

CITY AND COUNTY OF SWANSEA

NOTICE OF MEETING

You are invited to attend a Meeting of the

PLANNING COMMITTEE

At: Council Chamber, Guildhall, Swansea

On: Tuesday, 12 May 2015

Time: 2.00 pm

AGENDA

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1 Apologies for Absence.	
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3 Minutes. To approve as a correct record the Minutes of the meeting of Planning Committee held on 14 April 2015.	3 - 17
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5 Determination of Planning Applications under the Town and Country Planning Act 1990.	18 - 128
6 Referral of the Vetch Masterplan Review for Adoption as Supplementary Planning Guidance following Cabinet Endorsement.	129 - 177
7 Plots D8 & E1, Langdon Road, SA1 Swansea Waterfront, Swansea - Referral of Planning Application Ref 2015/0030 Back to this Committee from the Meeting on 14 April 2015 - Construction of 49 residential units comprising of 22 three storey townhouses and 27 apartments in three / two storey blocks with associated access, car parking, bicycle / refuse storage, landscaping and ancillary works.	178 - 197



Patrick Arran
Head of Legal, Democratic Services & Procurement
5 May 2015

Contact: Democratic Services: - 01792 636016

PLANNING COMMITTEE (12)

Labour Councillors: 8

John C Bayliss	Andrea S Lewis
David W Cole	Paul Lloyd
Ann M Cook	Des WW Thomas
Erika T Kirchner	T Mike White

Liberal Democrat Councillors: 2

Mary H Jones	Cheryl L Philpott
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Independent Councillors: 1

Ioan M Richard	
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Conservative Councillor: 1

Anthony C S Colburn	
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Note: Quorum for this Committee is 6 Councillors

Disclosures of Interest

To receive Disclosures of Interest from Councillors and Officers

Councillors

Councillors Interests are made in accordance with the provisions of the Code of Conduct adopted by the City and County of Swansea. You must disclose orally to the meeting the existence and nature of that interest.

NOTE: You are requested to identify the Agenda Item / Minute No. / Planning Application No. and Subject Matter to which that interest relates and to enter all declared interests on the sheet provided for that purpose at the meeting.

1. If you have a **Personal Interest** as set out in **Paragraph 10** of the Code, you **MAY STAY, SPEAK AND VOTE** unless it is also a Prejudicial Interest.
2. If you have a Personal Interest which is also a **Prejudicial Interest** as set out in **Paragraph 12** of the Code, then subject to point 3 below, you **MUST WITHDRAW** from the meeting (unless you have obtained a dispensation from the Authority's Standards Committee)
3. Where you have a Prejudicial Interest you may attend the meeting but only for the purpose of making representations, answering questions or giving evidence relating to the business, **provided** that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise. In such a case, you **must withdraw from the meeting immediately after the period for making representations, answering questions, or giving evidence relating to the business has ended**, and in any event before further consideration of the business begins, whether or not the public are allowed to remain in attendance for such consideration (**Paragraph 14** of the Code).
4. Where you have agreement from the Monitoring Officer that the information relating to your Personal Interest is **sensitive information**, as set out in **Paragraph 16** of the Code of Conduct, your obligation to disclose such information is replaced with an obligation to disclose the existence of a personal interest and to confirm that the Monitoring Officer has agreed that the nature of such personal interest is sensitive information.
5. If you are relying on a **grant of a dispensation** by the Standards Committee, you must, before the matter is under consideration:
 - i) Disclose orally both the interest concerned and the existence of the dispensation; and
 - ii) Before or immediately after the close of the meeting give written notification to the Authority containing:

- a) Details of the prejudicial interest;
- b) Details of the business to which the prejudicial interest relates;
- c) Details of, and the date on which, the dispensation was granted; and
- d) Your signature

Officers

Financial Interests

1. If an Officer has a financial interest in any matter which arises for decision at any meeting to which the Officer is reporting or at which the Officer is in attendance involving any member of the Council and /or any third party the Officer shall declare an interest in that matter and take no part in the consideration or determination of the matter and shall withdraw from the meeting while that matter is considered. Any such declaration made in a meeting of a constitutional body shall be recorded in the minutes of that meeting. No Officer shall make a report to a meeting for a decision to be made on any matter in which s/he has a financial interest.
2. A "financial interest" is defined as any interest affecting the financial position of the Officer, either to his/her benefit or to his/her detriment. It also includes an interest on the same basis for any member of the Officers family or a close friend and any company firm or business from which an Officer or a member of his/her family receives any remuneration. There is no financial interest for an Officer where a decision on a report affects all of the Officers of the Council or all of the officers in a Department or Service.

CITY AND COUNTY OF SWANSEA

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA
ON TUESDAY 14 APRIL, 2015 AT 2.00 P.M.

PRESENT: Councillor P Lloyd (Chair) presided

Councillor(s):

J C Bayliss
D W Cole
A M Cook

Councillor(s):

M H Jones
A S Lewis
C L Philpot

Councillor(s):

D W W Thomas
T M White

ALSO PRESENT:

Councillors(s):

N J Davies

24. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A C S Colburn, E T Kirchner and I M Richard.

25. **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 D W Cole - Minute No. 28 - Planning Application 2014/1954 - Honey Bee Nursery - I acted as a conduit between officers and local residents - personal.

Councillor A M Cook - Minute No. 28 - Planning Application 2014/0950 - application site is near my home - personal.

26. **MINUTES**

RESOLVED that the Minutes of the Planning Committee Meetings held on 3 and 17 March 2015 be approved as correct records.

27. **ITEMS FOR DEFERRAL/WITHDRAWAL**

RESOLVED that the following item **BE DEFERRED** for a site visit:

(Item 11) Planning Application No. 2014/1620 - Gwenlais Uchaf Farm, Pontlliw, Swansea.

28. **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) Planning Application No. 2013/1850 - Construction of Morfa distributor road together with associated infrastructure works (Council Development Regulation 3) at land between Swansea Canal and former Hastie site, Normandy Road, Swansea.**

The application was approved subject to amending the following conditions under the powers delegated to the Head of Economic Regeneration and Planning:

2. The development shall be completed in accordance with a scheme submitted to and approved in writing by the Local Planning Authority for the landscaping of the site. The approved 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 2 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
4. The development shall be carried out in accordance with a written scheme of historic environment mitigation which shall be submitted within 3 months of the date of this permission to the Local Planning Authority. Thereafter, a programme of work will be fully carried out in accordance with the requirements and standards of the written scheme which shall first be approved in writing by the Local Planning Authority.

Reason

To safeguard this area of archaeological interest.

7. Notwithstanding the details indicated in the application, a scheme setting out the precise details and locations of highway signage, road markings, street lighting columns, traffic signals and the colour and finishes of the surface materials 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 beneficial use of the development hereby approved commencing.

Reason:

In the interests of visual amenity and in order to protect the setting of the adjacent listed buildings.

8. Before the development hereby approved is brought into beneficial use, the design and location of the proposed vehicular barriers shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and visual amenity.

9. A detailed scheme for the protection and monitoring of the listed buildings and historic buildings of the Hafod copper works shall be submitted for the approval of the Local Planning Authority within 3 months of the date of this permission. The scheme shall secure the safety and stability of structures both during the construction and operational phases of the development.

Reason

In order to protect and conserve the important heritage resource within the area.

Minutes of the Meeting of the Planning Committee (14.04.2015) Cont'd

10. Notwithstanding the submitted details, prior to the commencement of construction works for all the retaining wall structures, a scheme containing full structural drawings and calculations, including design and external finishes must be submitted for the written approval of the Local Planning Authority. The retaining wall structures must be completed in accordance with the approved scheme.

Reason

In the interests of health and safety and in order to ensure the appearance of the structures are visually acceptable.

11. The development shall not be brought into beneficial use until a schedule of works to consolidate the listed lime kiln (LB: 059) has been implemented in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to preserve and protect the integrity of the historic structure.

12. The development shall not be brought into beneficial use until a scheme for the provision of external surfacing of the area outside of the former Hafod works gate incorporating the retention of the historic surfaces to their original gradients has been implemented in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to preserve and protect the integrity of the historic structure.

13. Within 3 months of the date of this permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted for the written approval of the Local Planning Authority:

Minutes of the Meeting of the Planning Committee (14.04.2015) Cont'd

- (1) A preliminary risk assessment which has identified:
 - * All previous uses.
 - * Potential contaminants associated with those uses.
 - * A conceptual model of the site indicated resources, pathways and receptors.
 - * Potentially unacceptable risks arising from contamination at the site.
- (2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (3) The site investigation results and the detailed risk assessment (2) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (4) A verification plan providing details of the data that will be collected in order to demonstrate that the work set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To ensure that the proposed development will not cause pollution of controlled waters.

14. A verification report demonstrating completion of the works set out in the remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority on completion of the development. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason

To ensure that the proposed development will not cause pollution of controlled waters.

15. Reports on monitoring, maintenance and any contingency action carried out in accordance with the long term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme, a final report demonstrating that all long term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the proposed development will not cause pollution of controlled waters.

16. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out unless and until written approval of the Local Planning Authority is given for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To ensure that the proposed development will not cause pollution of controlled waters.

17. The development shall not be brought into beneficial use until a scheme for the disposal of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason

To prevent pollution of the wider environment.

- Condition 5 is no longer considered necessary on the basis of the existing protection afforded to the affected scheduled ancient monument.
- Condition 6 is not considered necessary as a development brief has now been prepared.

(#) **(Item 2) Planning Application No. 2014/0643 - Side conservatory, external seating area, external fire escape and steps, fenestration alterations, new entrance door and associated works at Miah's Restaurant, St Helens Road, Swansea, SA1 4DE.**

Miss Mary McCarthy (objector) addressed the Committee.

Councillor N J Davies (local ward member) addressed the Committee on the application.

One late letter of objection was received from Councillor Peter May stating

- Residents in St Helens Avenue have compiled reasonable objections to this proposal based on actual experience rather than theoretical scenarios.
- The alterations will in my view put extra pressure and traffic volume onto St Helens Avenue.

Minutes of the Meeting of the Planning Committee
(14.04.2015) Cont'd

- The mere provision of external fire escape indicates that the establishment expects to have an increased volume of people and activity and constituents will suffer a detrimental effect to their amenity so contravening Policy EV1.
- Appreciate that the department acknowledges that granting permission is going to cause unhappiness in the Avenue which is why they have tried to mitigate this by extensive conditions.
- Questions the prospect of the department being able to enforce those conditions realistically.
- It is put to the Department that they would not which renders some conditions meaningless.

The application was approved subject to amending Conditions 4 and 5, and further amending Condition 8 as follows:

In the interests of enforceability, removal of the first sentence of Condition 4 to read:

4. The external seating area must only used in association with the restaurant use and shall not be used by customers before 8.00 a.m. nor after 10.00 p.m. on any day.

Reason

To safeguard the amenities of the occupiers of neighbouring properties.

Correction of errors in Condition 5 to read:

5. The playing of amplified music on any external terrace area or external seating area is expressly prohibited at any time.

Reasons

To safeguard the amenities of the occupiers of neighbouring properties.

To protect the amenities of properties in St Helen's Avenue.

Minutes of the Meeting of the Planning Committee
(14.04.2015) Cont'd

8. No tables or chairs shall be placed in the grassed area fronting St Helens Road and St Helens Avenue and these areas shall not be used for drinking or eating or any other activity in association with the use of the building.

