

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 1 DEVELOPMENT CONTROL COMMITTEE

HELD AT COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 16 SEPTEMBER 2014 AT 2.00 PM

PRESENT: Councillor P Lloyd (Vice -Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
J C Bayliss	T J Hennegan	K E Marsh
U C Clay	C A Holley	P M Meara
N J Davies	B Hopkins	H M Morris
P Downing	J W Jones	J Newbury
C R Doyle	E T Kirchner	B G Owen
V A Evans	A S Lewis	P B Smith
R Francis-Davies	R D Lewis	D G Sullivan
J A Hale	C E Lloyd	T M White

25 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors SE Crouch, FM Gordon, JEC Harris, PM Matthews, C Thomas, LG Thomas, LV Walton and GD Walker.

26 **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 JC Bayliss - Minute No.29 - Planning Application No.2014/0786 (Item 1) – Personal & Prejudicial – I have opposed this application at Licensing Committee, Made Statement under Paragraph 14(2) of the Code and left prior to discussion.

Councillor NJ Davies - Minute No.29 - Planning Application No.2014/0786 (Item 1) – Personal & Prejudicial – I have opposed this application at Licensing Committee, Made Statement under Paragraph 14(2) of the Code and left prior to discussion.

27 **MINUTES.**

RESOLVED that the Minutes of the meeting of the Area 1 Development Control Committee held on 19 August 2014 be approved as a correct record.

28 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

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

The Head of Economic Regeneration and Planning submitted a series of 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 and/or indicated below

(#)(Item 1) Application No.2014/0786 –

Change of use of first floor from residential flat (Class C3) to restaurant (Class A3) with rebuilding of walls and fencing and associated works at rear of property. 33 Uplands Crescent, Uplands, Swansea.

Mr M Hard(agent) addressed the Committee.

(#)(Item 2) Application No.2014/0420

Demolition of existing building, construction of four detached dwellings, new shared driveway and associated works.(Amended and additional plans received) at Pleasant View Farm, Pleasant View Terrace, Brynhyfryd, Swansea.

Report updated as follows:

Bats have been identified in the existing buildings on site and the site is considered suitable for reptiles. A bat report has been submitted and the Council's Ecologist has raised no objection to the proposed development subject to the imposition of conditions requiring the insertion of bat bricks in the proposed dwellings, a method statement for the demolition of the existing buildings and the submission of a reptile mitigation statement. A protected species licence will also have to be obtained prior to works commencing.

Amendment to condition 2 plus additional conditions 12 – 16 as follows:

2. Before the development hereby approved is occupied the means of enclosing the boundaries of the site and individual curtilages of all dwellings shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The front boundary wall shall be constructed in materials to match the existing front boundary wall on site.

12. No development shall take place until a scheme outlining the method of demolition of the existing buildings on site has been submitted to and approved in writing by the Local Planning Authority. The existing buildings shall be demolished strictly in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting protected species on site.

13. No development shall take place until details of the provision of bat bricks, or similar, within each of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with the approved details prior to each of the dwellings being occupied and shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of protecting protected species on site

14. No development shall take place until a "Bat Licence" has been obtained from Natural Resources Wales and a copy submitted to and approved in writing by the Local Planning Authority. The mitigation measures required by condition 13 shall form part of the "licence to disturb" application.

Reason: In the interests of protecting protected species on site

15. No development shall take place until a reptile mitigation statement has been submitted to and approved in writing by the Local Planning Authority. The reptile mitigation statement shall be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting protected species on site.

16. Prior to the beneficial occupation of any of the dwellings, the site frontage along Pleasant View Terrace shall be set back to provide a 1.8m footway along the frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and highway safety

(#)(Item 3) Application No.2014/0922

Fourteen 3 bedroom semi- detached dwellings (details of the appearance, landscaping and scale pursuant to outline planning permission 2013/1632 granted 7th February 2014) at Land at Heol Y Fran, Morriston, Swansea.

Councillor AS Lewis read out a written submission from Mrs J White(objector) as she was unable to attend the committee due to a family bereavement.

Mr E Roberts(on behalf of the applicant) addressed the committee.

Report updated as follows:

Twelve additional letters of objection have been received raising the following issues: more social housing, effect on value of homes, enough brownfield sites around the city to avoid filling up green area, increase in traffic congestion, road is a busy bus route and parked cars cause a bottleneck, land used for kickabout area with no alternative, school is full, loss of use of school field, letter from Gwalia indicating they are starting development in October even though planning permission not granted.

These comments generally reflect the issues raised previously and addressed in the main report. For the avoidance of doubt, Members were advised that the proposal does not result in the loss of the school playing field. The application site is restricted to the embankment area between the school field and the highway. Furthermore, the letter to residents from Grwp Gwalia indicates they hope to start work on site in

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Cont'd

October. Discussions between officers and the applicant have confirmed that commencement is conditional on this application being approved and all pre-commencement conditions being discharged.

In paragraph 5 on page 33, correction of typing error in line 6 – 'planning' should read 'planting'

The meeting ended at 2.37 pm

CHAIR