

## Update Sheet

Item	App. No.	Site Location	Officer Rec.
1	2022/0249/FUL	Land Formerly Part Of Olchfa School, Aneurin Way, Sketty, Swansea, SA2 7AA	Approve
47 additional late letters of objection largely reiterated existing comments but generally making the following comments:			
1) 101 properties is excessive for such a small area of land, will likely increase noise disturbance in the area and has limited green space and parking provision.			
2) 200+ cars and extra vehicles, visitors, tradespeople (HGVs and works vehicles during the build) entering a small, single entrance with poor access to the main road, at a very tight and already busy bottleneck section of Aneurin Way			
3) The site entrance is located opposite residential street parking, with little turning room, alongside awkward speed bumps and with poor visibility due to roadside parking			
4) the bus/coach stop/lay-by for student collection/drop off would be completely removed with no alternative viable currently offered.			
5) The plans do not make clear whether the school's Aneurin Way entrance will remain open. Given its immediate proximity to the development, remaining open would create a safeguarding issue for students next to a busy building site / housing development. Closing it would push the issue of student drop off & collection onto the two other already extremely busy school gates on Parkway and Gower Road, and their adjoining streets			
6) School children need these playing fields, which are currently used so not "surplus to requirements" at all. Once sold off and developed, this green space would be lost forever to the students, community and wildlife that uses it			
7) Environmental impact - loss of green space, impact on air quality from release of carbon currently held in the turf, loss of flora, fauna and wildlife habitat. Significant drainage and sewerage issues that will likely impact neighbouring houses & risk further flooding in Clyne Valley.			

8) 101 properties is a minimum of 350-400 new residents who all require access to GPs, dentists, schools (both Olchfa and Parkland primary are oversubscribed), roads and other amenities; facilities which are all already strained and in this area.

### **Revised Recommendation**

The application site is currently still owned by the Council, and the Council cannot covenant with itself in a Section 106 agreement on land within its ownership. It is indicated that the land sale is subject to planning permission being granted, and will only be completed after planning permission has been granted.

The recommendation is currently subject to the completion of a Section 106 in respect of affordable housing and a financial contribution towards Education. Planning guidance outlines a payment transfer should not be required through a condition and therefore, as a way forward, it is recommended that an additional condition be included in the planning consent instead of the requirement for the signing of a Section 106 Planning Obligation prior to the grant of planning permission. This will have the effect of securing the necessary obligations as no development can commence until a planning obligation is completed. The Council currently own the land but does not intend to develop the land itself. Planning permission runs with the land so once the Council cease to have a legal interest in the site then it will be able to covenant with the developer to secure the obligations by way of Section 106 agreement. It is not a practice that would be utilised in respect of land not owned by the Council and is only suggested here to bridge an anomalous gap in the planning legislation which only affects unitary authorities.

*22. The development shall not commence until all those with an interest in the land comprising the development hereby permitted have entered into a planning obligation with the local planning authority under Section 106 of the Town and Country Planning Act 1990. The obligation shall require:*

- *35% affordable housing on-site in line with LDP Policy consisting of the provision of 35 no. affordable housing units. The AH units will need to be WDQR Compliant (or equivalent),*

*and delivered in the mix of property sizes/types and affordable tenures as indicated in the application. The design and specification of the affordable units will be equivalent quality to those used in the Open Market Units.*

- An Education Contribution of: i) £377,500.00 in respect of Parkland Primary School; ii) £466,528 in respect of Olchfa Comprehensive School;*

*Reason: To ensure the development contributes to the provision of affordable housing and essential education facilities in accordance with policies H3 and SI3 of the Swansea Local Development Plan 2010-2025.*

**Additional Condition:**

*23. The development shall be undertaken in accordance with the recommendations of the submitted Energy and Sustainability Strategy and the measures shall be incorporated prior to the first beneficial occupation of any dwelling on site.*

*Reason: In the interests of sustainability and to reduce energy reliance on fossil fuels.*

2	2021/1820/FUL	Land To The South West Of Beili Glas Farm , Loughor , Swansea,	Approve
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The applicant's agent has requested that the 'trigger points' relating to several of the recommended planning conditions be amended. The majority of the requested amendments are considered acceptable. Consequently, the amended version of these conditions are as follows;

13. Notwithstanding the details shown on the submitted drawings, a revised Landscape Planting Plan (incorporating revised street level Green Infrastructure planting) shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of above ground superstructure works. All planting, seeding or turfing shown in the approved Landscape Planting Plan shall be carried out in the first planting and seeding seasons following the completion of the development.