Reason

In the interests of visual and general amenity.

(NOTE: Councillor J C Bayliss wished it recorded that he voted against the recommendation.)

(Item 3) Planning Application 2014/0644 - Side conservatory, external seating area, external fire escape and steps, fenestration alterations, new entrance doors, internal relocation of stairway, removal of new internal walls, addition of kitchen and toilet facilities to first floor, relocation of lift and all associated internal and external alterations and refurbishment works (Application for Listed Building Consent) at Miah's Restaurant, St Helens Road, Swansea, SA1 4DE.

The application was approved subject to referral to CADW and to provide local residents with contact details for CADW.

- (#) **(Item 4) Planning Application No. 2014/0950 - Erection of 2 industrial buildings comprising 11 units for B1, B2 and B8 uses and associated works at land adjacent to Store It, Abergelli Road, Swansea West Industrial Park, Fforestfach, Swansea.**

The Committee were informed references to plans on page 65 were deleted.

The report was approved in accordance with the recommendations subject to amending Condition 15 as follows:

Minutes of the Meeting of the Planning Committee
(14.04.2015) Cont'd

15. Following excavation of the existing access drive, no further development in the area of the existing access drive shall be undertaken until such time as the Planning Authority has inspected the site to assess any impact on the protected trees and given written confirmation that works can continue.

(#) **(Item 5) Planning Application No. 2014/0969 - Residential development (up to 73 dwellings) (outline) at land off Lon Masarn, Cefn Coed Hospital, Cockett, Swansea, SA2 0GH.**

Mr S McKinnon, Mr S Porter, Mr N Dodd (objectors) and Mr P Walden (agent) addressed the Committee.

The Committee were advised of two late letters of objection which set out the same concerns as those already set out in the report and one late supporting letter from the application making the following points:

- I understand that the Ward Member's main concern is that the planning application is for only part of the CCH site and, as such, may in some way be prejudicial to the comprehensive development of the site. I can assure you that this is not the case and that the Health Board has gone to considerable lengths to ensure that the planning and design of Development Area A fits within the overall pattern of development.
- This is why the current application is accompanied not only by its own design and access statement for Development Area A, but also by an overall master plan for the whole site, which has been developed in consultation with Officers of the Council's Planning and Highways Departments.
- ABMU has been entirely transparent about the process leading to this application, which we set out in some detail in May 2012.
- ABMU is under a duty to review its estate and dispose of land that may be regarded as surplus to NHS operational requirements. In the case of CCH, the existing buildings are still in operation use and it is our intention in due course (probably early 2016) to bring forward an application for outline planning permission for the remainder of the site.

Minutes of the Meeting of the Planning Committee
(14.04.2015) Cont'd

- That date cannot be brought forward because extensive bat surveys will need to be carried out in the summer and autumn of this year and we also await a deposit of the LDP which, as you know, will have policies appertaining to CCH.
- Those circumstances do not affect Development Area A. This part of the site is available for immediate disposal and ABMU has programmed to dispose of it in financial year 2015/16. Proceeds from the sale will be reinvested in health care facilities and services in the ABMU area.
- As you will appreciate, CCH has been allocated for redevelopment by the Council for some years. Adopted UDP policies allow for the redevelopment of CCH for health care and residential use. ABMU has already undertaken an extensive programme of investment in new mental health facilities at CCH and now wishes to balance that investment with the first phase of residential development. The number of units applied for (73) is within the site's indicative capacity, set out in the adopted UDP (200 units) and well within the Council's own draft LDP proposals (575 units).
- Development Area A is the only part of the CCH site that is proposed to be served by an access from Lon Masarn; all other phases of the residential development will be served from the north, via Victoria Road. This accords with the advice received from your Council's Highways Department and has always been ABMU's intention.
- Lon Masarn has been assessed as capable of satisfactorily accommodated the traffic from the 73 units proposed and there is no objection from the Highways Department.
- ABMU accepts a condition limiting vehicular access from Lon Masarn to the development now proposed. ABMU has reached agreement with you on necessary pre-commencement planning conditions for matters such as drainage and (subject to contract/without prejudice) on the level of planning obligations that should reasonably and properly be associated with this development.

Minutes of the Meeting of the Planning Committee
(14.04.2015) Cont'd

The application was approved as per the recommendation. Under delegated powers conferred to the Head of Economic Regeneration and Planning, Condition 13 is amended as set out below, so as to ensure that the drainage scheme for the site is considered with any reserve matters submission. This reflects the concerns expressed by its members and members of the public.

Amended Condition

13. "Any reserved matters application shall be accompanied by a strategic site-wide surface water drainage strategy for the site, based on sustainable drainage principles. The strategy shall be based upon a SUDS hierarchy, as espoused by the Ciria publication "the SUDS Manual, C697". The strategy shall maximise the use of measures to control water at source as far as practicable, to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body. The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long term adoption, management and maintenance scheme(s) and monitoring arrangements /responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and construction shall also be included. The approved drainage works shall be carried out in their entirety, full in accordance with the approved details, prior to the occupation of any building or alternatively in accordance with phased drainage operations agreed in writing by the Local Planning Authority.

Reasons

"To ensure a satisfactory and sustainable means of surface water drainage, to prevent the increased risk of flooding and ensure future maintenance of these."

"To ensure a satisfactory and sustainable means of surface water drainage, to prevent the increased risk of flooding and ensure future maintenance of these."

(Item 6) Planning Application No. 2014/1954 - Residential development to provide 95 dwellings and other ancillary works and activities, including: site preparation, clearnace, treatment and the installation of new services and infrastructure (details access, appearance, landscaping, layout and scale pursuant to application A01/0132 granted 6 March 2014) at former Honey Bee Nursery, land off Gower View Road/Clos Cwrt-y-Carne, Penyrheol, Swansea, SA4 4GB.

Miss C Wallington (objector) and Mr O Griffiths (agent) addressed the Committee.

The application was approved in accordance with the recommendation.

(Item 7) Planning Application No. 2014/1968 - Change of use from warehouse and logistics (Class B8) to a cardboard box manufacturing place (Class B2) with associated storage and external alterations at former TD Williams site, Pleasant Road, Penllergaer, Swansea, SA4 9WH.

(Item 8) Planning Application No. 2015/0013 - Change of use from waste recycling centre to sports use (Class D2) at Shanks Waste Service Ltd, Meadow Street, Townhill, Swansea, SA1 6RZ.

(Item 9) Planning Application No. 2015/0030 - Construction of 49 residential units comprising of 22 three storey town houses and 27 apartments in 2/3 storey blocks with associated access, car parking, bicycle/refuse storage, landscaping and ancillary works at Plots D8 and E1, Langdon Road, SA1 Swansea Waterfront, Swansea.

Mr P Baxter (agent) addressed the Committee.

The requirement for the following additional informative was brought to Members' attention:

The road access spur from Langdon Road and the internal estate road will need to be constructed under Section 38/278 Highway Agreements. The developer must contact the Highway Management Group, the City and County of Swansea, Penllergaer Office, c/o Civic Centre, Swansea, SA1 3SN before carrying out any work. The application was approved subject to officers negotiating a Section 106 obligation for affordable housing of up to 30% and that this be brought back to the Committee as an item report.

(Item 10) Planning Application No. 2015/0221 - Residential redevelopment of site for 93 units (26 apartments and 67 2/3 storey dwellings) together with new access road, car parking, infrastructure and engineering works (details of appearance, landscaping, layout and scale pursuant to outline planning permission 2008/1615 granted 4 February 2015) at the former Bernard Hastie and Co. site, Maliphant Sidings, Morfa Road, Swansea.

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

(Item 12) Planning Application No. 2014/1544

Mr G King (agent) addressed the Committee.

A late letter was received from Natural Resources Wales (NRW). No objection is offered to the proposal, although NRW request that the following condition be included should the Council resolve to grant the planning permission.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water via connection to the main sewer has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To protect water quality and prevent any deterioration in water quality and any potential deterioration in water framework directive classification.

Minutes of the Meeting of the Planning Committee (14.04.2015) Cont'd

The application was refused in accordance with the recommendation.

29. **PLANNING APPLICATION NO. 2014/0773 - LAND SOUTH OF BEAUCHAMP WALK (OFF LOUGHOR ROAD), GORSEINON**

The Head of Economic Regeneration and Planning submitted a report which outlined issues around the Section 106 Agreement and conditions agreed by the Planning Committee on 20 January 2015.

It was added that following the Committee resolution, the Section 106 Agreement took some time to be completed due to legal matters and as such, the formal planning permission had not yet been issued. During this time, a complaint had been received from a local resident that works had commenced on the site. Enforcement Officers had visited the site and had confirmed that the works being undertaken on the site were works that “constitute development” and are not “enabling site works”. As works had started on site, the planning permission cannot be issued due to the conclusion of a number of “pre-commencement” conditions. Therefore the description of development required to be reworded to the following: “retention and completion of 25 residential dwellings and associated works including underground pumping station and surface water attenuation pond”, and a number of Conditions required rewording prior to the issue of the permission and these Conditions were outlined in the report. A full set of the amended conditions were provided at Appendix B to the report.

RESOLVED that:

- (1) the rewording of the description of development to “retention and completion of 25 dwellings and associated works including underground pumping station and surface water attenuation pond” and the rewording of Conditions 4(5), 5(6), 6(7), 8(9), 9(10), 10(11), 11(12), 13(14), 14(15), 17(19), 19(21), 20(22), 21(23), 22(24), 23(27), 24(28) and 25(30) as shown in the revised Schedule of Conditions at Appendix B be approved;
- (2) the removal of Conditions 1, 16, 25, 26 and 29 as per paragraph 2.5 in the report be agreed;
- (3) the original requirements of the (original) Condition 16 be clearly incorporated into the original Condition 6 (Condition 5 of the new recommendation).

The meeting ended at 4.35 p.m.

CHAIR

Agenda Item 5

CITY AND COUNTY OF SWANSEA
DINAS A SIR ABERTAWE

Report of the Head of Economic Regeneration & Planning
to Chair and Members of Planning Committee

DATE: 12TH MAY 2015

Bay Area Team Leader: Richard Jones - 635735	Area 1 Team Leader: Ian Davies - 635714	Area 2 Team Leader: Chris Healey - 637424
Castle Landore Mayals Oystermouth St Thomas Sketty Uplands West Cross	Bonymaen Clydach Cockett Cwmbwrla Gorseinon Llangyfelach Llansamlet Mawr Morryston Mynyddbach Penderry Penllergaer Penyrheol Pontarddulais Townhill	Bishopston Dunvant Fairwood Gower Gowerton Killay North Killay South Kingsbridge Lower Loughor Newton Penclawdd Pennard Upper Loughor

Members are asked to contact the relevant team leader for the ward in which the application site is located, should they wish to have submitted plans and other images of any of the applications on this agenda displayed at the Committee meeting.



TWO STAGE VOTING

Where Members vote against officer recommendation, a two stage vote will apply. This is to ensure clarity and probity in decision making and to make decisions less vulnerable to legal challenge or awards of costs against the Council.

The first vote is taken on the officer recommendation.

Where the officer recommendation is for “approval” and Members resolve not to accept this recommendation, reasons for refusal should then be formulated and confirmed by means of a second vote.

