

## **OFFICER REPORT**

**Application Number:** 18/P/0610/STAT

**Received Date:** 7th September 2018

**Proposal:** Variation of condition 6 and no 7 of planning permission  
DC/2012/00317

**Site Address:** Llandegfedd Water Sports Centre Croes-gweddyn Road Coed Y  
Paen Pontypool

**Ward:** New Inn

**Applicant:** Monmouthshire CC                      **Agent:** N/A

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### **BACKGROUND**

As a neighbouring authority, Torfaen County Borough Council has been consulted on this planning application by Monmouthshire County Council (MCC). TCBC has been consulted as the application site is adjacent to the boundary of the County Borough. In 2012 planning permission was granted for the construction of a visitor centre and a water sports centre. Attached to this permission is a condition limiting the activities of the water sports centre (condition 6) and the hours of use (condition 7).

### **DESCRIPTION OF SITE**

This consultation relates to an application for the Water Sports Centre at Llandegfedd Reservoir.

### **DESCRIPTION OF DEVELOPMENT**

This application is to vary conditions 6 to allow the use of the water sports centres for activities such as meetings and events such as weddings and to remove condition 7 to remove the restrictions on the hours of operation to enable the activities to take place.

Condition 6 reads as follows: 'The premises shall be used solely in association with the operation of the water sports facilities at the site. For the avoidance of doubt the building shall not be available as a licensed premises for the use by the general public.'

Condition 7 reads as follows: 'The premises shall not be used for the approved purposes outside the times of 9am to 9pm.'

### **CONSULTATION RESPONSES:**

Ward Members                                      No reply received

Highways And Transportation I would not oppose the variation of conditions 6 and 7 of planning permission DC/2012/00317 from a highway standpoint.

Ecology Officer No reply received

Environmental Health (noise/contam/housing) There are no representations from Public Health

Community Council Objections: Residents are concerned that the licence changes will allow an increase of traffic through a country lane and If an entertainment and alcohol licence is granted it is likely that people will congregate on the foreshore of the reservoir which is not well lit and could pose a danger to life and an increase in noise level to nearby residents.

### **ASSESSMENT AND CONCLUSION**

No objections have been received from the Council's Highway Officer in terms of any impact on traffic generation and no objections have been received from the Council's Environmental Health Officer. The site is located on the edge of the reservoir which is a Site of Special Scientific Interest (SSSI) and they may be issues with light pollution with late night use, however, this is a matter for NRW to comment on directly to MCC.

Pontypool Community Council have raised an objection in relation to increase in traffic generation and late night noise and disturbance and the potential safety issues with an alcohol and entertainment licence being granted so close to the water's edge. However, no objections have been raised from Council Officers in relation to these issues and the licence issue is for MCC licensing team to address. However, in the Council's response to the consultation, the Community Council's comments can be forwarded to MCC for their consideration.

It is therefore recommended that no objections be raised to this consultation.

**RECOMMENDATION:** No objections be raised

Mrs Helen Smith

<b>Appendices</b>	None
<b>Background Papers</b>	<b>Note: Members of the public are entitled, under the Local Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report.</b>

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<b>For a copy of the background papers or for further information about this report, please telephone: Richard Lewis, Head of Development Management (Tel. 01633 647628)</b>
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