

Agenda Item No 5 – Former Cefn Gorwydd Colliery, Gowerton, Swansea

12 late letters of objection have been received. The relevant points of objection contained within these letters re-iterate the points of objection already listed in the planning report.

Agenda Item no.6 Determination of Planning Applications

POLICY UPDATE – ALL APPLICATIONS

Future Wales: The National Plan 2040

Since the Committee Agenda was finalised, '**Future Wales: The National Plan 2040**' (hereinafter called Future Wales) has been adopted by the Welsh Government and **Planning Policy Wales** (11th Edition – February 2021) has been revised to accompany this.

Future Wales is now the national development plan for Wales and influences all levels of the planning system – the first development plan of its kind. The plan has “development plan” status and is the highest tier of the development plan and all decisions must now accord with Future Wales unless material considerations indicate otherwise. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at local authority level.

The three tiers of the development plan should be aligned and complement each other. Strategic Development Plans, which have not yet been prepared in any region, are required to be in conformity with Future Wales. Similarly, Local Development Plans must be in conformity with Future Wales and the Strategic Development Plan for their area.

Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Future Wales is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales does not seek to take decisions that are most appropriately taken at the regional or local level. It provides strategic direction for all scales of planning and sets out policies and key issues to be taken forward at the regional scale. It does not seek to identify the exact location for new development or the scale of growth in individual settlements.

Future Wales contains 11 outcomes. These are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 Outcomes are collectively a statement of where the Welsh Government want Wales to be in 20 years time. The plan contains 36 overarching policies, some applicable at a national level across Wales and some area specific.

These are high level policies and the Local Development Plan is in general accordance with these. The specific policies will need to be listed in planning reports going forward and the updates on each application will identify what policies are applicable below.

Future Wales contains 4 regions Swansea is located in the South West Region (including Pembrokeshire, Carmarthenshire and Neath Port Talbot). The regional policies focus on four areas – they provide a framework for national growth, for regional growth, for managing growth and supporting growth. Swansea Bay is identified as a National Growth Area.

Planning Policy Wales (11th Edition)

PPW has been revised and includes reference to the Covid-19 pandemic and the Welsh Government’s Building Better Places document which pinpoints the most relevant planning policy priorities and actions to aid in the recovery. Information has also been added with regards to the Placemaking Charter.

The updates include the promotion of the incorporation of drinking water fountains or refill stations as part of development in public areas and active travel / public transport infrastructure should be put in place early on in the development process.

Throughout PPW changes have been made to reflect the name change for Future Wales from the National Development Framework and also changes to the terminology regarding ‘climate change’ to reflect the Welsh Government’s declaration of the ‘climate emergency’ in April 2019. Again, policy changes will be covered where relevant below:

Links to each document are provided below:

<https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

Item	App. No.	Site Location	Officer Rec.
1	2020/2419/RES	Cwmrhydyceirw Quarry Co Ltd, Great Western Terrace, Cwmrhydyceirw, Swansea, SA6 6EA	Approve
	Future Wales Policies:	Policy 1 – Where Wales Will Grow Policy 2 – Shaping urban growth and regeneration – Strategic placemaking Policy 7 – Delivering affordable homes Policy 9 – Resilient ecological networks and Green infrastructure Policy 28 – National Growth Area – Swansea Bay and Llanelli	
	Planning Policy Wales:	No changes to substance of PPW section of Officer Report with exception of policy reference number changes.	

2	2020/2068/S73	Cwmrhydyceirw Quarry Co Ltd, Great Western Terrace, Cwmrhydyceirw, Swansea, SA6 6LP	Approve
		<p>Future Wales Policies:</p> <p>Policy 1 – Where Wales Will Grow Policy 2 – Shaping urban growth and regeneration – Strategic placemaking Policy 7 – Delivering affordable homes Policy 9 – Resilient ecological networks and Green infrastructure Policy 11 – National connectivity Policy 12 – Regional connectivity Policy 28 – National Growth Area – Swansea Bay and Llanelli</p>	
		<p>Planning Policy Wales:</p> <p>No changes to substance of PPW section of Officer Report with exception of policy reference number changes. It is not considered reasonable to request drinking water provision given that the open space within the site already has detailed planning permission, although this will be encouraged as part of any future reserved matters applications where appropriate.</p> <p>Conditions 1 and 2 contained within the 'Recommendation' section of the report should be revised as follows;</p> <p>1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development subject of any reserved matters application(s) submitted after the date of this decision notice begins, and the development shall be carried out as approved.</p> <p>Reason: The application, in outline form, does not give sufficient detail for consideration of these matters at this time.</p> <p>2. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than 11th January 2023.</p> <p>Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.</p>	
3	2020/2544/FUL	Site Of Former Russell House , 31 Russell Street, Swansea, SA1 4HR	Approve

