

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

HELD AT COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 26 AUGUST 2014 AT 2.00 PM

PRESENT: Councillor P Lloyd (Vice Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
J C Bayliss	E W Fitzgerald	J A Raynor
J E Burtonshaw	T J Hennegan	T H Rees
M C Child	M H Jones	C Richards
A C S Colburn	S M Jones	R V Smith
D W Cole	R D Lewis	M Theaker
A M Cook	D J Lewis	C M R W D Thomas
J P Curtice	K E Marsh	M Thomas

20 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors NS Bradley, RA Clay, W Evans, R Francis-Davies, L James, AJ Jones, J Newbury, CL Philpott and RJ Stanton.

21 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS FROM MEMBERS.**

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

Councillors JC Bayliss, JE Burtonshaw, MC Child, AM Cook, ACS Colburn, DW Cole, JP Curtice, EW Fitzgerald, TJ Hennegan, R Francis-Davies, MH Jones, SM Jones, D Lewis, RD Lewis, P Lloyd, KE Marsh, JA Raynor, TH Rees, C Richards, RV Smith, M Theaker, M Thomas – Personal – Item 8(2014/0816) – applicant is a fellow Councillor.

Councillor SM Jones – Personal – Item 7(2014/0847) – I know the applicant.

Councillor CMRWD – Personal & Prejudicial – Item 2(2014/0769) – I know the applicant & architect, made statement under paragraph 14(2) of the code and left prior to consideration and Item 8(2014/0816) – Personal & Prejudicial - I am the applicant and left prior to consideration.

22 **MINUTES.**

RESOLVED that the Minutes of the Meeting of the Area 2 Development Control Committee held on 29 July 2014 be approved as a correct record.

23 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None

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

The Head of Economic Regeneration & Planning submitted a series of planning applications.

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 2) Planning Application No.2014/0769

Detached bungalow at Rear of 17 Melcorn Drive, Newton, Swansea.

Miss Harry(objector) and Mrs Heenan(applicant) addressed the Committee.

Report updated as follows -

Page 22 - Policies add "Policy EV30 - Protection and improved management of woodlands, trees and hedgerows which are important for their visual amenity, historic environment, natural heritage, and/or recreation value will be encouraged."

Page 27 - 4th paragraph add 'Policy EV30'

Page 29 – 2nd paragraph add sentence "to mitigate against the potential noise / nuisance impact upon 17 Melcorn Drive, an acoustic fence is proposed to the side and rear boundary. The details of which are required to be submitted via condition 6."

Page 29 – add additional paragraph : "Tree T5 (sycamore) is a TPO tree and is to be retained on site. A tree survey and tree protection plan has been submitted which demonstrate the mechanisms for protecting the TPO tree during the course of construction. As such it is considered that the development would not cause a harmful impact on the TPO tree and is compliant with Policy EV30"

Page 32 - Replace plan number HG.13.34.11A site location plan dated 28 May 2014 with HG.13.34.11B revised site location plan dated 13 June 2014 and;

Replace plan number HG.13.34.21A Ground floor plan dated 28 May 2014 with HG.13.34.21B Revised ground floor layout dated 21 July 2014

Approved in accordance with recommendation subject to reference to the amended plans detailed above.

#(Item 3) Planning Application No.2014/0889

Replacement dwelling and detached outbuilding with associated landscaping at 89 Southgate Road, Southgate, Swansea.

Mr Phillips(objector) and Mrs Chamberlain(agent) addressed the Committee.

Report updated as follows -

Page 41 – 2nd paragraph – replace 'form' with "from"

(Item 7) Planning Application No.2014/0847

First floor balcony to rear elevation at Haven, Llangennith, Swansea.

(Item 8) Planning Application No.2014/0816

Variation of condition 1 of Planning Permission 2009/0618 granted 17th June 2009 to extend the period of time for a further 5 years to commence works at Llangland Bay House, Llangland Bay Road, Llangland, Swansea.

2) The undermentioned planning applications **BE REFUSED** for the reasons indicated in the report and/or below:

#(Item 1) Planning Application No.2014/0813

Two storey side (Northern elevation) extension, addition of pitched roof to existing detached outbuilding and associated landscaping at Llwynderw Lodge, 164 Mumbles Road, Blackpill, Swansea.

