

Update Sheet

Agenda Item no. 5 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2023/1965/FUL	Land East Of, Clordir Road, Pontlliw, Swansea	Approve

Correspondence has been received indicating that Pontlliw and Tircoed Community Council has written to the Welsh Government requesting that the application be called-in for consideration by Welsh Ministers. To date, no response or direction has been received from the Welsh Government.

Two additional letters objecting to the application were received by local residents with their comments summarised as follows:

1. Impact of climate change with reference to flooding and drainage issues
2. Traffic and highway safety issues, including proximity to a school, difficulties of access for large vehicles and limited bus service
3. Proposal would not protect the natural environment and harm ecology/biodiversity interests
4. Loss of trees, hedgerows and vegetation
5. Local schools have insufficient capacity or resources
6. Insufficient amenities in the village to cater for the development
7. Loss of amenity to neighbouring residents including loss of privacy and disruption
8. Alternative sites available in the area instead of greenfield and the proposal does not fit in the village

The matters raised have already been reasonably addressed within the original committee report.

2	2024/0365/LBC	Morfa And Silverstack Bridges, Morfa Road, Hafod, Swansea	Approve
3	2023/2630/FUL	Cobwebs, Penmaen, Swansea, SA3 2HH	Approve

Condition 2 amended as follows;

The development shall be carried out in accordance with the following approved plans and documents:

2023/CBWEBS/SLP - Site Location Plan, 2023/COBWEBS/P01 - Proposed Site Plan, 2023/COBWEBS/P12 - Proposed First Floor Plan, 2023/COBWEBS/P13 - Proposed Roof Plan, 2023/COBWEBS/P17 - Proposed Side (East) Elevation, 2023/COBWEBS/P19 - Proposed Side (West) Elevation and 2023/COBWEBS/P20 - Proposed Garage/Store, received 19th December 2023.

2023/COBWEBS/P11 - Proposed Ground Floor Plan, received 26th February 2024.
2023/COBWEBS/P16 B - Proposed Front (North) Elevation - Street View, received 4th March 2024.

2023/COBWEBS/P15 B - Proposed Front (North) Elevation (From Inside Boundary) and P18 Proposed Rear (South) Elevation, received 8th May 2024.

2023/COBWEBS/P14 B - Proposed Front (North) Elevation (In Front of Garage), received 14th May 2024.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.