The application will not be deemed to be refused unless and until reasons for refusal have been recorded and approved by Members. The reason(s) have to be lawful in planning terms. Officers will advise specifically on the lawfulness or otherwise of reasons and also the implications for the Council for possible costs against the Council in the event of an appeal and will recommend deferral in the event that there is a danger that the Council would be acting unreasonably in refusing the application.

Where the officer recommendation is for “refusal” and Members resolve not to accept this recommendation, appropriate conditions should then be debated and confirmed by means of a second vote. For reasons of probity, Member should also confirm reasons for approval which should also be lawful in planning terms. Officers will advise accordingly but will recommend deferral if more time is required to consider what conditions/obligations are required or if he/she considers a site visit should be held. If the application departs from the adopted development plan it (other than a number of policies listed on pages 89 and 90 of the Constitution) will need to be reported to Planning Committee and this report will include any appropriate conditions/obligations.

The application will not be deemed to be approved unless and until suitable conditions have been recorded and confirmed by means of a second vote.

Where Members are unable to reach agreement on reasons for refusal or appropriate conditions as detailed above, Members should resolve to defer the application for further consultation and receipt of appropriate planning and legal advice.

CONTENTS

ITEM	APP. NO.	SITE LOCATION	OFFICER REC.
1	2014/1620	Gwenlais Uchaf Farm Pontlliw Swansea SA4 9HB Construction of a 4MW solar farm comprising of 12,934 individual panels and associated structures and works	APPROVE
2	2015/0308	Plot 8 Felindre Strategic Business Park Bryntywod Llangfelach Swansea SA5 7LS Two/three storey private hospital development with associated landscaping, site roads and car parking	APPROVE
3	2014/1201	Land at Goole Road Ravenhill Swansea SA5 5DX Construction of 18 no. houses comprising of 6 two bed and 12 three bed units	APPROVE
4	2013/1399	Land adjacent to 77 Trallwn Road, Llansamlet, Swansea, SA7 9XA Residential development for four dwellings (outline)	APPROVE
5	2015/0565	Swansea City Football Club Academy, Landore, Swansea, SA1 2FA Erection of indoor training barn facility for Swansea City Football Academy	APPROVE

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 1

APPLICATION NO.

2014/1620

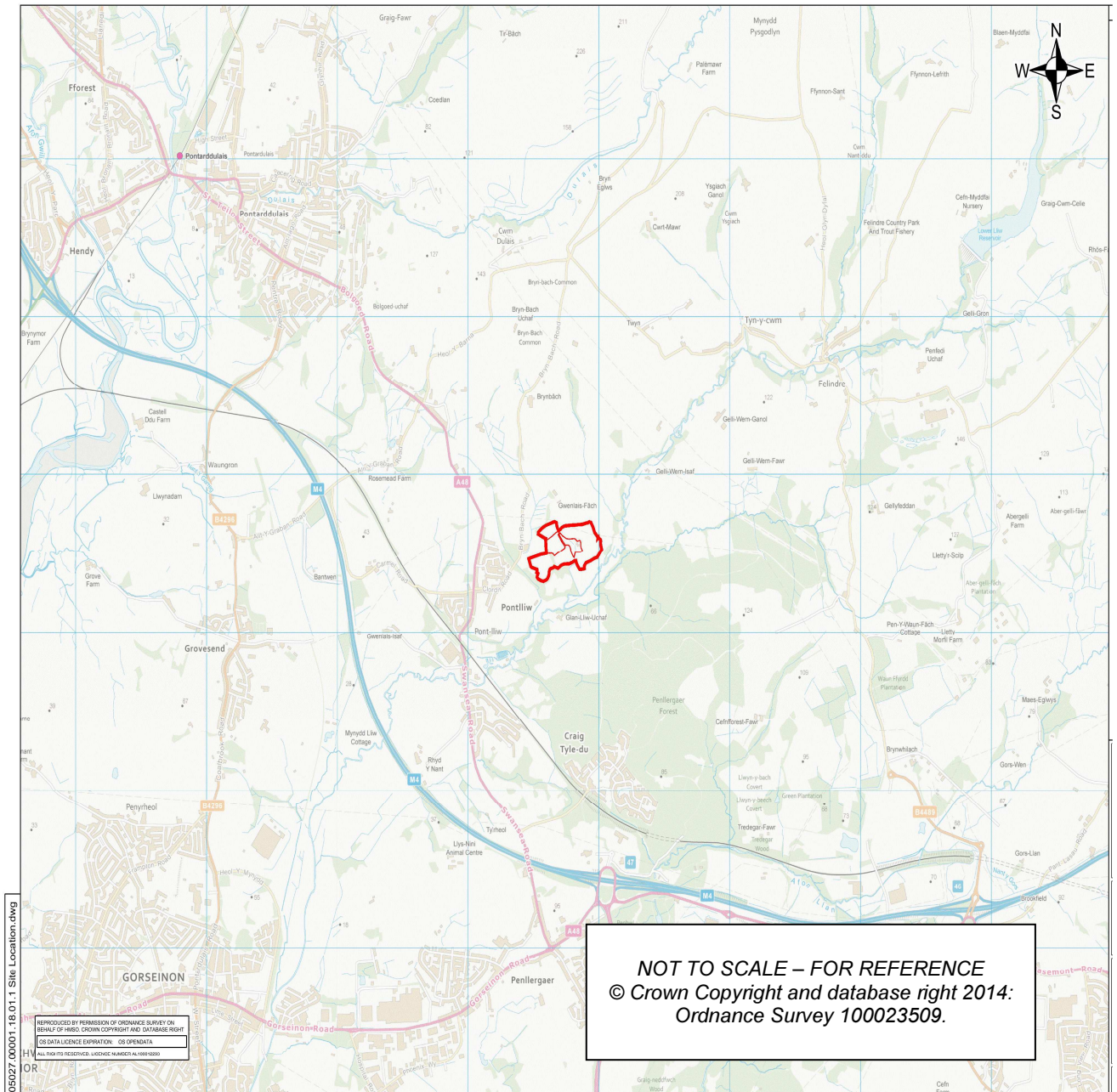
WARD:

Llangyfelach

Location: Gwenslais Uchaf Farm Pontlliw Swansea SA4 9HB

Proposal: Construction of a 4MW solar farm comprising of 12,934 individual panels and associated structures and works

Applicant: Ms Anne Dugdale



PLANNING COMMITTEE – 12TH MAY 2015

ITEM 1 (CONT'D)

APPLICATION NO.

2014/1620

BACKGROUND INFORMATION

POLICIES

Policy	Policy Description
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV12	The character of lanes and public paths that contribute to the amenity, natural and historical qualities of an area will be protected. (City & County of Swansea Unitary Development Plan 2008)
Policy EV21	In the countryside non-residential development will only be permitted where it can be demonstrated that it is beneficial for the rural economy, or it meets overriding social or economic local needs, or it is appropriate development associated with farm diversification, sustainable tourism or nature conservation, or it provides an acceptable economic use for brown field land or existing buildings, or it is essential for communications, other utility services, minerals or renewable energy generation. (City & County of Swansea Unitary Development Plan 2008)
Policy EV22	The countryside throughout the County will be conserved and enhanced for the sake of its natural heritage, natural resources, historic and cultural environment and agricultural and recreational value through: i) The control of development, and ii) Practical management and improvement measures. (City & County of Swansea Unitary Development Plan 2008)
Policy EV27	Development that significantly adversely affects the special interests of sites designated as SSSI's and NNR's will not be permitted unless the need for the development is of such significance that it outweighs the national importance of the designation. (City & County of Swansea Unitary Development Plan 2008)
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. (City & County of Swansea Unitary Development Plan 2008)

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Policy EV35 Development that would have an adverse impact on the water environment due to:

- i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or,
- ii) A reduction in the quality of surface water run-off.

Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented. (City & County of Swansea Unitary Development Plan 2008)

Policy R11 Proposals for the provision of renewable energy resources, including ancillary infrastructure and buildings, will be permitted provided:

- (i) The social, economic or environmental benefits of the scheme in meeting local, and national energy targets outweigh any adverse impacts,
 - (ii) The scale, form, design, appearance and cumulative impacts of proposals can be satisfactorily incorporated into the landscape, seascape or built environment and would not significantly adversely affect the visual amenity, local environment or recreational/tourist use of these areas,
 - (iii) There would be no significant adverse effect on local amenity, highways, aircraft operations or telecommunications,
 - (iv) There would be no significant adverse effect on natural heritage and the historic environment,
 - (v) The development would preserve or enhance any conservation areas and not adversely affect listed buildings or their settings,
 - (vi) The development is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily contained and/or mitigated,
 - (vii) The development includes measures to secure the satisfactory removal of structures/related infrastructure and an acceptable after use which brings about a net gain where practically feasible for biodiversity following cessation of operation of the installation.
- Proposals for large-scale (over 25MW) onshore wind developments shall be directed to within the Strategic Search Area defined on the Proposals Map subject to consideration of the above criteria. (City & County of Swansea Unitary Development Plan 2008)

SITE HISTORY

App No.	Proposal
2006/0103	Construction of dog kennels Decision: Grant Permission Conditional Decision Date: 23/03/2006
2012/1034	Construction of agricultural building (application for Prior Notification of Agricultural Development) Decision: Prior Approval Is Not Required Decision Date: 14/08/2012

RESPONSE TO CONSULTATION

The application was advertised on site and in the local press.

FIFTY FIVE LETTERS OF OBJECTION have been received which are summarised as follows:

1. Concerns regarding the visual impact on the surrounding area, impact on views from Gower Way, other PRowWs and Bryn-Bach Road.
2. Concerns it is an attempt to industrialise the countryside.
3. The site is not designated for solar in UDP nor in TAN 8. Such schemes should be on brownfield land or commercial rooftops.
4. Concerns regarding proximity to neighbouring properties; including loss of views and effect on property prices;
5. Concerns that CCTV cameras will impact on privacy of neighbouring properties;
6. Concerns of noise from construction and maintenance;
7. Concerns that the local roads are not suitable for higher than normal traffic, impact on local school and road safety.
8. Concerns that glare from panels would distract road users leading to highway safety concerns;
9. Concerns that no plans are in place for the safe removal of the panels and re-instatement of the land.
10. Concerns there would be an impact on tourism in the area;
11. Concerns regarding the impact on ecology including protected species. SSSI is located adjacent to the site;
12. Concerns the proposal will result in the loss of farming land;
13. Concerns there are health and ecological risks associated with leakage from the panels;
14. Concerns the proposal will increase energy bills/lack of need for more energy generation in Wales;
15. Concerns the local community will not get any benefit from this project. Only the landowner and developer will benefit;
16. Concerns the proposal will have a negative impact on Grade II Listed Building;
17. Concerns there would be an increased risk of runoff onto Clordir Road and brook;
18. Concerns existing hedgerows and trees were removed as precursor to the application;
19. Concerns that the 'ghost montages' are misleading in respect of height of panels;
20. Concerns that there has been a lack of consultation.

In addition to the above THREE LETTERS OF SUPPORT have been received.

1. This project is in support of the UK's overarching policy on renewable energy provision which is extremely important to reduce our reliance on fossil fuel based energy sources.
2. The developers have been extremely diligent in designing the scheme to ensure any potential local issues arising from this project are minimised and acceptable.
3. Small farmers need to be able to manage their finances in order to continue the professional management of the land. Solar installations of this type benefit the small farmer by providing a guaranteed income which they cannot get from livestock and arable farming.

