

Pre-Application Consultation Report

Land at Bryn Bettws Lodge
Gyfylchi Farm Road
Pontrhydyfen

May 2023



Planning Policy and Guidance	
Planning Policy Wales	Paragraph 2.21 of Planning Policy Wales (Edition 11, 2021) sets out that the planning system should maximise contributions towards all the goals of the Well-being of Future Generations Act. Figure 4 summarises the key planning principles. In “Facilitating accessible and healthy environments”, PPW11 advises the following: <i>“Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned.”</i>
Practice Guide: Realising the Potential of Pre-Application Discussions (2012)	The Welsh Government provides advice and encouragement to applicants to enter into pre-application discussions through the ‘Practice Guide: Realising the Potential of Pre-Application Discussions (2012)’. Paragraph 3.15 of this guide advises that: <i>“Applicants may wish to discuss development proposals with local communities or the representatives of local communities, which may include community and town councils, prior to the submission of a formal planning application in order to gain an understanding of local concerns. Early discussions with local communities can, potentially, allow any concerns or issues to be addressed or mitigated in any formal planning application.”</i>
Statutory Pre-Application Consultation Requirements	
	The requirement for statutory Pre-Application Consultation to be undertaken in advance of the submission of an application for major development is identified within Part 1A (Pre-Application Consultation) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The key requirements of this process are summarised below.
Publication of Draft Planning Application	Part 1A, Paragraph 2C (1)(b) of the DMPWO requires the applicant to make the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days: any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required; a plan which identifies the land to which the proposed application relates; any other plans, drawings and information necessary to describe the development which is the subject of the proposed application; the design and access statement; and the particulars or evidence required by the local planning authority.
Publicity by Site Notice	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by displaying a site notice in at least one place on or near the land to which the proposed application relates for not less than 28 days.
Publicity in Writing	Part 1A, Paragraph 2C (1)(a)(i) of the DMPWO requires the applicant to publicise the proposed application by writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
Community Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with ‘any community consultees’ (namely local/community/ward Councillors).
Specialist Consultees	Part 1A, Paragraph 2D of the DMPWO requires the applicant to consult in writing with ‘any specialist consultees’ (comprising the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order), providing details of the scheme and 28 days for the specialist consultees to respond.
Pre- Application Consultation Report	Part 1A, Paragraph 2F of the DMPWO requires the applicant to prepare a pre-application consultation report which gives particulars of: • how the applicant complied with section 61Z of the 1990 Act; • any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and

