

Pwyllgor Cynllunio

Dydd Mawrth, 1 Rhagfyr 2020

8 taflen ddiweddar.

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Agenda Item 8

Planning Committee – 1st December 2020

Update Sheet

Agenda Item No. 4 Deferrals/Withdrawals

Item	App. No.	Site Location	Officer Rec.
None			

Agenda Item no. 5 Provisional Tree Preservation Order - TPO 671 Land adjacent to 42 Llwyn Close, Sketty, Swansea.

A request has been received from an objector for Committee to defer the application as he is unable to attend to make representations in person.

The following additional comments have been received from the objector:

'I would like the Planning Committee to consider the following :

As already outlined I wish to defer the meeting with regards to TPO 671 as I only received a letter informing me of the planning meeting on Friday 27/11/2020 barely leaving me with two working days in which to prepare.

The letter arrived in a plain white envelope without any indication it was from the City Council or its importance and could very easily be overlooked.

I am a front line NHS worker and I would need at least 2 weeks notice to apply for the day off .

I wanted to make a verbal presentation and now I am unable to do so.

In the current climate with Covid things are generally progressing at a slower pace with some people working from home etc so I find it even more frustrating being given such a short notice period.

With regard to

1.2 The order was made following the Landscape Team receiving reports that the large oak tree was being worked on. After a discussion with the contractor, the work was explained to be minimal and would retain the amenity value of the tree. 1.3

However, following a site visit and a desktop evaluation it was considered that the tree would be under repeated threat from the new land owners to the north and that further work may not be carried out as sympathetically

I have since employed a third tree surgeon and have demonstrated that I pose no threat to the tree and have indeed carried on work sympathetically with minimum impact on the amenity.

I have attached 3 photos the first showing the sheer size of the tree which is a danger to schoolchildren who now because of Covid have to queue along Llwyn Mawr Close to gain entry to the school.

The second showing the extensive hedgerow which existed prior to the development.

The authority did not prevent or penalise the removal of the hedgerow by the developer.

The developer did not need to access the site via the southern boundary as a suitable entrance already existed on Llwyn Mawr Road.

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In fact this posed another danger to the schoolchildren and has resulted in a significant loss to the amenity in the area.

The third photo shows the bank as it is now devoid of trees and shrubs.

I am in consultation with Mr David Turner asset manager for the authority to purchase the bank at the southern border with Llwyn Mawr Close and plant with headrow shrubs and trees in mitigation and to improve the amenity of the area and to help with the drainage and flooding problems that have occurred on Llwyn Mawr Close.

Finally I would like the Committee to consider the affect of the TPO on my house valuation and future sale prospects.'

Copies of the photographs referred to are attached to this update sheet.

Agenda Item no. 6 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2020/0059/FUL	2-3 Tontine Street, Swansea, SA1 5BP <u>Addition to Report at page 55</u>	Approve

Affordable Housing

Proposals that included residential development on sites within settlement limits with capacity for 5 or more dwellings should ordinarily provide for affordable housing on site in accordance with the requirements of Policy H 3. The application site is within the Central Area and that requirement would extend to 20%. Notwithstanding this normal policy requirement the plan, at paragraph 2.4.17, specifically sets out that *'proposals for the conversion, demolition or change of use of commercial property will be exempt from the policy'*. On this basis the provision of affordable housing at the site is not a policy requirement.