Pontlliw and Tircoed Community Council –

The Community Council is extremely concerned about the nature and extent of this proposed development. The Community Council considers it to be wholly inappropriate for such a location. The Community Council is also concerned that shortly before the application was submitted, but clearly in anticipation of it being submitted, hedgerows and mature trees were cut down and removed without the requisite consent being sought.

As regards the application itself the Community Council has the following observations upon the proposed development:

1. It is not appropriate to its local context, would not integrate effectively with adjacent spaces, would result in significant detrimental effect in terms of visual impact both for neighbours, the wider community of Pontlliw and visitors to the area, and fails to have regard to the desirability of preserving the setting of a Grade II listed building.
2. As one would expect based upon the above observations the site has not been designated as a possible location for solar energy in either the local authority's UDP or LDP.
3. It would be on a greenfield site and would represent an unnecessary and unsympathetic intrusion into open countryside which forms part of the Gower Way national footpath.
4. It would be in a rural area. As such the design of any works should be appropriate to the character of the area and should not detract from the landscape and suburbanise the area. This proposed development does not satisfy these requirements. It would have the opposite effect. It would detract from the landscape. It would suburbanise the area.
5. There is no evidence the proposed developer has considered alternative brownfield sites.
6. It would be brutal in appearance, detracting from the natural surroundings in which it would be placed. It would be totally out of keeping with the surrounding area. It is in essence a quasi-industrial development in open countryside. Consequently there would be a substantial detrimental visual impact on the amenity of the area.
7. As indicated above, the Gower Way footpath runs through the adjacent site. The development would clearly detract from the attractiveness of that path.
8. As outlined above, as a precursor to making this application, hedgerows and trees were removed. This has been referred to the City Council's enforcement officer for investigation. It would be contrary to public policy to allow applicants to benefit from what appears to have been unauthorised removal of hedgerows.
9. The report from SLR Consulting describes the site as covering approximately 9.7 hectares and acknowledges that it will have a visual influence on distinct areas of the local and wider landscape. The impact on neighbouring properties will be significant. There will be a negative effect on the wider area as well.
10. There is an apparent contradiction between the "Glint and Glare" Report, which suggests that reflectivity would be almost non-existent, whereas the SLR Consulting Report suggests that reflectivity will occur.
11. There are no section 106 agreements proposed to benefit the community and to offset the impact of the proposed development.
12. It appears there has been inadequate or no consideration of the harmful effect the proposed development would have on the habitat of a protected species (*Triturus Cristatus*). The protective species surveys appear to be incomplete.

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The Gower Society –

1. We note the scale of this proposal that is large by any standard.
2. The Gower Way long distance path passes straight through the centre of the proposal.
3. The SSSI is impacted upon to the South.
4. The farm is Grade 2 listed and will be surrounded by solar panels.
5. We are concerned about the Glint and Glare Report that appears to us to be rather superficial. This aspect should be seriously looked at from all angles.
6. The solar panels will lead to a more rapid run off from the area into the Afan Lliw and could give rise to local flooding.
7. We wonder where all of these solar panel applications are leading to and at what stage do we have enough.?
8. This is within the area that was included in the proposed AONB extension that is still an active proposal.

We regret that in the circumstances we have no alternative but to **object** to this application.

Swansea Ramblers – This development will have a significant effect on the enjoyment of the Gower Way as a long distance walking route both within the site and close by. It will be partly visible from the edge of Pontlliw and also from several other rights of way in the vicinity. We use the Gower Way for guided walks as part of our annual programme.

Glamorgan Gwent Archaeological Trust – The desk based assessment undertaken by SLR (Ref 404/05027/00001, October 2014) meets current professional standards. The assessment has taken into account the nature of known sites within a study area and the likelihood of further remains within the development area, also the impact on the heritage receptors within the study area and particularly the farmhouse. The assessment concludes that due to the topography and layout design there will be no adverse impact. No further archaeological features were identified during the walkover or research.

It is our opinion that the works undertaken thus far provide suitable mitigation for the development; further archaeological work would not be necessary, and it is unlikely given the evidence, that features of significance would be encountered during the development work.

Natural Resources Wales - We would offer **no objection** to the above application, providing appropriately worded conditions are attached to any planning permission your authority is minded to grant.

Surface Water Disposal

We note that the proposal is for a solar farm and ancillary development, which totals approximately 9.7 hectares in size and can therefore be classed as less vulnerable development according to TAN15. From the details provided with the application we note that surface water will be managed through a number of swales located across the site. We would be supportive of this approach, utilising sustainable urban drainage systems as advocated in TAN15. Ultimately the drainage system design is a matter for the local authority engineers. However the surface water drainage system must be designed to ensure no increased run-off from the site during and post development in all events up to the 1:100 year storm with an allowance for climate change.

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We acknowledge that the panels will allow rainwater to runoff and infiltrate into the ground, however we would advise that this runoff will concentrate infiltration to a smaller area and depending upon the topography of the site this may lead to the creation of rivets or small channels which could speed up the flow of the runoff down the slope.

Ecology and Protected Species

We welcome the submission of the document entitled; '*Proposed Solar Farm, Gwenlais Uchaf Farm, Pontlliw, Extended Phase 1 Ecological and Badger Survey Report*' dated October 2014 by SLR Consulting Limited. We note that the initial survey was carried out on the 5 June 2014, with a further survey on the 24 June 2014, both of which are within the optimum period for surveying habitats. The report identifies several subsidiary and outlier badger setts and foraging areas. Section 6.4.1 also recognises that construction work with 30m of a sett has the potential to cause disturbance and/or risk of damaging the sett itself. Therefore, we are pleased to note that the typical method of installing arrays and security fencing will be revised where the solar farm footprint enters within 30m of any badger sett. We advise that these proposals are discussed and agreed with your Authority's Planning Ecologist and made an enforceable condition, should you be minded to grant planning permission.

We encourage the use of the local planning Policy EV30 and the achievement of its policy objectives: '*The proposed development will not affect any areas of ancient woodland*', '*The proposed development will involve some limited areas of new hedgerow planting*' and '*The proposed development will not involve any commercial felling or replanting*'.

We note that; '*a distance of at least 3m will be left between the proposed fencing and existing or proposed hedgerows and a further 3m between the fencing and the solar array to allow sufficient space for access and maintenance*'.

It is also our understanding that the existing farm access track leading from Bryn-Bach Road will be used for all construction traffic. The report mentions that all materials should be stored at least 50m away from the SSSI boundary and that care should be taken to prevent any construction materials from spilling onto the SSSI. We also note that the report states that '*permanent impacts to the SINC will be minimal*'.

We are supportive of the recommendations, mitigation and avoidance measures laid down in Section 6 for the report. In particular the proposals to ensure no detrimental effects on the features of interest of the SSSI and recommendations to improve habitat management through use of species rich seed-mixes. However, it is important that any seed mixes should be of local provenance.

In addition, we would be supportive of a sensitive grazing or mowing regime, but wish to highlight the importance that where cutting of vegetation is required all grass cuttings should be removed. NRW recommend that these proposals are discussed and agreed with your Authority's Planning Ecologist and implemented via appropriate planning conditions; should you be minded to grant planning permission.

Nant y Crimp SSSI

Nant y Crimp SSSI is adjacent to the south eastern boundary of the proposed site. In terms of the SSSI, we do not anticipate any direct impacts on the site as a result of the proposal; providing that best practice techniques to protect water quality are employed and adhered to during construction.

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During the works it is expected that water quality of the '*drainage ditch which flows north to south through the aforementioned central wetland area and discharges to the SSSI*' will be protected.

We would recommend that the SSSI features are protected by a condition of planning which states that the water quality and water quantity of the ditch running into the SSSI (north to south) are protected from any significant effects, through appropriate pollution prevention measures.

Landscape

We note the provision of the document entitled; 'Proposed Solar Farm Gwenlais Uchaf Farm Pontlliw: Landscape and Visual (SLR Ref: 404-05027-00001), dated October 2014 by SLR Consulting Limited. Part of the site lies within a Historic Landscape aspect area classed as Outstanding by LANDMAP (SWNSHL398 H27 Gower Supraboscus Agricultural). The area includes very rare, irregular fieldscapes and a number of listed buildings and scheduled monuments. The listed farmhouse, byre and cowshed at Gwenlais Uchaf are in the adjacent area and are important historic features in the locality. There would be some adverse effect on the historic landscape, however, with suitable mitigation provided, this is not considered significant.

Therefore, we advise that management plan for existing and new hedgerows should be provided, along with new hedgerow planting to strengthen boundaries and screen views of the development. **We recommend that this should be delivered by means of an appropriate and enforceable condition, should your Authority be minded to grant planning permission.**

In considering the application, we also recommend the local authority take account of the following:

- The site is within the Geological Landscape aspect areas SWNSGL035 Pontarddulais and SWNSGL032 Loughor, both classed as Moderate by LANDMAP.
- In terms of Landscape Habitats, the site is within aspect area SWNSLH349 North of Gorseinon & Swansea, classed as Moderate by LANDMAP.
- The site is within Visual & Sensory aspect areas SWNSVS322 Upper Lliw Valley and SWNSVS738 Rhyd-y-Pandy, classed as Low and Moderate respectively by LANDMAP.
- In terms of Historic Landscape, the site is within aspect area SWNSHL571 H22 Lower Loughor & Lliw Valleys (unassessed overall but very rare) and SWNSHL398 H27 Gower Supraboscus Agricultural, classed as Outstanding by LANDMAP.
- In terms of Cultural Landscape, the site is within aspect area SWNSCL029 The Mawr, classed as High by LANDMAP.
- The visual impact on the Gower Way public footpath, which passes through the site and the setting of the historic farmstead at Gwenlais Uchaf.
- The cumulative impacts on the Lliw Valley and views from public footpaths crossing the valley e.g. viewpoint F, in combination with the proposed (in planning) solar farm at Gelli-Wern-Isaf.

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Nevertheless, we consider that the effects on the nationally important historic landscape would not be significant, provided suitable mitigated is included. We leave to the discretion of your Authority the wording of any condition to secure appropriate mitigation; should you be minded to grant planning permission.

Pollution Prevention

The planning statement notes that the land is generally sloping to the south towards the valley of the Afon Lliw. The main river itself is located approximately 200 metres to the south of the site. As your Authority will be aware there can be no deterioration of water bodies under the Water Framework Directive. It is therefore vital that all appropriate pollution control measures are adopted on site to ensure that the integrity of controlled waters (surface and ground) is assured. As best practice, we would advise the developer to produce a site specific construction management / pollution prevention plan with particular reference given to the protection of the surrounding land & water environments. If planning permission is granted, we would ask that the following conditions are included.

Condition: No development approved by this permission shall be commenced until a pollution prevention management plan detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. The details of the plan shall be implemented as approved and must be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately

Reason: Prevent pollution of controlled waters and the wider environment.

As a minimum we would recommend that the plan include the following points:

- Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses.
- How each of those watercourses and pathways will be protected from site run off during construction.
- How the water quality of the watercourses will be monitored and recorded. How surface water runoff from the site during construction will be managed/discharged. Please note that it is not acceptable for ANY pollution (e.g. sediment/silt/oils/chemicals/cement etc.) to enter the surrounding watercourses.
- storage facilities for all fuels, oils and chemicals.
- construction compounds, car parks, offices, etc.
- details of the nature, type and quantity of materials to be imported on to the site.
- measures for dealing with any contaminated material (demolition waste or excavated waste).
- identification of any buried services, such as foul sewers, so that they are protected.
- details of emergency contacts, for example Natural Resources Wales (NRW) hotline 0800 807 060.