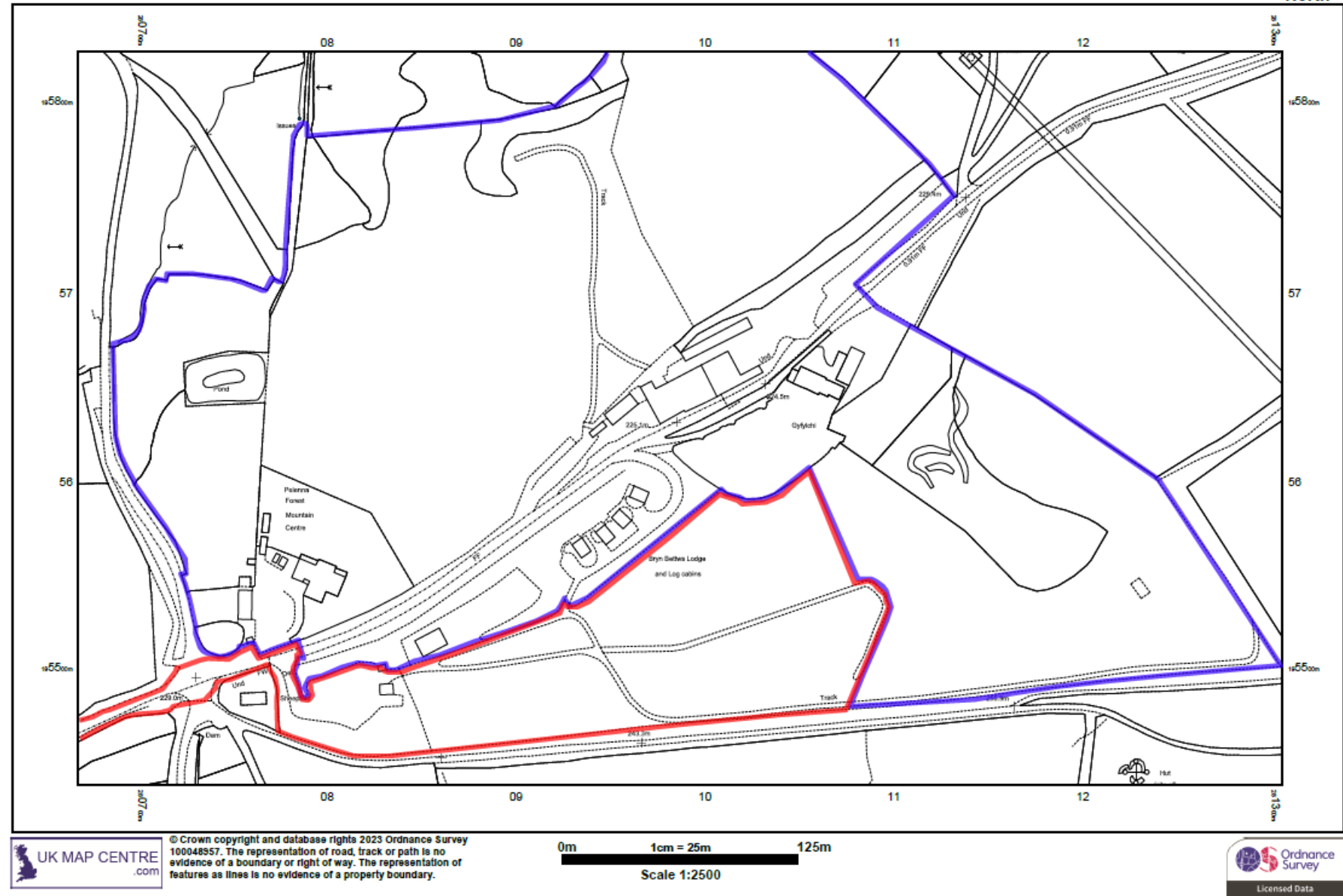
	- the account taken of those responses and must include a copy of the notice referred to in article 2C(1)(a)(i); - a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article; - a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons; - copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3); - a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and - copies of all responses received from specialist consultees with an explanation of the account taken of each response.
Methodology	
Publication of Draft Planning Application	On 16 March 2023, Amity Planning as the applicant's agent displayed a draft planning application package on its website (www.amityplanning.co.uk), which was made available until 13th April 2023, of the 28-day consultation period. The information displayed on the website comprised the following: Site Location Plan Supporting Statement Application Form In line with Circular 32/92 Publicity for Planning Applications, site notices were displayed in three locations within a close proximity to the application site on 16 March 2023. The site notice contains all information set out in Schedule 1B Articles 2C and 2D of the DMPWO in both English and Welsh. A plan showing the locations where the site notices were displayed can be found at Appendix 2. A copy of the site notice can be found at Appendix 3, and photographs of the site notices as displayed can be found at Appendix 4. The notice identified that the draft planning application package could be viewed at www.amityplanning.co.uk and provided a contact phone number for requests for hard copies of the plans and documents. The notice also identified that representations about the proposed development could be made through an online feedback form at www.amityplanning.co.uk, or by email to info@amityplanning.co.uk.
Publicity in Writing	No third-party neighbouring properties were identified and so no notices or letters were issued to any neighbouring properties.
Community Consultees	Under the provision of Schedule 1B Articles 2C and 2D of the DMPWO, the following 'community consultees' were consulted via email (see Appendix 5) on 16 March 2023. Councillor Jeff Jones Councillor Jeremy Hurley Councillor Tim Bowen
Specialist Consultees	Under the provision of Schedule 1C Article 2D of the DMPWO and in accordance with Schedule 4, the following 'specialist consultees' were consulted via email (see Appendix 6) on 16 March 2023. Dŵr Cymru/Welsh Water Neath Porth Talbot Council – The Highway/Drainage Authority Natural Resource Wales Mid and West Wales Fire and Rescue Authority The consultation identified that the draft planning application package could be viewed at www.amityplanning.co.uk and identified that consultation responses should be received no later than 13 April 2023.

