

# Llanelly Community Council Planning Application Representations

Observations on the Preliminary Enquiry made by:

**Ty Gwyn Farm , Ty Gwyn Road, Gilwern Abergavenny NP7 0HL**

For Planning Applications under the Town & Country Planning Act.

**Application No: 16/13788/FUL**

**Officer: Donna Bowhay**

Please find below the observations and any recommendations from Llanelly Community Council regarding the above application. Llanelly Community Council would be grateful if you would take into account these observations and report them to the Planning Committee.

Should the National Park Authority be minded to grant permission for the above application, Llanelly Community Council would recommend that the following matters are controlled by means of appropriate planning conditions.

## **Comments:**

Llanelly Community Council has significant concerns with the proposed development as submitted. Llanelly Community Council recommends that planning permission should only be granted by your Planning Authority if the following requirements can be met. If these requirements are not met, Llanelly Community Council would formally **object** to this application.

The proposed extension to the site is for the use of a number of fields as areas for temporary storage of excavated inert materials and soils in association with the improvements to section 2 of the A465 Heads of the Valleys trunk road.

The proposed site will be in the open countryside and will be visible from a number of advantage points. The proposed site is approximately 300 metres to the South East of Gilwern and a similar distance from the village of Govilon.

Set out in National Park LDP document, CYD LP1: this policy states: 'to enable appropriate development within countryside and be required to contribute positively to their countryside setting and enhance the quality of the landscape without adverse impact on the wildlife, and natural beauty, cultural heritage, environmental assets or biodiversity of the area'. It is clear that the amount of material that is proposed to be stored in this proposed location is in conflict with this policy. The applicants should have sufficient land available to store material which is in the ownership of the Welsh Government and included in the draft orders.

After considering the drawing that has been provided and local knowledge of the location of the proposed storage area, the possibility of further hedges being removed will be a great possibility. The removal of Hedge 53 and that being extended to hedges 52 and 56 will be a possibility due to

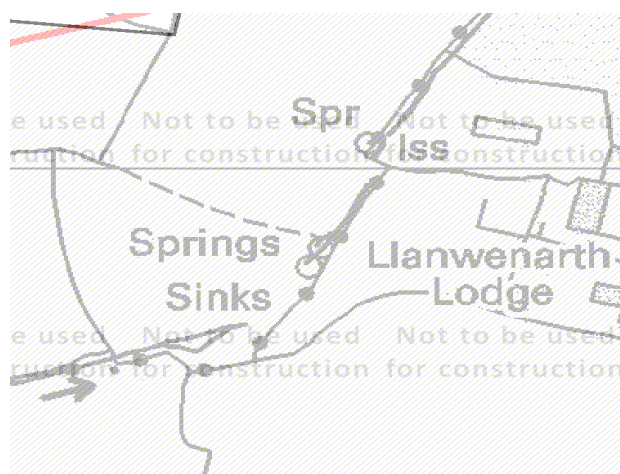
the pinch point of the field layout in this location. Concern must also be expressed regarding the proposed haul route. Drawing number HOV2-TGF-002 shows the haul route accessing the proposed storage area which is outside the proposed development area identified on the plan number above. This haul route is proposed to pass through a number of hedges that are not indicated on the plans H20, H21 H16 plus H23 & H15.

Concern must also be expressed that a further haul route is proposed to cross the existing Ty-Gwyn Road. This proposed haul route will cross an unclassified road, but this unclassified road allows visitors and local residents use the temporary car park the main contractor constructed after closing the hammer head and car park on Ty-Gwyn Road. This proposal would appear to have no traffic management or assessment plan to ensure the safety of residents or visitors.

This proposed haul route would seem to be outside the proposed development area that is being considered, and a number of hedges will be removed or damaged with the plant that will be crossing this haul route. H31 H26 H59

Drawing number HOV2-TGF-002 indicates that a proposed settlement pond will be constructed in the North East corner of the proposed storage site. Concern must be expressed if this settlement pond is due to be constructed there is no clear indication how the discharge will be managed in line with Policy 58 Sustainable Drainage Systems. This policy clearly states new development will be required to consider the incorporation of appropriate SUDS. The applicant has not demonstrated how the discharged water will be managed before entering the main water course through the existing tributaries or if the discharge will be discharged into the Brecon and Mon Canal system.

Concern must be expressed that the applicant has not taken into account Policy 56 Water and Sewage Supply for New Development. The properties that are located east of the proposed storage site are fed by the local springs, and with this amount of storage and other associated works that will be involved, the applicant has no mitigating policies if these water courses are disturbed or the water quality is affected.



Development should only be permitted if adequate water and mains sewerage infrastructure exists

or can be provided without detriment to water quality, nature conservation interests or residential amenity. Where appropriate the NPA will impose a planning condition or obligation to ensure that adequate services are available to serve the development.

Potential impacts relate to the Air Quality Management Plan. Concern has been expressed over the current management of the air quality and dust control since the project commenced. The main contractor has not undertaken any preplanning assessments relating to the existing air quality east of the contractors main compound and the surrounding areas.

Identified under section 3 of the Air Quality Management Plan, the applicant has not provided evidence in the application that sufficient sensitive receptors have been located east of the existing main compound. A number of complaints have been made to the contractor about air quality during the construction works. The contractor has acknowledged that they are unable to provide sufficient water to manage the control of dust and air quality. If this application is considered and granted consent how will the dust and adverse air quality be managed regarding additional storage of 85,000m<sup>3</sup> of inert material. The contractors have a number of other storage areas within the boundaries of the site, but within these areas the contractor with its subcontractors are crushing excavated rock to use as retaining fill on site.

Concern has been expressed over the current working practise. The main contractor and their subcontractors are failing to follow the Noise, Vibration and Lighting (Visual Intrusion) Management Plan. The subcontractors are not adhering to the timelines identified in the management plan and the noise level restrictions. It has been reported that working outside these times are unacceptable to local residents, and with these proposal to store an estimated 86K m<sup>3</sup> of material and use crushing equipment to reuse the materials will be totally unacceptable.

Conclusion:

The council object to this application on the following grounds. The proposed location is unsuitable under policies

- CYD LP1
- Policy 58
- Storage of material in the open countryside
- No community engagement as taken place before the planning application has been submitted, as section 8 of the report
- Insufficient water supply to manage existing and proposed controls
- Under the Environmental Permitting Reg's 2010, any crushing or screen on site should need special consideration by the EHO. No report attached to the application.

Can you please acknowledge receipt of this document



Clerk to Llanelly Community Council

Email [clerk@llanellycc.org.uk](mailto:clerk@llanellycc.org.uk)

**Date: 25 August 2016**