Pollution prevention guidance is available from the Environment Agency's website.

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Waste Management

Given the nature and location of this development, we would recommend that a site waste management plan (SWMP) for the project is produced. Completion of a SWMP will help the developer/contractor manage waste materials efficiently, reduce the amount of waste materials produced and potentially save money. Guidance for SWMPs are available from the DEFRA website (www.defra.gov.uk).

We acknowledge that a SWMP may be something best undertaken by the contractor employed to undertake the project. Furthermore, we note that these documents are often 'live' and as such may be best undertaken post permission. The following condition is suggested, but could be amended as you see fit.

Condition: No development approved by this permission shall be commenced until a Site Waste Management Plan has been produced and submitted in writing for approval by the Local Planning Authority.

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.

Any waste materials that are generated on site as a result of construction must be stored and treated in line with relevant environmental legislation. If it is proposed to treat waste on site, a relevant waste permit/exemption must be registered with NRW. More information on relevant waste exemptions can be found on our website: www.naturalresourceswales.gov.uk.

In addition to the above, we would ask that the attached planning advice note is provided to the applicant/developer. This provides further information and advice on matters such as SUDS, pollution prevention and waste management.

Should your Authority be minded to grant planning permission NRW recommend that appropriately worded conditions are attached to any planning permission you are minded to grant.

Dwr Cymru Welsh Water – Recommend the inclusion of standard conditions and advisory notes.

The Coal Authority – The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meets the requirements of PPW in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development.

Health and Safety Executive – Does not advise against the granting of planning permission in this instance.

Council's Drainage Section – Recommend the inclusion of a surface water condition to any permission granted.

Council's Pollution Control Division – No comments on the application.

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Council's Planning Ecologist - The site has been subject to an ecological survey which has identified a number of ecologically important features. The Nant y Crimp SSSI lies to the south of the site. It consists largely of habitats that rely on high levels of water in the soil much of this water drains from Gwenlais Uchaf farm it is vital that the drainage is not impeded.

A number of badger setts have been identified; I recommend the inclusion of an informative to advise the developer to contact NRW to confirm if a 'licence to disturb' application is required.

As part of the ecological mitigation the hedge separating the two western fields that has been coppiced should be fenced to protect it from stock and allowed to grow back.

The marshy grass land described in target note 5 should be protected. Any reseeded of this area must be done using seed appropriate to the site.

The suggested method of protecting breeding birds detailed in section 6.4.2 of the ecological survey should be followed. Reptile mitigation suggested in section 6.4.3 of the ecological survey should be followed.

Council's Conservation Officer - The proposed site wraps around Gwenlais-Uchaf Farm. The farm sits at the base of fairly low, undulating hills and as such, the existing landscape forms the setting for the listed property and related structures.

The proposal for the solar farm is a substantial one and covers all of the immediately adjacent fields. Whilst there is an existing hedgerow, it is relatively low and requires management to increase its density and height. By doing so, it will alter the visual character of the existing landscape. The visual impact of the solar panels, deer fencing, substations and CCTV structures whilst individually, are relatively minimal, they are collectively, considerable in their impact.

Possible mitigation measures:

If fields C and H (as shown in drawing GF L/LS Oct 2011) could be removed from the scheme and substantial native species be planted around all of the remaining fields in a revised scheme then the visual impact on the setting of this listed building could be reduced. A revised scheme, as suggested, purely in terms of the visual impact on the historic fabric and its setting, could be supported for approval.

The scheme is provisionally assessed against The City and County Unitary Development Plan (adopted November 2008) Policy EV7, Extensions/Alterations to Listed Buildings, also the Planning (Listed building and Conservation Areas) Act 1990 and Welsh Office Circular 61/96, Planning and the Historic Environment.

Recommendation: The application is supported for approval subject to amendments as cited previously.

Additional Comments - 26th February 2015

Provided the applicant can provide satisfactory hedge screening of all the proposed fields to the top height of the solar panels, using native species of hedging, then support of the scheme in terms of the setting of the listed building would be more acceptable and supported in respect of building conservation.

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The two fields I previously requested to be removed from the scheme could be retained in the scheme and additionally, if the support of the solar energy farm in this location allows the continued and sustained use of the Gwenlais-Uchaf itself, it is felt that this outweighs the potentially harmful visual impact that the solar panels may have.

Additional Comments – 23rd March 2015

I am satisfied with the approach taken to mitigate the visual impact of the proposed solar farm. The list of native species for hedging is welcomed. In addition, the positive impact of such species increases native flora and fauna and therefore, also beneficial for the wider environment

Council's Highways Observations –

The application site is located on land north-east of Pontlliw and north-west of Penllergaer forest. The development proposals involve the construction of a Solar PV array, a number of ground mounted solar PV panels, mounted on frames. The panels are to be connected to the electrical distribution grid. The application site is accessed from an the existing farm track leading from Bryn-Bach Road. The application site is entirely bounded by agricultural fields.

An indicative construction schedule has been submitted indicating that weeks 1-2 will be given to site preparation and mobilisation, weeks 3-10 for the solar PV construction and weeks 11-12 for removal of site services and the temporary site compound. A draft Construction Traffic Management Plan has also been submitted with the application.

The majority of delivery vehicles are anticipated to use the M4 J 47, the A48 from the south and turn right into Bryn Bach Road at Pontlliw. The route in is divided into three sections 1. M4 J 47-A48, 2. Clordir Road -Bryn Bach Road and 3,. Gwenlais-Uchaf Farm Access.

Traffic movements will be their highest during the construction phase. It is estimated that there will be up to 34 daily two way movements for staff and this is based on an average of 50 personnel with a car occupancy of 1.5. In terms of deliveries HGV's will be used to deliver all equipment and materials and there is no requirement for abnormal load movements. It is expected that deliveries will be limited to 8-10 two-way movements per day based up[on a 5 day working week. This is not a high volume of movements. The temporary site compound will include parking for upto 40 vehicles and will include a HGV manoeuvring, loading and unloading areas. Construction workers are expected to arrive by car/small light goods vehicles and at some occasions a minibus.. Car parking spaces are being provided and a maximum of 34 two way trips associated with staff movements is expected. Deliveries will be made using small rigid goods lorry or similar and large commercial vehicles such as 16.5m articulated lorries are not intended to be used due to the narrow nature of the adopted roads from Felindre. No abnormal indivisible load vehicles are required to be used.

There are a number of traffic management measures proposed within the Construction Traffic Management Plan to help reduce the impact of the proposed development.

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Examples of these measures include the proviso that no abnormal or wide loads to enter the site, 'No right hand turn' signage for HGV's leaving the farm access, issuing of route road safety considerations, travel plan, temporary warning signs along Clordir/Bryn Bach Road, controlled delivery departure of HGV's, Wheel cleaning at Gwenlais-Uchaf Farm access, placement of regular warning signs for Gower Way walkers, HGV's not to exceed 5 mph along Gower Way section, review of

Following completion of the scheme, operational traffic will be the occasional service vehicle visit only and therefore will have no adverse impact on local highway safety conditions.

The project intends to undertake dilapidation surveys before and after completion and the methodology will need to be agreed with CCS prior to commencement.

The development is expected to have minimal impact on traffic and highways safety and as such I do not consider that there are any highway safety issues arising.

I recommend no highway objection to the proposal subject to:

1. 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 LPA. The method statement shall be implemented in accordance with the approved details.
2. . No development approved by this permission shall take place until details of the methodology for the scope and nature of the dilapidation surveys on the adopted highway have been submitted to and approved in writing by the LPA. The dilapidation surveys shall be undertaken in accordance with the approved details.
3. Construction Traffic Management Plan shall be submitted for approval prior to any works commencing on site. This should include details of any access alterations that may require a section 278 agreement with the Highway Authority and /or any TRO's that may be required.

APPRAISAL

This application was reported to the Planning Committee meeting held on 14th April 2015 when it was **DEFERRED** to allow members to undertake a site inspection.

Description

Full planning permission is sought for the installation of a solar photovoltaic (PV) array on land at Gwenlais Uchaf Farm, Pontlliw, Swansea, SA4 9HB. The array would comprise approximately 12,900 individual panels and associated works and structures over a site area of approximately 9.7 hectares and will have a total installed capacity of 4MW. Ancillary development would include a small number of inverters and a transformer station placed amongst the solar panels, a small substation building, security fencing up to 2.4 m in height and associated security features (including CCTV cameras), and a temporary construction compound.

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A Grade II listed building named Gwenlais-Uchaf Farm stands within the landholding. The listed building description includes a farmhouse, an attached offset byre and a neighbouring cowshed. The building complex probably dates to the 18th Century (or earlier).

The central area of the farm, which comprises an area of wetland and the farm buildings of the Gwenlais-Uchaf farm has been excluded from the proposed development. The farm buildings comprise (as noted above) a farmhouse with adjacent byre, a cowshed and a farm building which is of more modern construction, all of which are owned and managed by the owners of the application site.

Site Location and Use

The site lies within an area of open countryside to the north east of the village of Pontlliw. The application site forms part of a family owned farm located on land mainly in permanent pasture with some occasional fodder crops. The site consists of a series of individual fields surrounded by a mixture of hedges and traditional clawdd walls (banks) which will remain intact. It is intended to maintain the land in agricultural use during the life of the solar farm.

Access to the site will be gained via the existing farm access route onto Bryn-Bach road on the western edge of the application site. This access route forms part of a public right of way which crosses through the application site. The footpath is part of the 'Gower Way' long distance footpath. A permissive diversion to the right of way is currently in place for a short section of the footpath as it passes to the north of the Gwenlais-Uchaf farm buildings.

The wider surrounding area is predominantly rural in character although there is a significant amount of utilities' infrastructure in the locality, e.g. gas pipelines, electricity pylons and cables. A 33kV overhead electricity line runs across the northern side of the application site. The layout of the site has taken this infrastructure constraint into consideration. Further afield lies a water treatment plant, electricity substation and gas compressor station.

The Nant Y Crimp Site of Special Scientific Interest (SSSI) lies to the south of the application site, part of which lies within the Gwenlais-Uchaf farm holding, although not within the application site. The SSSI extends along the Nant Y Crimp and Afon Lliw valley floors and the woodland to the south. It is designated for wet pastures, species-rich neutral grasslands and semi-natural woodland as well as associated scrub.

Approximately 2.3ha of the 86ha Middle Lliw Site of Importance for Nature Conservation (SINC) falls inside the application site. The SINC includes a variety of habitats, although the designated area within and adjacent to the application site is identified as 'relatively species-rich neutral grassland' and 'woodland containing an assemblage of ancient woodland and indicator species'.

The nearest residential properties to the site include two properties approximately 100m to the west of the application site on Bryn-Bach Road.

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Screening Opinion

In February 2014, prior to the submission of the application, the local planning authority was approached for a Screening Opinion for a 5M capacity solar farm at the site. Following the submission and having regard to the provisions of the Town and Country Planning Act (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 1999 the Local Planning Authority determined that an Environmental Impact Assessment (EIA) was not required for this proposed development. The current application differs from the screening opinion submission in that two fields that lie immediately to the east of properties on Bryn-Bach Road close to the entrance to the Gwenlais-Uchaf farm have been excluded. This has resulted in the generation capacity of the scheme being lower than envisaged at the screening stage.