Statutory Pre-Application Consultation Results	
Local Residents/ the Public	There was only 1no. response from neighbouring residents. This issue was surrounding the increased traffic on their private track. This issue was raised as people going to and from the site were using their private road as an access point which would cause issues accessing their private land.
Community Consultees	No response was received from any of the community consultees.
Specialist Consultees	The following specialist consultees responded to the consultation. Copies of the responses can be found at Appendix 6. <u>Dŵr Cymru/Welsh Water</u> Responses from Dŵr Cymru/Welsh Water highlight that there is a hierarchical approach to water disposal and have recommended that the developer consult with Neath Port Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS feature implementation. Additionally, Dŵr Cymru/Welsh Water have identified that the water supply system in the immediate vicinity have insufficient capacity to serve the increasing demand from the development. <u>Natural Resources Wales (NRW)</u> NRW have no objection to the proposed development that has been submitted. They have also advised that the applicant contacts our Environmental Permitting Team to ensure that the additional foul drainage can be accommodated under an exemption or whether an environmental permit is required. Should a permit be required further information may be needed as part of that application process. <u>Neath Porth Talbot Council – The Highway/Drainage Authority</u> Concerns have been identified by the Local Highways/Drainage Authority in regard to this development. These include: Suitability of the existing access point to and from the site (track adjacent to Dan Y Coed) in regard to its increased usage impacting on the integrity of the road and its lack of ability to allow for two cars to pass each other in opposing directions. The track consists of loose gravel which will increase wear and tear on incoming and outgoing vehicles. <u>Mid and West Wales Fire and Rescue Authority</u> Response from Mid & West Wales Fire and Rescue Authority highlights that the development must meet the requirements of B5 Approved document B (Wales) 2020. Other than this, there were no other objections to the change of land use.
Applicant's Response to Consultation	
Local Residents/ the Public and Community Consultees	<u>Local Residents</u> To combat these issues raised by the 1no. resident, a Transport Statement is being developed in order to ensure that this development will not impact upon the existing road networks in the vicinity. Additionally, the client has ensured that appropriate signage is placed at key points when entering the site, alongside providing a map that shows users how to access the site properly.
Specialist Consultees	<u>Natural Resources Wales (NRW)</u> NRW have no objection to the proposed development that has been submitted. <u>Dŵr Cymru / Welsh Water</u> The client has confirmed that the water supply for the site is private, and the site is not served by a DCWW supply. Therefore, there would be no issues in regard to the water availability and supply to the site. <u>Neath Port Talbot County Borough Council Highways/Drainage Authority</u> It has been identified that the client is liaising with Neath Port Talbot County Borough Council to resolve the issues that have been identified with the existing road network. Additionally, a transport statement is being developed to ensure that potential issues with transportation surrounding the site are identified and mitigated. The applicant has stated that NRW is responsible for road maintenance and is in discussion with both NRW and Neath Port Talbot Council to ensure the road provisions are maintained to an adequate standard.

	<u>Mid and West Wales Fire and Rescue Authority</u> Upon consultation with the client, it is understood that the fire service in the locality of the site already has an existing plan in place to service the site in the case of a fire. The fire service use the local villages water supply prior to going to the site. The forestry tracks are accessible and have been used on a number of occasions to respond to forest fires in/near the site. In addition, as the development does not propose the construction of a new building then there would be no increased fire risk within the site.
Conclusion	
	This Pre-Application Consultation Report has been prepared on behalf of Bryn Bettws Lodge Ltd. to accompany a full planning application for the change of use of agricultural field to allow seasonal camping for up to 10 months a year at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen. This Report is a statutory requirement and addresses all matters required by article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with the guidance. Alongside the planning application, this report demonstrates that the issues raised by the consultees will be either been addressed as part of any future planning application or justified in planning terms.

