

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 1 DEVELOPMENT CONTROL COMMITTEE

HELD AT COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 27 MAY 2014 AT 2.00 PM

PRESENT:

| Councillor(s) | Councillor(s) | Councillor(s) |
|--------------------|---------------|---------------|
| J C Bayliss | J W Jones | H M Morris |
| U C Clay | E T Kirchner | B G Owen |
| S E Crouch | R D Lewis | I M Richard |
| N J Davies | C E Lloyd | D G Sullivan |
| R Francis - Davies | P Lloyd | L V Walton |
| P Downing | K E Marsh | T M White |
| C R Doyle | P M Matthews | A S Lewis |
| J E C Harris | P M Meara | T J Hennegan |
| C A Holley | | |

Also Present: Councillors R A Clay and D Phillips

1 ELECTION OF CHAIR FOR 2014/2015 MUNICIPAL YEAR.

RESOLVED that Councillor R Francis-Davies be elected Chair of the Area 1 Development Control Committee for 2014/2015 Municipal year.

2 ELECTION OF VICE-CHAIR FOR 2014/2015 VICE CHAIR MUNICIPAL YEAR.

RESOLVED that Councillor P Lloyd be elected Vice-Chair of the Area 1 Development Control Committee for the 2014/2015 Municipal year.

3 TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors J E Burtonshaw, F M Gordon, B Hopkins, J Newbury, P Sangha, P B Smith, C Thomas and L G Thomas.

4 TO RECEIVE DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interests were declared: -

Councillor J C Bayliss – Minute No.7 (Item 1) Planning Application No.2014/0076 – I know one objector - personal. Minute No.7 (Item 2) Planning Application No.2014/0310 – I know a few objectors – personal. Minute No.7 (Item 9) Planning Application No.2014/0346 – Spoke against a licence application and left the meeting prior to discussions on this item – personal and prejudicial.

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Cont'd

Councillor S E Crouch – Minute No.7 (Item 5) Planning Application No.2014/0076 – Objector known to me and I live in the vicinity of the premises – personal.

Councillor N J Davies – Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector Mr D Roberts is known to me – personal. Minute No.7 (Item 9) Planning Application No.2014/0346 – I have opposed the granting of a licence to 33, Uplands Crescent – personal and prejudicial and left the meeting prior to discussions on this item.

Councillor P Downing – Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor C R Doyle - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor T J Hennegan - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor C A Holley - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor E T Kirchner - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor A S Lewis – Minute No.7 (Item 5) Planning Application 2013/1835 – Parents live on Longview Road and will benefit, possibly, from park and ride – personal.

Councillor R D Lewis - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor C E Lloyd - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal. Minute No.7 (Item 5) Planning Application 2013/1835 – I work in DVLA which is mentioned in the report. Minute No.7 (Item 8) Planning Application 2014/0236 – I used to work in the building and know applicants – personal and prejudicial and left the meeting prior to discussion on this item.

Councillor K E Marsh - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor D Phillips - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

Councillor L V Walton - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me and I live on Carlton Terrace – personal. Minute No.7 (Item 8) Planning Application 2014/0236 – I live on Carlton Terrace – personal. Minute No.7 (Item 10) Planning Application 2014/0410 – I live on Carlton Terrace – personal.

Councillor T M White - Minute No.7 (Item 1) Planning Application No.2014/0076 – Objector is known to me – personal.

5 **MINUTES.**

RESOLVED that the Minutes of the Area 1 Development Control Committee meeting held on 1 April 2014 be approved as a correct record.

6 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

There were none.

7 **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990.**

The Head of Economic Regeneration and Planning submitted a series planning applications. Amendments to this schedule were reported and are indicated below by (#).

RESOLVED that: -

- 1) The undermentioned planning applications **BE APPROVED** subject to the conditions in the report:

(#) (Item 2) Planning Application No.2014/0310

Change of use from Class A2 (financial and professional services) to a mixed Class A1/A3 use coffee shop at 32, Uplands Crescent, Uplands, Swansea.

Mr P Williams (agent) addressed the Committee.