Consultation prior to submission of planning application

It is understood the agents undertook consultation with residents of the two neighbouring properties that potentially could be affected by the proposed development (on Bryn-Bach road). The scheme was amended to exclude the two fields that lie immediately to the east of the properties from this submission.

Supporting Documents

The planning application is accompanied by a number of supporting documents.

A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application including several photomontages of views of the site from a number of locations in the surrounding area, both nearby and from distance. Overall it concludes that the characteristics of the landscape mean that the proposed development would only have a localised effect, with some close proximity glimpsed views from local road, footpaths and properties; more distant views occur where elevation and intervening vegetation allows.

Visual effects on receptors moving along the Gower Way are limited to a short section. In order to reduce the residual effects the planting of a new hedgerow is proposed along the southern edge of the Gower Way as it crosses through the eastern side of the application site together with active hedgerow management to maximise its screening effects. The closer proximity glimpsed views mostly relate to individual properties or recreational receptors using the local footpaths. Other more distant views are possible from public rights of way to the north and east of the application site although from these locations the LVIA concludes that the proposed development is only likely to give rise to a small scale effect on the view.

A Heritage Statement has been submitted which assesses the impact on the setting of the Grade II listed Gwenlais-Uchaf farmstead (which includes the farmhouse, an attached off-set byre and a neighbouring cowshed). The report concludes that the changes to the setting are likely to be negligible with no significant adverse effects on the heritage significance of Gwenlais-Uchaf or the field system in which it stands. All impacts to the landscape surrounding Gwenlais-Uchaf are relatively temporary and reversible. Notwithstanding the above, the Council's Conservation Officer requested additional mitigation measures in the form of reinforcing existing hedge boundaries to screen the visible sections of the buildings.

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The applicants have submitted an amended landscape scheme which identifies the existing hedgerows subject to a reduced management regime (i.e. less intensively managed and allowed to reach 2.5m in height to increase their screening function). Subject to this it is considered that the strategic hedgerow planting should adequately mitigate the issues of visuality impact on the listed buildings.

In addition the applicants have agreed to provide a contribution towards the maintenance and improvement of the listed buildings on site to further mitigate any detrimental impact upon the setting of these buildings.

An Extended Phase I Habitat Survey and Protected Species Survey Report has been submitted which assesses the ecological value of the site, recording any protected or otherwise important habitats and any evidence for notable or protected species within and adjacent to the survey area and provides recommendations on mitigation and enhancement where appropriate. The solar arrays and access tracks are to be set back from the field boundaries and existing hedgerows will be retained to minimise impacts. Overall the survey concludes that the proposal does not harm features or habitats that are of demonstrable importance to wildlife or nature conservation or that it would cause demonstrable harm to the interests of sites designated as SSSI's (in particular the Nant Y Crimp SSSI adjacent to the southern boundary of the site). The presence of badgers has been confirmed. No setts will be directly lost although a sensitive approach to works has been advised to ensure the setts are not damaged during installation works. However it is considered prudent to attach a planning informative in the event of planning permission being granted advising the applicant to contact NRW to confirm if a 'licence to disturb' application is required.

The Council's Planning Ecologist has advised that relevant conditions should be appended to any planning permission to ensure the mitigation recommendations proposed in the survey report are followed and implemented.

An outline Construction Traffic Management Plan has been submitted which sets out details of the anticipated construction programme, anticipated activity and site parking and manoeuvring arrangements and the proposed access route. Construction works will involve the delivery of equipment and material to and from the site, an indicative timetable for which is:

Site preparation/mobilisation – 2 weeks,
Construction – 8 weeks,
Commissioning – 2 weeks.

During the construction phases it is anticipated there will be up to 34 daily two-way light vehicle movements associated with construction works and supervisors. HGVs will be used to deliver all equipment and materials to and from the application site. The potential number of HGVs in any one day will vary between the phases. It is expected that deliveries of materials to the site during the construction phase will be limited to 8-10 two-way movements per day, based on a 5 day working week. A condition is proposed to be included requiring the submission of a detailed Construction Traffic Management Plan prior to any works commencing on site.

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A Glint and Glare Assessment has been submitted defining 'glint and glare' and investigating potential effects on potential visual receptors within the vicinity of the site. Visual receptors that could potentially be impacted by the proposed development are limited to:

- The Gower Way within Gwenlais Uchaf Farm – views of the front face of the panels would be partially screened by hedgebanks and topography.
- Properties on Bryn-Bach Road to the west of the site – views of the panels would be limited due to the fields to the east of the properties being excluded from the scheme. Views towards the panels would be mainly sideways on or from the north.
- Penlleger Forest – these views are more distant and intermittent due to dense vegetation. There is no public access.

A Coal Mining Risk Assessment has been submitted. This establishes that the application site has been subjected to previous underground coal mining. However, the seams that have been extracted beneath the site are at depths which will not impact the proposed development which will have limited or shallow foundations, with only shallow piling used on the site. The Coal Authority has considered the report and is satisfied that the application site is, or can be made, safe and stable for the proposed development.

A Surface Water Drainage Plan has been submitted which sets out SUDS measures to capture excess run off from the site. Surface water will be managed through a number of swales located across the site.

ISSUES

The main issues for consideration are the impacts of the proposed solar farm on the visual amenity of the area, upon residential amenity, highway safety, ecology & habitats and the impact on the setting of the Grade II listed buildings with regard to policies EV1, EV2, EV3, EV21, EV22, EV30 and R11 of the City & County of Swansea Unitary Development Plan 2008. There are no overriding issues with regard to the Human Rights Act.

In policy terms TAN6 is relevant and makes reference to diversification schemes. Para. 3.7 states that many economic activities can be sustainable on farms and includes renewable energy schemes as one of the options that are likely to be appropriate.

Policy EV1 is a general design policy and states that new development shall accord with the objectives of good design, including, *inter alia*:

- (i) Be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- (iii) Not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements;
- (iv) Incorporate a good standard of landscape design;
- (v) Sensitively relate to existing development patterns and seek to protect natural heritage, the historic and cultural environment not only on-site, but in terms of potential impact on neighbouring areas of importance;
- (xi) Having regard to the desirability of preserving the setting of any listed building.

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Policy R11 supports the provision of renewable energy resources including ancillary buildings and infrastructure subject to:

- (i) The social, economic or environmental benefits of the scheme in meeting local, and national energy targets outweigh any adverse impacts;
- (ii) The scale, form, design, appearance and cumulative impacts of proposals can be satisfactorily incorporated into the landscape, seascape or built environment and would not significantly adversely affect the visual amenity, local environment or recreational/tourist use of these areas;
- (iii) There would be no significant adverse effect on local amenity, highways, aircraft operations or telecommunications;
- (iv) There would be no significant adverse effect on natural heritage and the historic environment;
- (v) The development would preserve or enhance any conservation areas and not adversely affect listed buildings or their settings;
- (vi) The development is accompanied by adequate information to indicate the extent of possible environmental effects and how they can be satisfactorily contained and/or mitigated;
- (vii) The development includes measures to secure the satisfactory removal of structures/related infrastructure and an acceptable after use which brings about a net gain where practically feasible for biodiversity following cessation of operation of the installation.

Amount, Scale and Layout

The proposed development comprises the construction of photovoltaic (PV) solar panels in a series of arrays running west-east across the application site. The panels will be angled so as to maximise the capture of solar energy, facing south, with the top edge up to a maximum of 2.5m above ground. The rows will be placed approximately 5-7m apart.

The solar panels will be bolt anchored to a metal frame (table) mounted on steel posts drive or screwed into the ground, to a depth of 1-2m depending on the ground conditions. No substantial areas of concrete construction will be required, with the possible exception of foundations for the substation building, met mast, CCTV cameras and inverters.

The panels will be connected by cable via inverters to a small on-site sub-station that will subsequently connect with the electricity grid.

The application site will be secured using a 2.4m stock-proof fence (deer fence) that will protect the equipment from theft, vandalism or damage. A distance of at least 3m will be left between the proposed fencing and existing or proposed hedgerows and a further 3m between the fencing and the solar array to allow sufficient spaces for access and maintenance.

The ground surface below the PV panels will remain vegetated. Any bare areas of ground left after construction works will be planted with a species rich mix of grass seed in order to improve the biodiversity of the application site.

The operational life of the solar farm will be approximately 25 years.

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Construction Phase & Access

The existing farm access track leading from Bryn-Bach Road will be used for all construction and maintenance traffic. On site activity will be at a minimum once the site is operational with routine service and maintenance undertaken periodically.

The anticipated construction period for the proposed solar farm will be approximately three months (twelve weeks) and will consist of the following operations, listed here in the approximate order of implementation:

- installation of sustainable drainage systems (SuDS);
- preparation of the construction compound;
- laying of construction phase proposed access tracks;
- digging of cable trenches;
- erection of fence and gates to define the site boundaries;
- delivery of panels, frames, inverters and substations, concrete for building foundations if required;
- installation of frames and panels;
- cable laying;
- commissioning of the panels and installation of inverter and substation enclosures and connection to grid; and
- reinstatement works primarily to the construction compound, if required.

SuDS will be installed in the form of shallow swales along key sections of the application site prior to construction works commencing. The SuDS will be designed to accommodate surplus run off which may arise in the future (although it should be noted that there would be no material increase in surface water runoff, when compared to existing pre-development conditions).

During construction works hedgerows and ditches will be avoided and hedgerows will be allowed to reach a height of 2.5m to increase their screening function. New hedgerows will be planted within parts of the site to provide further screening of the proposed apparatus.

During the construction phase there is anticipated to be up to 34 daily two-way light vehicle movements associated with construction workers and supervisors.

HGV's will be used to deliver all equipment and materials to and from the site. The potential number of HGVs in any one day will vary between the phases of the construction works. It is anticipated that deliveries of materials to the site during the construction phase will be between 8-10 two-way movements per day.

Delivery vehicles to the site will use the A48 from the south (approx. 2.5km) and turn right into Bryn-Bach Road at Pontlliw (approx. 0.5km) entering the application site via the existing farm access. Any local contractors or site works based locally may however approach from the A48 to the north, turning left into Bryn-Bach Road at the same junction in Pontlliw, although no deliveries of materials are expected from this direction.

Public access along the public right of way footpath 'the Gower Way' will be maintained throughout the lifetime of the project. The developers will erect signage along the route to warn any construction vehicles using the route that walkers using the Gower Way may be present.

Decommissioning

When the panels reach the end of their lifetime (approximately 25 years), the solar farm would be decommissioned, all equipment would be dismantled and removed from the site and the site restored to its previous use.

Visual Amenity

In terms of the impact of the scheme upon the character and appearance of the open countryside, the LVIA has investigated a number of viewpoints to analyse the existing baseline conditions and assess the likelihood for potential visual effects caused by the proposed development. These are considered in turn.

Viewpoint A – Gower Way; east of the application site.

This viewpoint is on the Gower Way long distance walking route, it is approximately 140m from the application site boundary at an elevation of 60.4m AOD.