Report updated as follows -

Replace plan number: 1494_THB 402 Rev A Proposed South Elevation dated 28 July 2014 with 1494_402 Proposed South Elevation dated 5 June 2013.

Application refused contrary to officer recommendation for the following reasons:-

The proposed extension by virtue of its design would be out of keeping with the character and appearance of the existing dwelling and detrimental to the visual amenities of the area contrary to the provisions of Policy EV1 and HC7 of the City & County of Swansea Development Plan (2008) and the Design Guide for Householder Development (2008).

#(Item 4) Planning Application No.2014/0876

Ground mounted solar array; capacity up to 1MW, ancillary infrastructure including access track, fencing, security cameras, inverter kiosks and substation building at Webbsfield, nr Brookvale, Ilston, Swansea.

The Committee agreed to extend the speaking time for both objectors and applicants.

Mr ap Gwent, Mr Denley, Rev Cox, Mr Harding, Mr Jones & Mr Gordon(objectors) and Mr Flanagan(applicant), Mr Upton & Mr Burton(in support) addressed the Committee.

Six further letters of support received.

Letter from Swansea Airport Manager – withdrawal of objection;

“After receiving consultation with the applicant for the proposed solar farm I wish to withdraw the objection submitted on the 10 July 2014. The general consensus within the flying schools and residents is that we now believe there is little or no threat to aircraft and pilots in the vicinity of the development.”

Report updated as follows –

Page 57 – Ilston Community Council – 3rd line of second paragraph – replace : ‘nature aiplanes’ w Plans”.

Page 58 – 1st paragraph – 15th line – replace ‘Ilston’ with “Ilston”

Page 77 – 1st line – replace ‘top’ with “to”

Page 85 – Condition 3 – replace condition 3 with amended condition “No development or other operations shall commence on site until a landscaping scheme for the site including

the reinstatement of the temporary construction compounds, screening of the substation and details of the removal of all trees, and any arboricultural work required is submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall be carried out within 12 months from the completion of the development. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and to those originally species required to be planted.”

Page 86 – Condition 11 - Replace condition 11 with amended condition “The design, location, period, orientation of any/all new lighting provision and details of all security fencing and CCTV installed as a consequence of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any lighting, fencing or CCTV is erected, and the scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.”

Page 86 - Additional condition “12. Prior to the commencement of development details of the proposed power connections including from the solar array to the substation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details from the first use of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.”

Reason: In the interests of the character and appearance of the Gower AONB.”

NRW – no objections subject to conditions.

Application refused contrary to officer recommendation for the following reasons:-

The proposal by virtue of its scale and nature would have a detrimental impact upon the character and appearance of the area and the natural beauty of Gower AONB contrary to the provisions of Policy EV1, EV2, EV21, EV22, EV26 and R11 of the City & County of Swansea Unitary Development Plan (2008).

Approval of this application would set a dangerous precedent for the consideration of similar applications within the area the cumulative impact of which would have a seriously detrimental impact upon the character, appearance and natural beauty of the countryside and Gower AONB contrary to the provisions of Policy EV22 and EV26 of the City & County of Swansea UDP (2008).

#(Item 5) Planning Application No.2014/0677

Variation of condition 2 of planning permission 2011/0413 dated 2nd June 2013 and use of the outbuilding as a separate unit of holiday accommodation at 2 St Davids View, Reynoldston, Swansea.

Mr Banbury(applicant) addressed the Committee.

Report updated as follows –

Page 93 – Informatives – delete informatives 1 and 2

(3) the undermentioned planning application **BE REFERRED** to the Development Management and Control Committee with a recommendation that planning permission be approved, contrary to officer recommendation for the reasons shown below and subject to the conditions outlined below:

#(Item 6) Planning Application No.2014/0825

Two storey side/rear extension with balcony at Llotrog House, Llotrog, Penclawdd, Swansea.

Mr Davies(agent) addressed the Committee.

Reason: that there would be no detriment to the visual amenities of the area and subject to the following conditions:

Conditions:

1. The development hereby permitted shall begin not later than five years from the date of this decision. Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2. Samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced. The scheme shall be implemented in accordance with the approved details. Reason: In the interests of the visual amenities of the area.

3. Prior to the commencement of development details of a scheme for the disposal of all surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of the development. Reason: In the interests of the integrity of the water environment.

The meeting ended at 4.37 pm

CHAIR