Appendix 1: Site Location Plan

Bryn Bettws, Pontrhydyfen, Port Talbot, SA12 9SP
Supplied by: www.ukmapcentre.com
Serial No: 259707
Centre Coordinates: 280987,195634
Production Date: 09/03/2023 15:16:34



Appendix 2: Location of Site Notices for Consultation



Appendix 3: Site, Neighbour and Community Notice

SCHEDULE 1B Articles 2C and 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I give notice that Bryn Bettws Lodge Ltd. are intending to apply for planning permission for:

"Change of use of an agricultural field at Bryn Bettws Lodge to allow seasonal camping for up to 10 months a year."

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/bryn-bettws-1>

If you are unable to access the documents electronically you may request copies of this information by emailing info@amityplanning.co.uk or by telephoning the agent acting on behalf of the applicant on **07498 915610** (referring to 'Bryn Bettws')

Anyone who wishes to make representations about this proposed development must write to the agent using the contact details on the above website or via email to info@amityplanning.co.uk by **13th April 2023**

Signed:



Date: 16th March 2023

ATODLEN 1B Erthyglau 2C a 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir yn Bryn Bettws Lodge, Ffordd Fferm Gyfylchi, Pontrhydyfen

Rhoddaf hysbysiad bod Bryn Bettws Lodge Ltd. yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

"Change of use of an agricultural field at Bryn Bettws Lodge to allow seasonal camping for up to 10 months a year."

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://amityplanning.co.uk/bryn-bettws-1>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon drwy anfon e-bost at info@amityplanning.co.uk neu drwy ffonio'r ceisydd ar **07498 915610** (yn cyfeirio at gan dir yn 'Bryn Bettws')

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant drwy ddefnyddio'r manylion cyswllt ar y wefan neu drwy ebost i info@amityplanning.co.uk erbyn **13 Ebrill 2023**.

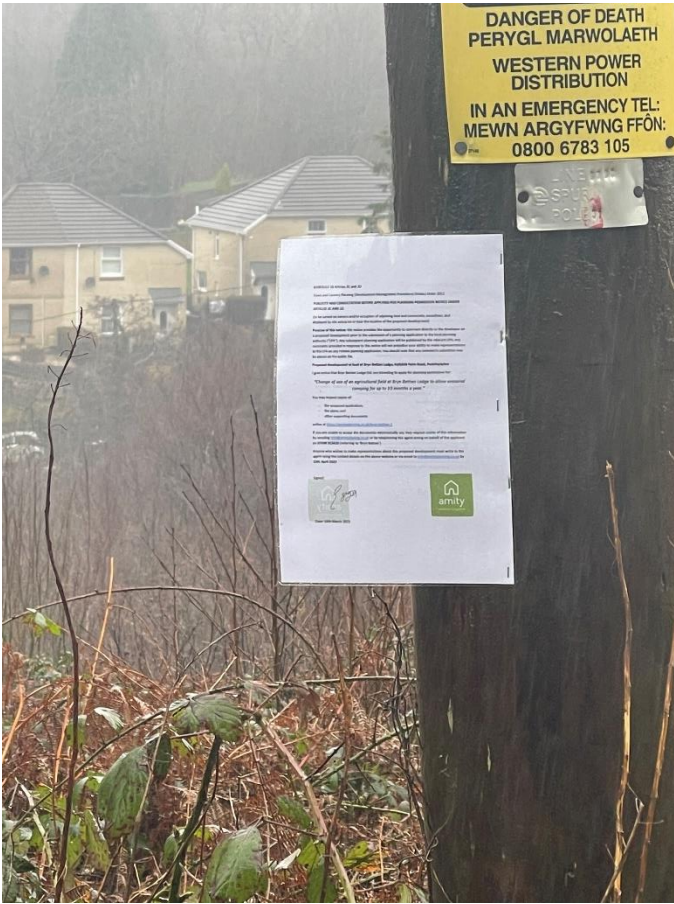
Llofnod:



