

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 1 DEVELOPMENT CONTROL COMMITTEE

**HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 11 NOVEMBER 2014 AT 2.00 PM**

PRESENT: P Lloyd (Vice-Chair) Presided

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

30 **ELECTION OF A CHAIR FOR THE REMAINDER OF THE MUNICIPAL YEAR
2014-2015.**

RESOLVED that Councillor P Lloyd be elected Chair of the Committee for the remainder of the Municipal Year 2014-2015.

Councillor P Lloyd (Chair) Presided

31 **ELECTION OF A VICE CHAIR FOR THE REMAINDER OF THE MUNICIPAL YEAR
2014-2015.**

RESOLVED that Councillor J C Bayliss be elected Vice Chair of the Committee for the remainder of the Municipal Year 2014-2015.

32 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors FM Gordon, JA Hale, B Hopkins, PM Matthews, J Newbury and C Thomas.

33 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

34 **MINUTES.**

RESOLVED that the Minutes of the meeting of the Area 2 Development Control Committee held on 16 September 2014 be approved as a correct record.

35 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

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

The Head of Economic Regeneration and Planning submitted a Planning Application.

Amendments to this schedule were reported and are indicated below by (#).

RESOLVED that:

(1) the undermentioned planning application **BE APPROVED** subject to the conditions in the report and/or indicated below

#(Item 1) Application No.2014/0739 - Installation of a solar PV array, construction of a storage room, inverter cabin, a substation, switchgear building and fencing at Land to South of Gelliwern Isaf, Felindre, Swansea.

Mrs H Morrall (agent) addressed the Committee.

A visual presentation was given to Committee.

Report updated as follows:

Page 14, paragraph 5, lines 1 & 2 : delete '(which will last approximately one month)'

Application approved subject to the following amended conditions 2, 3, 4, 6, 7, 8,10,11 and 13.

2. *No later than 12 months from the first generation of electricity, the following schemes shall be submitted in writing for the written approval of the Local Planning Authority:*

- (i) *A scheme detailing the removal of all surface elements of the photo voltaic solar farm and any foundations or anchor systems to a depth of 300mm below ground level;*
- (ii) *A scheme detailing the restoration and aftercare, following consultation with such other parties as the Local Planning Authority considers appropriate.*

These schemes shall be implemented in accordance with such details as may be approved by the Local Planning Authority within 12 months from the date of the last electricity generated should the site no longer be utilised for the development hereby permitted.

Reason: In the interest of visual amenity and to ensure the land is restored in an acceptable manner.

3. *No development approved by this permission shall take place until a method statement detailing the provisions of suitable facilities on site to ensure vehicles leaving the site do not deposit mud or debris on the adjacent highway has been*

submitted to and approved in writing by the Local Planning Authority. The method statement shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety.

4. *No development approved by this permission shall take place until details of the methodology for the scope and nature of the dilapidation surveys to be undertaken on the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The dilapidation surveys shall be undertaken in accordance with the approved details.*

Reason : In the interest of highway safety

6. *No development approved by this permission shall take place until details of a scheme for the implementation, maintenance and management of a sustainable drainage system (SUDS) for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the construction of any impermeable surfaces draining to this system, unless otherwise agreed in writing by the Local Planning Authority. The details shall include calculations of the proposed swale to ensure that it is of adequate size.*

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

7. *No development approved by this permission shall be commenced until a Site Waste Management Plan has been submitted in writing for approval by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.*

Reason: To ensure waste at the site is managed in line with the Waste Hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal option.

8. *No development approved by this permission shall take place until details of a scheme showing how the area in Compartment 8 that supports whorled caraway will be protected during construction and demarcated by fencing or similar has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of biodiversity

- 10 *No development approved by this permission shall take place until a scheme containing details of bird and bat boxes to be placed around the site 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 and shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of biodiversity

11. *Notwithstanding the details submitted, details of a scheme for the design and siting of the access tracks, including enlarged turn areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be implemented in accordance with the approved details.*

Reason: To protect the integrity of the pipeline easement in the interest of public safety.

13. *No development approved by this permission 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 in the form of an archaeological watching brief 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.

The meeting ended at 2.50 pm

CHAIR