

ITEM NO: 49

APPLICATION NO: 2/2/88/0383/03

8/89 GPJ. 1.
TYPE: 1C

APPLICANTS NAME/ADDRESS:

Mr. W. Sambrook,
24 New Road,
Gellinudd,
Pontardawe

AGENTS NAME/ADDRESS:

PROPOSED DEVELOPMENT:

Residential Development (2 Bungalows)

LOCATION:

Land off Cwmnantllwyd Road, Gellinudd

CONSULTATIONS

County Engineer and Surveyor - No highway objection.

Engineering Section (Drainage) - No adverse comments.

Local Plans Section - No objection.

British Coal Corporation - Recommend that the developer seeks appropriate technical advice prior to commencing development.

Mineral Valuer - A risk of damage from underground mining subsidence.

Community Council (Cilybebyll) - Objection on the grounds that the site is outside the built-up area and its development would result in the loss of trees. Objections also on traffic and drainage grounds.

In addition to the foregoing formal consultations, local residents have been notified of the proposal by letter and, to date, two letters of objection have been received. The objections are based on the affect on the rural environment, loss of trees and traffic grounds.

REPORT

The site has a frontage to Cwmnantllwyd Road of approximately 135ft and is located between the Mission Room and the farm buildings of Cwmnantllwyd Farm, and opposite the existing chalet type development fronting the highway and developed by I.G.Hale.

Whilst the Community Council and two local residents have objected to the proposal on rural amenity grounds claiming the site to be outside the settlement, it is considered that the proposal to develop this area of land, together with the future development of remaining frontage land between this site and the farm buildings, comprises acceptable "rounding off" of the settlement. This is considered particularly so in the light of the permission granted for the residential development of land adjacent and east of Gelligeiros.

Table conditions could be imposed to protect the woodland, particularly to form a backcloth at the rear of the proposed bungalows. It is accepted that certain trees will have to be felled. With regard to the objection on traffic grounds, it is not considered that this can be substantiated and there is no objection to the proposal on highway grounds from the Highway Authority.

Part of the site comprises a former mineral spoil tip and the British Coal Corporation and Mineral Valuer have indicated that precautions need to be taken to minimise the risk of subsidence and ground movement. This can of course be overcome by special foundations which will be controlled under the Building Regulations.

The deposited plans indicate the site to be developed by the erection of two detached 3 bedroom bungalows with integral garages.

RECOMMENDATION - GRANTED - Standard Condition 5 and 14

Officer's report to

NON STANDARD CONDITIONS

1. As many as possible of the existing trees on the site shall be retained within the scheme and a tree survey plan indicating the trees to be retained, particularly at the rear to provide a backcloth to the development, together with replacement planting in the front garden areas, shall be submitted to, and agreed with the Local Planning Authority prior to the development being commenced and within one month of the date of this consent. Such replacement planting as agreed shall be undertaken prior to the occupation of the dwellings hereby approved and shall thereafter be maintained for a period of 3 years to ensure satisfactory growth, including the replacement of failures as necessary.
2. There shall be no access from the development, either vehicular or pedestrian to the public footpath running to the east of the site.
3. The materials of the external finishes shall be agreed with the Local Planning Authority prior to the development being commenced.

REASONS

1. The existing trees on the site form an important amenity feature that should be protected and retained in the interest of visual amenity.
2. To protect the public footpath and to prevent multiple access.
3. In the interest of visual amenity.

NOTES TO DEVELOPER

N1 N6 N7 N19 and the following:

The developer is advised to seek appropriate technical advice before commencing works on site. If as a result of seeking such advice the developer wishes to drill or trench into any coal seams or disused workings, such operations must not proceed without the prior written approval of British Coal, South Wales Area, Coal House, Ty-Glas Avenue, Llanishen, Cardiff, CF4 5YS.

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ITEM NO: 50

APPLICATION NO: 2/2/88/0497/01

TYPE: 1A

APPLICANTS NAME/ADDRESS:

E.V. Lloyd,
Pistyllgwyn,
Garnswllt Road,
Pontardulais

AGENTS NAME/ADDRESS:

PROPOSED DEVELOPMENT:

Clubhouse/Tearooms for fishermen

LOCATION:

Land west of Pistyllgwyn,
Garnswllt Road, Pontardulais

REPORT

This is an outline application in respect of the development of a clubhouse and tearooms for fishermen using the facilities already existing at the site. The buildings will be located at the eastern side of the existing car park off Garnswllt Road. The building measures 80ft x 24ft.

RECOMMENDATION - GRANTED