Dyddiad: 16 Mawrth 2023



Appendix 4: Photographs of the display of Site Notices



Appendix 5: Community Consultee Letter and Responses



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Councillor Jeff Jones

By email – cllr.j.jones1@npt.gov.uk

Dear Cllr. Jeff Jones,

Statutory Pre-Application Consultation at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen for:

*"Change of use of an agricultural field at Bryn Bettws Lodge
to allow seasonal camping for up to 10 months a year."*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **13th April 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours sincerely

A handwritten signature in black ink, appearing to read "Elene Gegeshidze".

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Councillor Jeremy Hurley

By email – cllr.j.j.hurley@npt.gov.uk

Dear Cllr. Jeremy Hurley,

Statutory Pre-Application Consultation at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen for:

*"Change of use of an agricultural field at Bryn Bettws Lodge
to allow seasonal camping for up to 10 months a year."*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **13th April 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours sincerely

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Councillor Tim Bowen

By email – cllr.t.bowen@neath-porttalbot.gov.uk

Dear Cllr. Tim Bowen,

Statutory Pre-Application Consultation at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen for:

*"Change of use of an agricultural field at Bryn Bettws Lodge
to allow seasonal camping for up to 10 months a year."*

The enclosed notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **13th April 2023**.

Please note that any comments made will be summarised in a report for inclusion in the planning application.

Yours sincerely

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.

Appendix 6: Specialist Consultee Notice, Letters and Responses

SCHEDULE 1C Article 2D

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I give notice that Bryn Bettws Lodge Ltd. are intending to apply for planning permission for:

“Change of use of an agricultural field at Bryn Bettws Lodge, to allow seasonal camping for up to 10 months a year.”

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <https://amityplanning.co.uk/bryn-bettws-1>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the email address info@amityplanning.co.uk by **13th April 2023**.

Signed:



Date: 16th March 2023



ATODLEN 1C Erthygl 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Datblygiad arfaethedig ar dir yn Bryn Bettws Lodge, Ffordd Fferm Gyfylchi, Pontrhydyfen

Rhoddaf hysbysiad bod Bryn Bettws Lodge Ltd. yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

"Change of use of an agricultural field at Bryn Bettws Lodge, to allow seasonal camping for up to 10 months a year."

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn <https://amityplanning.co.uk/bryn-bettws-1>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad drwy ebost info@amityplaning.co.uk erbyn **13 Ebrill 2023**.

Llofnod:



Dyddiad: 16 Mawrth 2023





Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Dŵr Cymru – Welsh Water

By email – developer.services@dwrcymru.com

Dear Sir/Madam,

Statutory Pre-Application Consultation for development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen, for:

*"Change of use of an agricultural field at Bryn Bettws Lodge,
to allow seasonal camping for up to 10 months a year."*

The notice represents a formal request for a pre-application consultation response from a specialist consultee under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The notice provides details of how to view and comment on the proposed development in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Please note that any comments should be received no later than **13th April 2023**.

Yours faithfully

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Neath Port Talbot Council – Highway Development Control

By email – hdc@npt.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation for development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen, for:

*“Change of use of an agricultural field at Bryn Bettws Lodge,
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Yours faithfully

Elene Gegeshidze
for Amity Planning

Os oes angen copi o'r llythyr hwn yn Gymraeg, cysylltwch â'r swyddfa ar y manylion isod.



Suite 212
Creative Quarter
Cardiff
CF10 1AF

16th March 2023

Natural Resource Wales

By email – swplanning@cyfoethnaturiolcymru.gov.uk

Dear Sir/Madam,

Statutory Pre-Application Consultation for development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen

I am pleased to enclose on behalf of Bryn Bettws Lodge Ltd. a pre-application notice in respect of proposed development at land at Bryn Bettws Lodge, Gyfylchi Farm Road, Pontrhydyfen for:

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