



PLANNING COMMITTEE – 4TH NOVEMBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0451/FULL – LAND AT PEN-YR HEOL-LAS, MANMOEL ROAD, MANMOEL, NP12 0RQ.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, Mrs E.M. Aldworth, Mrs P. Cook, Ms J. Gale, L. Gardiner, A. Lewis and K. Lloyd.

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, W. David, A.G. Higgs, D. Rees, J. Simmonds and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 7th October 2015 for a site visit. Members and Officers met on site on Monday, 26th October 2015.
3. Details of the application to install ground mounted photovoltaic solar arrays with transformer stations, internal access tracks, biodiversity enhancement, landscaping, stock fencing, security measures, access gate and ancillary infrastructure on land at Pen-yr-Heol- Las, Manmoel Road, Manmoel, NP12 0RQ were noted.
4. Those present viewed and walked the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the site extends across agricultural fields currently used for grazing, the site is currently screened by existing trees and hedgerows, but these will be enhanced as part of the development by the planting of a 1 metre width native hedgerow offset from the existing hedgerow. The PV panels will be set back 6metres from boundaries in order to provide access and ensure the continuing health of trees and shrubs. An instant hedgerow 3m high will be planted along the south-eastern boundary in order to screen views from a nearby residential property forward of an existing hedgerow comprising mature deciduous trees and conifers. New hedgerows will assist in screening views, whilst increasing the net tree and hedgerow resource of the site.

It was noted that the position of the sub station had been changed since the submission of the Officer's report. Construction vehicles would access the site from a section of new access track off Manmoel Road and the application has been supported by a number of independent assessments and appraisals including Ecological, Design and Access, Ecological and Landscape and Visual Impact Assessment.

6. Members raised concerns with regard to the safety of riders and pedestrians during the construction process. The Officer confirmed that a Traffic Management Plan would be agreed prior to the commencement of any works in order to ensure that disruption is kept to a minimum. A condition survey of the road would also be undertaken before and after the construction process and it would be the responsibility of the applicant to 'put right' any damage identified. Concerns were also expressed with regard to possible impact on existing overhead cables and the Officer confirmed that they would be unaffected by the development.
7. Concerns were expressed that taking into account the cumulative effective of existing wind turbines this further addition would constitute an unacceptable loss of much valued countryside.

Clarification was sought as to any 'Community Benefit' associated with the development, the Officer confirmed that the developer had expressed an interest in supporting a local allotment project but would seek further information and advise the Planning Committee accordingly.

8. Officers confirmed that following advertisement to 19 neighbouring properties, advertisement in the press and a site notice being posted, 6 responses had been received. Details of the responses are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 7th October 2015 is attached. Members are now invited to determine the application.

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Consultees:	M. Davies	Principal Planner
	M. Noakes	Senior Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 7th October 2015