This viewpoint has been included as it represents one of the first glimpses of the application site when approaching from the northeast, with views further to the northeast at Gelli-wern Isaf (where a solar farm is currently under construction, ref 2014/0739) and Crwca being constrained by vegetation associated with the lower reaches of the Lliw.

From this location the proposed development would appear along the skyline, broken up by intervening vegetation in the middle distance. The development is contained within existing field compartments with each existing hedgerow having a standoff; as a result the solar array would not appear as a continuous band of development, but is broken up with lower parts of the structures being hidden behind existing hedgerows. The development would appear on the skyline and would follow the natural landform.

Viewpoint B – Gower Way; within the application site

This viewpoint is on the Gower Way long distance route as it enters the site from the east; it is at an elevation of approximately 69.4m AOD.

The distant horizon is formed by the hills and ridges beyond the Loughor Valley, broken by woodland seen in the middle distance (within the application site). Small scale industrial activity and larger clusters of housing is visible on the northern edge of Pontlliw and to the south of Pontarddulais; the rooflines of the house and modern barn structure at Gwenlais-Uchaf farm is visible below the skyline within the intermediate landscape.

The proposed development would be seen in the foreground of the view. The presence of the array would channel views along the track. The PV cells in the field compartment to the north would be partially screened by the intervening mature and dense hedgerow. The solar arrays within field compartments to the west of this location would become visible when travelling westwards along the track; these would be seen beyond the property and mostly below the skyline. It is acknowledged that there is the potential for major visual impacts for receptors at this location; however it is considered that some of the key characteristics of the view would be retained and that the mitigation measures proposed (planting of new hedgerow and strategic management of existing hedgerows) would go some way to reducing any adverse effects.

Viewpoint C – Gower Way; within the application site near to junction with Bryn-Bach Road.

This viewpoint is located at the entrance to Gwenlais-Uchaf farm looking eastwards from the junction with Bryn-Bach road; it is approximately 100m away from the application site boundary at an elevation of 54.5m AOD. This view is representative of those obtained by users of the Gower Way long distance route and potentially by residents of the adjacent properties, although vegetation is likely to screen most views from garden areas and ground floor windows.

Views from this location are generally directed eastwards along the access road; the context of the existing view is generally rural and of rolling farmland inter-dispersed with woodland. From this location the track itself provides a vista into the application site; however the topography, mature trees and hedgerows means that views only extend out to the middle distance. Existing boundary hedgerows and woodland help screen the lower support structures and break up the massing of the array. The two field compartments immediately to the east of the properties on Bryn Bach road will remain undeveloped, and so the solar array would only appear on the periphery of easterly views from the properties themselves. This type of view is limited to a specific location, and is unlikely to be experienced by all receptors within the locality e.g. those passing along Bryn Bach road are unlikely to detect any change. It is acknowledged that there would be some impact from this location but the existing landscape provides a high level of inherent mitigation with any adverse effects being limited by the restricted nature of views.

Viewpoint D – Eastern edge of Pontlliw

This viewpoint is located on the Bryn Bach road adjacent to the most easterly properties within Pontlliw at an elevation of 49.4m AOD and is approximately 150m from the application boundary. This viewpoint has been included to represent the worst case views from the nearest settlement i.e. Pontlliw as well as users of the Bryn Bach Road and Gower Way which also follows this route.

This section of road is slightly elevated; this, combined with the section of a marginally lower managed hedgerow on its eastern side mean that views towards the application site are more open than most others from this area. Views from this location are generally rural, only being disturbed in this instance by the presence of the small garage operation seen to the west of the application site. Views of the proposed development would be restricted from this location, with the belt of woodland to the south west of the application site screening off the majority of the solar array. Views of the proposed development would therefore only be obtained between the mature tree planting associated with the access road and aforementioned woodland; as such only solar arrays within the northerly and most elevated field compartments are likely to be seen. However given the transient nature of views and height of hedgerows the impact on road users is likely to be lessened.

Viewpoint E – Public Right of Way on the southern edge of Tywn

This viewpoint is located on a Public Right of Way that skirts the western boundary of the adjacent property as it turns southwards towards the application site. This viewpoint is approximately 1290m from the application site at an elevation of 153.7m AOD, and has been included to represent the views of those using the footpath and local residents within the small cluster of properties at Twyn.

Expansive views from this elevated location are possible. Whilst views are generally rural, in terms of context, larger proliferations of built development can be seen within lower lying areas including some larger scale industrial/commercial activity. Pylons are also a dominant feature within the landscape with rows crossing the foreground of the view. Given the distance and low lying nature of the application site, the proposed development is only likely to constitute a small scale change being seen well below the skyline on the lower hill slopes. Based upon the orientation of the solar arrays (i.e. south) and relative position of the viewpoint (to the north) it is likely that the array will appear as a dark banding. This darker horizontal banding would, it is considered be akin to existing field boundaries visible in this view. Only minor visual impacts are predicted at this location.

Viewpoint F – Public Right of Way near Gelli-wern Fawr

This viewpoint is located on the PRow which runs through the farmsteads at Gelli-wern Ganol and Gelli-wern Fawr approximately 1240m from the application site at an elevation of 99.5m AOD. It has been included to represent the views from recreational receptors i.e. those using the footpath and residential receptors associated with the working farms.

The elevated position offers expansive views. Whilst views are generally rural, large pylons are notable features in the landscape. Built development within lower lying areas is also visible.

It should be noted that an application for a solar farm on land south of Gelliwern Isaf Farm (application ref. 2014/0739) was approved the Area 1 Committee on the 11th November 2014. This development is currently under construction. This would appear within the intervening landscape covering quite a wide expanse of ground within the fields to the east of the current application site (i.e. appearing below it within the view). As such, and with regards cumulative effects, the solar array at Gwenlais–Uchaf would, it is considered, contribute little to the overall effect, and not add to the horizontal extent of PV development within the view.

The application site is positioned between the two pylons seen towards the centre of the view from this location. The only area of PV cells likely to be discernible will be those within the south-easterly fields as these roll over the crest of the landform. Distance and the fact that existing hedgerows already represent an arrangement of dark banding across the landscape means that the PV array would be difficult to distinguish from this location. The presence of built development including large scale industrial units and housing punctuate the rural landscape and only minor visual impact is predicted at this location.

Additional viewpoints (Viewpoints G, H, I and J) have also been considered as the extent of potential visual effects extends beyond the areas represented by the aforementioned viewpoints. However, in reality this is unlikely to be the case when taking into account the effect of both vegetation and existing built form.

Potential Range of Visual Impacts & Mitigation

The LVIA analysis of the viewpoints demonstrates that the nature of the visual effects of the scheme varies, with the topography, built form and vegetation all having their own effects. Local residential properties are represented by viewpoints C, D, E and F. These viewpoints illustrate that the proposed development would only have a localised effect, with some close proximity glimpsed views and slightly more distant views only occurring where intervening vegetation allows.

Whilst it is acknowledged that there is the opportunity for a major impact at Viewpoint C, this is reflective of views from the Gower Way rather than the adjacent properties, as peripheral vegetation is likely to help screen views from ground floors and gardens.

The impact on recreational users has also been an important consideration, most notably along the Gower Way long distance route which cuts through the application site along the internal access track. Viewpoints, A, B, C and D are all on this route with B being within the application boundary. The LVIA acknowledges that major effects on views within the application site are difficult to avoid, mostly due to the proximity of the proposed development to the footpath. However, it also has to be acknowledged that the key characteristics of the view i.e. the vista to the distant landscape would be retained (albeit narrowed slightly in horizontal extent) with existing and proposed vegetation providing effective screening of much of the apparatus proposed.

Mitigation, through the form of new hedgerows and strategic management of existing hedgerows (to reach height of 2.5m) as indicated on the updated Landscape Scheme, is proposed to help aid screening of the solar arrays. It is considered this mitigation will help to reduce the potential for visual impact of the scheme in the wider landscape. It is in this context therefore that it is considered the overall impact of the scheme would not result in a significant and adverse impact upon the character and appearance of the open countryside on which it is sited. It is also of particular note that the site would remain in simultaneous use as agricultural land for sheep grazing, thus maintaining an agricultural presence. Upon decommission, the land can be reverted to full agricultural use.

It should be noted that the local planning authority has recently approved planning permission for the construction of a 6MW solar farm on land south of Gelli-wern Isaf farm application (ref: 2014/0739). This development is currently under construction and is located approximately 320m to the north east of the application site. The in- combination effect of having two solar farms in close proximity requires careful consideration. With regard to views from public vantage points close to the application sites, the fields within the two farms and the outer edges of the solar farms are bound by mature hedgerows. When viewed from the PRoW near Gelli-wern Fawr (Viewpoint F) the solar farm at Gelli-wern Isaf would appear within the intervening landscape covering quite a wide expanse of ground within the fields to the east of the current application site (i.e. appearing below it within the view). As such, and with regards to cumulative effects, the solar array at Gwenlais-Uchaf would, it is considered, contribute little to the overall effect, and not add to the horizontal extent of PV development within the view.

It is therefore considered that given the retention and strategic management of existing hedgerows and due to the undulating landscape, there would not be any tangibly adverse in-combination effect as a result of this development being located in close proximity to the Gelli-wern Isaf development.

Residential Amenity

Turning now to residential amenity, in general the site is well screened from the surrounding villages and residential properties due to intervening vegetation, buildings and landform. There are a handful of private dwellings in the vicinity of the site (Maesgwyn and Nantglais respectively) located on Bryn-Bach Road to the west of the site, and the solar farm will be legible from private views from these properties at a distance of approximately 100m.

The LVIA considers the visual impact of the proposed development from these properties and concludes that whilst it will be visible from these properties, existing screening provided by hedgerows and proposed planting will mitigate these impacts. The impact of the proposed development on a localised level is therefore not considered to be of such significance that would warrant a refusal in this instance. Furthermore the retention and addition of hedgerows within the site is considered to minimise the extent of the perceived change to the site when viewed from both private and public vantage points. The planting of additional vegetation would serve to enhance the landscape character which would also provide greater value for wildlife

In terms of the potential for glint and glare, particularly from private amenity spaces in properties in the wider surrounding area, a glint and glare assessment has been submitted. The reflectivity of solar panels has been compared to the reflectivity of other materials in a number of studies. The Federal Aviation Administration (United States) has produced technical guidance for evaluating solar technologies. On a scale of 0% (no reflectivity) to 100% (most light reflected) solar PV panels of the kind proposed in this development are near to 5% reflectively. Many of the surfaces found within 2km of the proposed development will reflect a greater percentage of sunlight than the panels.

With regards to potential noise and disturbance, again there are significant distances involved in terms of the application site and neighbouring residential properties. Whilst it is accepted that there would be a certain level of noise and disturbance during construction, particularly from deliveries and site works, given that the construction period is anticipated to be completed within three months and is not a continuous construction process, these impacts would be temporary. It is therefore considered that the proposed development would not create significant levels of noise and dust and any noise/dust created during operation would be short in duration.

Impact on the Listed Buildings

Gwenlais–Uchaf Building Description

The farmstead dates to the early 19th century (or late 18th century). The building, with its south-facing frontage is divided into two sections; the eastern section is an L-shaped dwelling with associated lean-to ancillary structures, whilst the western section comprises a former byre; both sections are constructed of (local) quarried sandstone. This building, along with the accompanying byre is typical of the 18th and early 19th century regional agricultural vernacular. As such the listed designation is due to the building retaining its vernacular character.

