

OFFICER REPORT

Application Number: P2025/0880

Site Address: Dream Fields Lane From B4290 To Gelli Bwch Farm Jersey
Marine Neath Port Talbot SA10 6JU

Proposal: Details submitted pursuant to discharge of conditions 6
(site access and egress arrangements) and 10
(landscaping, boundary treatment and tree protection for
site access points) of planning permission P2023/0356
dated 22.04.2025 (solar farm development)

Applicant: Mr Hale

Agent: Mr Alex Smith

Ward: Coedffranc West

Application Type: Discharge of Conditions

Valid Date: 16th December 2025

Statutory Expiry Date: 9th February 2026

Ext. of Time / PPA date: 18th May 2026

Publicity Expiry Date:

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY
CONDITION RELATES:-

App. Number:	P2023/0356
Development:	Proposed ground mounted solar PV array with a generating capacity of up to 1.3MW, including development of ancillary structures, fencing and

	landscaping works
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DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

Condition 6: *'Notwithstanding any other details which may be given in the application hereby approved, prior to commencement of any works on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing the safe access and egress arrangements for the separate Construction/Decommissioning Phase and Operational Phase access points with the existing highway. The submitted scheme shall provide for the following:*

- a. The implementation of vehicular visibility splays in accordance with approved drawing numbers: N395 - A16 OPERATIONAL ACCESS - VISIBILITY SPLAY (A) and N395 - A17 CONSTRUCTION ACCESS - VISIBILITY SPLAY (A) within which nothing over 600mm in height shall be erected or allowed to grow and maintained as such for its duration;*
- b. surfacing and drainage arrangements;*
- c. the tie in of the access to the existing adopted highway fronting the site; and*
- d. a timetable for its removal at the decommissioning stage.*

The scheme as approved shall be implemented in its entirety prior to works commencing on site and retained for the lifetime of the development. The approved works shall be removed and reinstated to its existing profile within 3 months of the completion of its decommissioning.

Reason:

In the interest of highway and pedestrian safety and to accord with Policies TR2, RE1 of the Adopted Neath Port Talbot Local Development Plan.'

Condition 10: *'Notwithstanding any other details which may be given in the application hereby approved, no development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, including surfacing material, gates and/or other boundary treatment(s), for the proposed construction and operational site access points. The scheme shall include:*

- a) removing the existing palisade gates/heras fencing;*
- b) adherence with the details approved pursuant to condition 6 of this permission; and*
- c) indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.*

The development shall thereafter only proceed in accordance with the approved hard and soft landscaping details.

Reason:

In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP15 and BE1 of the Adopted Neath Port Talbot Local Development Plan.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

(Original plans)

N395-A20 - Boundary Details (proposed access gates and perimeter fence)

CLD_Ultimate_DS_150825 (proposed perimeter fence details)

ArbTS_2219.2_SunFields Arboricultural Report dated 23 September 2025

N395-A22 - Proposed Replacement Tree Layout

(Amended plans)

C1853-C-202 Solar Farm Access Roads Layout Plan Rev A - received 17/04/2026

C1853-C-203 Solar Farm Visibility Splay - received 17/04/2026

C1853-C-207 Detailed Section Sheet 1 of 2 - received 17/04/2026

C1853-C-207 Detailed Section Sheet 2 of 2 - received 17/04/2026

CONSULTATIONS / REPRESENTATIONS

Highways: No objection.

Drainage: No objection SAB pre-application has been approved (S2025/0027).

Biodiversity: No comments.

Tree Officer: No reply received so no comments.

ASSESSMENT

The submission includes pre-commencement details in respect of construction access/egress and operational access/egress arrangements, landscaping, boundary treatment and tree protection for the site access points. Technical consultees have been consulted on the submitted details and a number of objections were initially received from highways and drainage requiring amended proposals to be submitted. This assessment is based upon the revised submission details received.

In respect of trees and landscaping, a single tree is to be removed in order to achieve visibility requirements however 3 replacement trees are shown to be planted elsewhere within the site in order to satisfy PPW 12 requirements. All other trees are to be retained.

Given the rural character of the access lane and wider application site, on balance it was accepted that an overly-engineered access/egress arrangement was not appropriate in planning terms and to achieve full highway visibility requirements a bank of trees would have to be removed which was not considered to be acceptable on either visual amenity or biodiversity grounds. The Highways Officer objected to the original plans showing retention of this bank of trees, however following extensive discussion and careful consideration of related drainage/SAB requirements, amended plans were received on 17 April 2026 which have now been accepted by the Highways and Drainage Officer.

In respect of landscaping and boundary treatment, the submitted details showing removal of existing palisade gates and heras fencing and their replacement with dark green, slimline lattice metal security gates and fencing are considered to be acceptable within this site context.

There remains some ambiguity around the timetable for removal of the construction access however given the approved solar farm development has a lifespan of 25 years it is considered that this issue can be looked at again when details required by condition 19 (decommissioning/site restoration stage) are submitted in the future.

Therefore there is no planning objection to the submitted details as amended.

CONCLUSION

The submitted details, as amended, are considered to be acceptable and it is recommended that they be accepted pursuant to conditions 6 and 10 of the planning permission.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details ("the Living Decision Notice") and a copy provided with the report	☒
• Once approved, has the revised 'Living Decision Notice' been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	19th May 2026