- Application **APPROVED** in accordance with recommendation subject to the following additional condition:
 5. No development should take place until a scheme which adequately restricts the flow of sound energy through the building elements has been submitted to and approved in writing by the Local Planning Authority and such works that form part of the approved scheme shall be completed before the premises are occupied.

Reason: In the interests of amenity.

(#) (Item 4) Planning Application No. 2014/0419

Construction and use of external seating area, in conjunction with Class A3 uses at the site to the south of Castle Lane, Swansea.

Mr P Baxter (agent) addressed the Committee.

- Application **APPROVED** in accordance with recommendation subject to the following amendments to conditions 3 & 4 and additional condition 6, as follows: -
 3. The external seating area should not be used by customers before 08.00hrs nor after 22.00hrs on any day.
 4. No permanent tables, chairs, enclosure or umbrellas or other related paraphernalia shall be fixed to the external seating area and all such items plus any rubbish generated as a result of the use shall be cleared away when not in use and by no later than 22.30hrs on any day.
 6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

(#) (Item 7) Planning Application No.2014/0183

Addition of a third floor and conversion of first and second floors to provide 24 self-contained student bedsits with associated storage and laundry in basement at Park Buildings, 2, Park Street, Swansea.

- Application **APPROVED** in accordance with recommendation subject to amendments to condition 9, the exact wording to be agreed with Ward Members.
- Condition 9 to read as follows:

Prior to the commencement of works on the application site a Construction Management Plan (CMP) should be submitted to and approved in writing by the LPA. The CMP is to include the following:

- a) Construction programme and timetable;
- b) Detailed site plans to include indications of temporary site offices, materials storage areas, delivery and parking areas etc;
- c) Details of the management of maintaining access to the existing ground floor commercial units, including the provision of false shop fronts to these units;
- d) Details of the siting of cranes and other heavy construction vehicles during construction;
- e) Traffic scheme (access and egress) in respect of all construction related vehicles;
- f) Proposed working hours and delivery hours;
- g) Principal Contractor details, which will include a nominated contact for complaints;

- h) Details of waste management arrangements and
- i) Notification of whether a Control of Pollution Act 1974 (Section 61) Notice is to be served by Principle Contractor on Local Authority.

(#) (Item 9) Planning Application No.2014/0346

Variation of condition 3 of planning permission 2011/1509 granted 21st December 2011 to allow the opening hours to be extended at 33, Uplands Crescent, Uplands, Swansea.

Mr M Hard (agent) addressed the Committee.

- Report updated as follows:
- On page 135, paragraph 2, line 12 should read '...premises shall only be open....'

NOTED that Councillor P M Matthews left the meeting prior to discussions on this item.

- 2) The undermentioned planning applications **BE REFUSED** subject to the reasons in the report:

(Item 8) Planning Application No.2014/0236

Change of use from offices (Class B1) to 1 maisonette and 4 self-contained flats (Class C3) and addition of window at first floor level in side elevation at 71, Mansel Street, Swansea.

Mr R Hughes (agent) addressed the Committee.

(Item 10) Planning Application No.2014/0410

Retention and completion of a front hard standing with a new vehicular exit onto Calvert Terrace at 1A/1B, Calvert Terrace, Swansea.

Mr P Wardman (agent) addressed the Committee.

- Letter of support submitted by applicant indicating:
 - that parking has been provided as the streets are intensively used for parking by Citytax
 - the second entrance would improve flow of vehicles, reducing the risk from reversing vehicles.
 - the tarmac has been laid to allow water to permeate through.
 - number of other gardens used for parking in Calvert Terrace.

3) The undermentioned planning applications **BE DEFERRED**:

(#) (Item 1) Planning Application No.2014/0076

Side roof extension, first floor side extension, and external alterations to facilitate change of use from offices (Class B1) to 4 no. 2 bedroom and 5 no. 1 bedroom self-contained apartments (Class C3) with associated parking at 34, Hanover Street, Swansea.

Mr D Roberts, Mrs L Hulme, Mr J Green (objectors) and Mr S Courtney (agent) addressed the Committee.

