writing detailing the provision of clothes drying areas to serve the existing and proposed units (which should consider the provision of both external drying areas as well as internal drying facilities). External drying areas shall be screened and suitably positioned as not to detract from the character of the proposed development. The scheme as agreed shall be fully implemented prior to the first beneficial use of the development and shall be retained for such use thereafter.*

Reason

In the interest of residential and visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan

Question

Cllr. Arwyn Woolcock has asked the following question in advance: -

I note that in the section Parking and Access Requirement and Impact on Highway Safety, the applicant does not propose to cater for the provision of electric vehicle charging points. In a development designed for the future, I believe this to be an omission that requires further consideration. Would this be a matter that the Planning Authority could further pursue with the applicant?

Response

In response it is noted that this matter is considered at page 34 in the report (under renewable energy) with condition 15 requiring the applicant to submit a scheme detailing the feasibility and provision of a minimum of 5 no. Electric Vehicle Charging Points to serve the development. The applicant has also verbally confirmed their agreement to such provision.