

# PLANNING AND DEVELOPMENT CONTROL COMMITTEE

21 OCTOBER 2014

## ENVIRONMENT

### AMENDMENT SHEET APPENDIX A

#### SECTION A – MATTERS FOR DECISION

##### 1. Planning Applications

|           |   |                     |                    |   |
|-----------|---|---------------------|--------------------|---|
| 1.1       | APP NO:<br>P2014/0402   | TYPE:<br>Full Plans | Page Nos:<br>29-70 | Wards Affected:<br>Gwaun-Cae-<br>Gurwen |
| PROPOSAL: | Variation of condition 1 of Planning Permission P2007/1413 (Granted on Appeal on the 07.05.09) to allow for the extension of time for the commencement of development and variation of conditions 3 (reference to all works in Environmental Statement and to allow a maximum tip height of 100m and maximum blade diameter of 82m), 9 (borrow pits), 14 (highway improvement works to facilitate revised access route) and 15 (internal access tracks) |                     |                    |   |
| LOCATION: | Mynydd Y Gwrhyd, North of Pontardawe, East of Cwmgors   |                     |                    |   |

##### Agents Submissions

In response to the officer's report, the following additional comments were received from the applicant's agent:-

1. The report talks about changing the hub height and blade length by 1m. Given that the Certificate of Lawfulness has already confirmed this could have been done under the original consent this is not a change. What we instead wanted is flexibility by setting a maximum tip height, but not specifying hub height and blade length, or submitting 'maximums'.

In response to the above comments, it is noted that the application description and contents set out the parameters of the turbine which have been assessed in the determination of this application. Irrespective of the Certificate of Lawfulness, this will form a new planning permission and, accordingly, it is

appropriate to consider the minor change to the turbine as part of the assessment. Furthermore, condition 2 of the planning permission sets out that the maximum height to the blade tip of the turbine shall be 100 metres.

2. The report does not mention that there are benefits of not using the borrow pits- i.e. no significant extraction in a location not previously used for this purpose, further environmental impacts.

The Local authority accept that there will be some benefits from not using on site borrow pits including reducing the environmental and visual impact of the proposed development. In the absence of consent for such borrow pits, however, the assessment was unable to provide a comparative assessment.

3. Further information on electro-magnetic interference was supplied with the ES Addendum (May 2014) please see section 9 that is not mentioned in the report. This included repeat consultation. Therefore we do not consider that condition 27 is necessary and does not need to be reapplied.

In response to the above comments, firstly it is condition 32 rather than condition 27 that requires details in respect of electro-magnetic interference. At this time, Officers are not currently satisfied with the level of information provided and in the absence of a full assessment of this detail, it is considered appropriate to re-impose a condition (no.32) which requires a scheme to alleviate any interference with electro-magnetic signals

### **Amendment to Proposed Condition**

Following further consideration, the wording of condition 16 in respect of the required Traffic Management Scheme is proposed to be amended as follows to clarify the need for the TMS to incorporate details of all delivery routes (including Abnormal Loads and stone deliveries): -

(16) Notwithstanding the submitted information, no development shall take place until a Traffic Management Scheme (TMS) has been submitted to and approved in writing by the Local Planning Authority. The TMS shall set out all proposed delivery routes, timings of works and include details of any alterations/amendments to the existing A474 on route through Pontardawe and up to the site location. This shall include temporary speed reduction measures (if applicable), give way markings, times of operation, removal of existing street furniture, roundabouts, kerb alignments etc. that allows safe delivery of the wind turbines. The development shall be carried out in accordance with the approved Traffic Management Scheme including the reinstatement / restoration of temporary works necessary to allow for the deliveries associated with this development.

Reason:

In the interest of highways safety

|           |  |                        |                    |                               |
|-----------|--|------------------------|--------------------|-------------------------------|
| 1.2       | APP NO:<br>P2014/0713  | TYPE:<br>Change of Use | Page Nos:<br>46-50 | Wards Affected:<br>Glyncorrwg |
| PROPOSAL: | Change of Use from Sports Club (Sui Generis) to Public House (A3)          |                        |                    |                               |
| LOCATION: | Croeserw Working Mens Club, Brynheulog Road,<br>Croeserw, Cymmer, SA13 3RS |                        |                    |                               |

Following further consideration, and having regard to information in respect of the authorised licensing hours of the existing Club, condition 2 in respect of opening hours of the premises is amended as follows: -

(2)The operating hours of the Public House hereby approved shall be between 08:00 and 00:30 only.

Reason

In the interest of residential amenity.