- Report updated to add the following condition:

11. Notwithstanding the submitted details, the proposed new parking area hereby approved shall be:

- (i) porous or permeable; or
- (ii) constructed to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the property; and be permanently maintained so that it continues to comply with the requirements of paragraph (i) and (ii).

Reason: To ensure no surface water from the development enters the highway drainage network, in the interests of sustainability.

- Application **DEFERRED** so that accuracy of plans can be confirmed.

(Item 3) Planning Application No.2012/1226

Construction of a four / three storey block containing 50 residential apartments (Class C3) and 1 no. ground floor retail unit (Class A1) with associated undercroft car parking (outline - including details of access, appearance, layout and scale) at The Boat Yard, adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter, Swansea.

- One late letter of objection received stating the following:
- The Marina cannot sustain any more building work.
- This area is a BOAT yard situated right alongside the Marina Office and Boat Hoist. Also the fishmarket is adjacent to this yard where they have deliveries throughout the night as well as the early morning operating hours.
- Application **DEFERRED** to allow consideration of costs associated with closure or prejudicial impact on the operation of the boatyard. Information to be provided in report on visitor parking requirements.

- 4) The undermentioned planning applications **BE REFERRED TO DEVELOPMENT MANAGEMENT AND CONTROL COMMITTEE** with a recommendation of **APPROVAL** subject to the conditions in the report:

(Item 5) Planning Application No.2013/1835

Construction of park and ride / share car park (approx 480 spaces) with new vehicular access, security office, toilet, engineering and associated works, including lighting, fencing, drainage attenuation and landscaping (Council Development Regulation 3) at land to east of Felindre Business Park, Felindre, Swansea.

(#) (Item 6) Planning Application No.2013/1441

New primary care centre with pharmacy associated parking and works at land adjacent to Llys Pentre, Llangyfelach Road, Brynhyfryd, Swansea.

- Page 110, paragraph 3, delete the word 'not' in line 1.
- Application to be reported to the **DEVELOPMENT MANAGEMENT AND CONTROL COMMITTEE** following the application being advertised as a departure to the Development Plan with a recommendation of **APPROVAL** subject to the conditions contained in the report plus the following additional condition:

23. Before the use of the development hereby approved commences, signage to identify the presence of the car park shall be provided at the site entrance in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The signage shall be retained at all times in accordance with the approved details.

Reason: In the interests of highway safety.

8 PLANNING APPLICATION NO.2008/1615 - FORMER BERNARD HASTIE & CO SITE, MORFA ROAD, SWANSEA.

The Head of Economic Regeneration and Planning presented a report outlining residential re-development of site together with new access road, car parking, landscaping, infrastructure, re-profiling and engineering works (outline) – amendment to section 106 agreement at former Bernard Hastie and Co. Site, Morfa Road, Swansea.

It was proposed that the application be deferred in order for concerns relating to affordable housing to be addressed. The proposal was lost.

The Committee considered the information contained in the report.

RESOLVED that the application to be reported to **DEVELOPMENT MANAGEMENT AND CONTROL COMMITTEE** as being an application of strategic importance on the basis of its relationship to the delivery of the Morfa Distributor Road.

9 **PLANNING APPLICATION NO.2013/1857 - LAND ADJOINING 54, GLANMOR ROAD, UPLANDS.**

The Head of Economic Regeneration and Planning presented a report which sought planning permission for a detached dwelling (Outline) at land adjoining 54, Glanmor Road, Uplands, Swansea.

It was outlined that the application was considered by the Area 1 Development Control Committee on the 1st April 2014. The Committee Report was attached at Appendix A of the report.

Members resolved not to accept the officer recommendation of refusal, and were minded to approve planning permission on the grounds that passing bays could be provided within the site rather than requiring the widening of the access along the whole of its length. Thus it was resolved that draft conditions should be reported back to Committee for consideration.

RESOLVED that the application **BE APPROVED** subject to conditions, in accordance with the recommendation.

The meeting ended at 4.23 p.m.

CHAIR