

**DEVELOPMENT CONTROL COMMITTEE 27 FEBRUARY 2020**

**AMENDMENT SHEET**

**The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.**

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
5	11	P/19/911/RLX

A Full Committee Site Visit was undertaken on Wednesday 26 February 2020.

The Local Ward Member and the agent for the applicant attended the site visit.

A late representation has been received today from a local resident objecting to the development on the basis that hedgerows have/will be ripped up, the land has/will be scarified, the log cabins will be intrusive in the countryside and the extra units will have a detrimental impact on the existing poor state of the highway.

As the Service Yard has been curtailed slightly, Condition 13 should now read:-

13. Within six months of the date of this consent, an updated Traffic & Delivery Management Plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. All guest arrivals and departures and servicing and delivery vehicles movements to the site shall be made in accordance with the agreed Traffic & Delivery Plan once the development is brought into beneficial use.

Reason: In the interests of highway safety.

As a result, advisory note g. at the end of the recommendation should be changed to refer to condition 13 not 10 as follows:

- g. The Traffic and Delivery Management Plan required to address Condition 13 will need to contain sufficient information in respect of the following:-
  - (i) Guest arrival and departure arrangements (directions to the site and timing of those movements;
  - (ii) Guest arrival and departures of the adjacent Brodawel Caravan Park;
  - (iii) Proposed Delivery Schedules;
  - (iv) Proposed Delivery Vehicle/Service Vehicles sizes;
  - (v) Supporting swept path diagrams; and
  - (vi) The need to review the plan in the event that any of the above arrangements change or at the request of the Highway Authority.

In addition, the Highway Authority has requested an additional condition requiring details of signs warning of horse-riding in the highway (as well as the pedestrian warning signs as previously approved) at the start of Moor Lane off the A4229 and at the junction of Moor Lane near St. David's Well to the east leading back to Nottage and at the other end of Moor Lane adjacent to Parc Newydd caravan site to the west.

Therefore, an additional condition (25) should be added to the recommendation as follows:

25. Prior to the beneficial occupation of the holiday chalets, a scheme for the provision of gateway traffic signs warning of the presence of equestrians sharing the highway at the junction of Moor Lane with the A4229 and the junction of Moor Lane near St. David's Well to the east and at the junction of Moor Lane opposite Parc Newydd Farm Caravan Site to

the west, together with any necessary illumination, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details prior to the development being brought into beneficial use and shall thereafter be maintained in perpetuity.

Reason: In the interests of highway safety.

Condition 22 of the recommendation is incorrect and should be superseded by this wording:

22. Site clearance works shall be taken in full accordance with:-

- The details relating to lighting design, method for vegetation clearance, knotweed protocol as approved under App. No. P/18/827/DOC dated 15th February, 2019.
- The pollution prevention measures which comprise a 5m wide buffer zone from the SINC along with a 2m x 1m clay bund as approved under App. No. P/19/307/DOC dated 31st May, 2019.

Reason: In the interests of biodiversity.

In addition, the following original condition should be included under the recommendation:

26. All site clearance works shall be undertaken in accordance with the methods and measures contained within the Mitigation Method Statement - Great Crested Newt prepared by Soltys Brewster Ecology (dated 28 October 2016).

Reason: In the interests of biodiversity.

**6                      31                      P/19/810/FUL**

A Panel Site Visit was undertaken on Wednesday 26 February, 2020.

The Local Ward Member (Cllr. A. Hussain) and agent for the development (Jacob Lawrence of Geraint John Planning Ltd) attended the panel site visit.

In addition, the penultimate sentence of the paragraph below Figure 5 on page 37 of the agenda should refer to appointments not commencing until 9am on Thursdays, Fridays, Saturdays and Mondays and 10am on Sundays and Bank Holidays, in line with condition 3 and not “until 10am” as stated in the report.

**JONATHAN PARSONS  
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES  
27 FEBRUARY 2020**