The completed landscaping scheme shall

thereafter be managed and/or maintained in accordance with an approved scheme of management and/or maintenance to be submitted to and approved in writing by the Local Planning Authority before the commencement of development works.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual and residential amenity and 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.

14. Notwithstanding the details shown on the submitted drawings, revised details of both hard and soft landscape works (excluding proposed planting works) shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of above ground superstructure works. These details shall include:

- i) a statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vii) any water features.

The approved landscaping works shall be carried out in the first planting and seeding seasons following the completion of the development.

The completed landscaping scheme shall thereafter be managed and/or maintained in

accordance with an approved scheme of management and/or maintenance to be submitted to and approved in writing by the Local Planning Authority before the commencement of above ground superstructure works.

Reason: In the interest of protecting visual amenity.

15. No development works relating to the proposed pumping station shall commence, until full details of the proposed pumping station (including details of the boundary treatment enclosing the pumping station) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details:

Reason: In the interests of visual amenity.

3	2018/2629/FUL	Land Off Coed Bach Road, Pontarddulais, Swansea, SA4 8RB	Refuse
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The description of development is incorrect on the Committee Report. The application is presently for 55 dwellings as noted in the report, not 56 as stated in the description.

Policy PS 3 should have been included in the Committee report but was omitted in error:

PS 3 Sustainable Housing Strategy – the Plan provides for the development of up to 15,600 homes to promote the creation and enhancement of sustainable communities.

The Council's Planning Ecologist has undertaken an Appropriate Assessment (AA) of the scheme (as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017). This has concluded that the proposed development is unlikely to have an adverse impact upon the on Carmarthen Bay and Estuaries EMS as the proposal is not likely to undermine the site's conservation objectives, provided that a CEMP and drainage strategy are conditioned/ implemented and adhered to throughout all project phases. The AA has been shared with NRW who have confirmed they are in agreement with the conclusions.

The agent acting on behalf of the applicant has formally requested that the application is deferred given the perceived issues with the scheme and changes that are needed as a result. The agent does not consider these to be substantive issues and can be overcome via revisions to the layout including the retention of the B Category tree and highway alterations. They consider the sole issue to be resolved relates to the planning obligations and the agent considers that 6 AH units and a contribution of circa £110,000 would be made towards Education.

The Committee Report clearly outlines the history of the application (submitted in 2018) to date. The application is currently in its 8th formal iteration and the applicant has been provided with various opportunities to meaningfully amend the proposal, and submit an Updated Viability Appraisal. The agent was notified that they would be given one further opportunity to amend the application in October 2021, at which point they could have submitted said viability appraisal as the scheme composition has not changed. Notwithstanding this, the proposals would not be fully policy compliant. Amendments have been undertaken and concerns still remain – there is a clear disagreement on what is substantive. All of the issues are considered by Officers to be substantive hence the recommendation for refusal.

Officers do not consider there to be further merit to consider the issues as part of the current application.

4	2021/3019/FUL	Disused Rail Track At Pentre Road, Pontarddulais, Swansea	Approve
5	2021/3149/FUL	Mumbles Promenade And Sea Wall , Mumbles , Swansea	Approve
6	2020/2151/FUL	136-137 Woodfield Street, Morrison, Swansea, SA6 8AL	Approve

The description of development is incorrect on the Committee Report. The application has been

amended and is now for a new shop front and not the retention of the shop front which will be deleted from the description.

As noted in the Committee Report, the application has been advertised as a Departure application and the updated consultation period expires today. There have been no further comments since the report was finalised.

7	2021/2011/FUL	Dolphin Inn, Mill Lane, Llanrhidian, Swansea, SA3 1EH	Approve
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