Externally, the two-storey farmhouse and adjoining byre is constructed of rubble stone which was formerly whitewashed. The adjoining byre has a newly laid slate tile roof, whilst the farmhouse is covered with an asbestos sheet roof. Originally the roofing material for both buildings would have been straw thatch. Either side of the roofline are two stone end stacks which appear to have been rebuilt (re-pointed) during the later 20th century.

The south-facing frontage comprises an offset, slightly recessed window and door casement arrangement. The doorway is covered with a stone porch that is probably contemporary with the building. Three small squared window casements occupy the first floor, whilst two windows flank the door opening on the ground floor; several of these, including the door, have been replaced with UPVC glazed casements.

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The window occupying the eastern flank on the ground floor has been enlarged and therefore alters the original symmetry of the elevation.

To the rear of the building complex are several refurbished window openings and a door opening that leads directly into the byre. Attached to the original farmhouse building is a single storey outbuilding, probably a scullery or dairy, as well as the byre.

The cowshed, located to the rear of the byre and on the north-western side of the farmyard comprises a whitewashed rubble rectangular building that supported a slate roof. The southwest and northeast gables and northwest elevation house several openings including probably air vents in the northeast gable. The southwest gable has a 20th century window opening inserted. The southeast facing elevation contained two large openings, a recessed window and an associated doorway. It is more than likely that this historically refurbished building was the original dwelling.

Buildings listed as Grade II, such as Gwenlais-Uchaf, are considered to be of special interest which warrants every effort being made to preserve them. Where development proposals affect a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses (PPW Edition 7 para 6.5.9)

Impact on the Setting of the Listed Buildings

The potential impact of the proposed solar farm on the listed buildings has been a prime consideration with this planning application. Gwenlais-Uchaf sits within a naturally-formed trough that provides screening between the proposed development and the listed buildings that form the farmstead.

The potential visibility between the proposed solar farm and farmhouse is considered limited, with only the upper section of the eastern gable end of the farmhouse and possibly the northern elevation exposed from certain vantage points. However, the majority of the house, the adjoining annex and nearby barn complex sit within a natural dip within a largely undulating landscape. General views of the farmhouse, including the south-facing frontage are restricted, with views from the access track and Gower Way to the south-east being the only vantage point where a large section of the house can be fully viewed.

Following a site visit, The Council's Conservation Officer requested additional mitigation measures in the form of reinforcing existing hedge boundaries to screen the visible sections of the buildings through selective hedgerow planting, using indigenous species appropriate to the local area.

In response to this request, and following further consideration of the impact on the setting of the listed building, the applicants have submitted an amended landscape scheme which identifies the existing hedgerows subject to a reduced management regime (i.e. less intensively managed and allowed to reach 2.5m in height to increase their screening function). Subject to this it is considered that the strategic hedgerow planting should adequately mitigate the issues of visibility impact on the listed buildings. Additional hedgerow planting will also, it is considered, enhance the overall heritage of the property.

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Screening will be further supported by the area which has been excluded from development which is immediately west of the farm complex with its western extent delineated by a mature hedged boundary. No solar panels or associated development will be installed in this area.

In addition the applicant has also agreed to provide a financial contribution to be used by the land owner for the maintenance and improvement of the Grade II Listed buildings at Gwenlais Uchaf Farm to carry out improvements to the building by replacing unsympathetic alterations with more appropriate works. This will further mitigate against any detrimental impact upon the setting of the listed building from the solar farm as well as improving the appearance of this building of national importance.

On the basis of the above, and subject to the mitigation measures proposed, it is considered that there will be negligible setting issues with no significant adverse effects on the heritage significance of Gwenlais-Uchaf or the field system in which it stands. All impacts to the landscape surrounding Gwenlais-Uchaf are relatively temporary and reversible.

Public Right Of Way

As discussed in the Visual Impact section, the LVIA study considers in detail the effects of the proposed development on the Gower Way public footpath. The study concludes that the proposed development will be visible from the footpath although views will be screened somewhat by intervening hedgerows and trees. Further mitigation measures are proposed including active management of the existing hedgerows to ensure that their screening effects are maximised, whilst retaining their character. Other mitigation measures include new hedgerow planting along a short section of the Gower Way (southern boundary) as it passes the proposed solar array in order to protect the character of the footpath and screen views into the site. Other more distant views are possible from PRowS to the north and east of the application site although from these locations the proposed development is only likely to give rise to a small scale effect on the view, if at all. The LVIA concludes that potential visual impacts on the wider area are not significant.

Hedgerow Planting, Management and Aftercare

The species mix proposed (for new hedgerows) is based on the species identified by the ecological survey to ensure species appropriate to the locality are used. A relatively high proportion of holly has been used to increase the 'evergreen' element of the screening function.

In order to achieve a more instantaneous effect, plants would be introduced as bare root 'feathered' stock. These are taller than standard transplants and would be between 1-1.5m tall and have a branched form. Whilst it is acknowledged this planting will need several seasons of growth to establish what would be recognised as a hedge, the taller, bushier form will provide a degree of structure and height from an early stage.

Hedgerows would be planted into a 600mm wide cultivated trench as a double staggered row at 500mm intervals; all stock would be pit planted between the end of November and the start of March. All planting areas would be fenced to offer protection from grazing stock, if required, and transparent rabbit spirals (or shrub shelters for holly), supported by 450mm stout bamboo canes.

It is not expected that any significant hedgerow maintenance would be required in the first 5 years, as the trees and shrubs will need time to establish. In the longer term the sensitive management of hedgerows would be compatible with the safeguarding of wildlife.

All hedgerows would be allowed to reach 2.5m in height, and be side-trimmed to a triangular shape, leaving the peak as high as possible. This prevents self-shading, allowing light to the base. Stems would be cut a little above the last cut, leaving approx. 0.5cm of new growth. Mature trees and samplings, including thorns would be left at irregular intervals. Healthy dense growth at the base of the hedgerow would be retained to improve effectiveness as a stock-proof barrier (if required). Routine trimming would be carried out to retain a dense base and prevent hedgerow shrubs growing into mature trees. The hedgerows would be assessed for suitability before any trimming works take place.

Cutting of hedges should be avoided between March and August as this is the main breeding season for nesting birds (an informative note is proposed to be included to this effect).

Access and Highway Safety

In terms of impact on access and highway safety, access to the site will be via the existing access track to Gwenlais-Uchaf Farm via Bryn-Bach road. No works are proposed to the existing access track. An outline Construction Traffic Management Plan has been submitted with the planning application and the Head of Highways and Transportation has raised no objection to the proposal subject to the submission of a finalised Construction Traffic Management Plan and the provision of suitable facilities on site to ensure vehicles leaving the site do not deposit mud or debris on the adjacent highway. This can be controlled via condition. Additionally it is understood that dilapidation surveys will be undertaken before and after completion and the methodology will need to be agreed with CCS prior to commencement. Again this can be secured via condition.

Other Issues

The ecological assessment found evidence of a protected species within the study area. A more detailed study was undertaken of this species and mitigation measures are included in this scheme. Notwithstanding this it is proposed to include an informative advising the developer to contact NRW to confirm if a 'licence to disturb' application is required.

It should be noted that the site is located near a gas pipe line. There is also an Overhead power line that crosses the site. The Health and Safety Executive has raised no objection to the proposal on safety grounds. The developer will need to enter into agreements with National Grid to put in place arrangements for safe working prior to construction commencing in accordance with industry safe working practice and easement requirements. An informative is proposed to be included advising the developer of the need to contact National Grid prior to works commencing on site.

Response to consultations

Turning now to the letters of representations received, a number of different concerns have been raised which are addressed in turn.

Concerns have been raised regarding the visual impacts from the proposed solar array, including visual impact on the Gower Way, other PRoWS and the view from the road. The LVIA concludes that whilst there would be a significant impact on the Gower Way where it passes through the site itself, this would be mitigated by planting a new hedgerow along the southern side of the footpath, and active hedgerow management along other boundaries. Other more distant views are possible although the proposed development is likely to have a small scale effect on the view. With regards the view from Bryn-Bach Road, this view has been assessed in the LVIA taking a representative viewpoint (viewpoint D) to represent the worst case views from the nearest settlement i.e. Pontlliw. Although the road is slightly elevated at this point, views are largely obscured by existing trees and hedges, and a commercial garage is in the foreground which means that the context is not entirely rural. A second viewpoint (viewpoint B) close to the entrance to Gwenlais-Uchaf farm was also considered and at this location the LVIA concludes that as a result of distance and intervening vegetation those passing along Bryn Bach road are unlikely to detect any change at all.

It is noted that the Gower Society has indicated that they would like to see the Gower AONB extended in the future. The AONB is some 10km distant from the proposed site and the application has to be considered in the light of the current designation of the land.

Concerns have been raised that this is quasi-industrial development in the countryside and the site is not designated for such use in the UDP nor TAN8. Renewable energy development in the countryside is supported in TAN6 and UDP Policy EV21, subject to environmental safeguards. Neither the UDP nor TAN 8 allocate specific sites for solar development. Brownfield sites are subject to competition for many other forms of development and generally find it difficult to compete financially with other uses. The choice of a greenfield location allows the proposed solar farm to contribute to farming diversification, whilst allowing no loss of farming productivity, and provides an important additional source of income.

Concerns have been raised regarding proximity to neighbouring properties. The scheme as originally proposed at screening stage included the two fields immediately east of the two closest properties on Bryn Bach road. It is understood following consultation the developer undertook with the residents of these properties prior to submitting this application these two fields were removed resulting in no part of the solar farm being within 100m of the houses, and views of the solar panels being screened partly by existing vegetation and buildings e.g. commercial garage. The LVIA assesses the visual impact from a representative point taken adjacent to Nantlais (Viewpoint B) and comments that in respect of the residential properties 'vegetation is likely to screen most views from garden areas and ground floor windows'. With regards to the effect on property prices this can be given little weight in the determination of this application.

Concerns have been raised that CCTV cameras will impact on privacy of neighbouring properties. The intention of the CCTV cameras is to focus on protection of equipment within the solar site. Subject to retaining this key objective, it would be possible to set up the cameras with a restricted arc of movement such that no cameras could be directed towards nearby properties. It is therefore recommended to include a planning condition requiring further details of the CCTV cameras to be submitted and agreed prior to construction works commencing.

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Concerns have been raised regarding noise from construction and maintenance. It is unlikely that any noise would be experienced from maintenance once the solar farm is constructed, as activities within the site would be limited. During construction it is acknowledged that some noise disturbance due to onsite operations and traffic may be experienced for a limited period, but this is anticipated to take no more than twelve weeks.

Concerns have been raised regarding additional traffic on local roads, and impact on road safety. During construction, which is anticipated to last up to twelve weeks, it is expected there will be a maximum of 10 HGV deliveries per day. Section 6.0 of the Outline Construction Management Plan makes proposals for ensuring that construction traffic has due regard for safety and local residents. It is proposed to include a planning condition requiring a detailed Construction Traffic Management Plan is submitted and agreed prior to construction commencing. During operation of the solar farm, traffic levels would be negligible.

Concerns have been raised that glare from panels would be a distraction for road users. Potential glare from panels is assessed in the Glint and Glare Assessment. The assessment is based on experience from around the world, including solar farms located close to airports. A combination of limited receptors to the south of the proposed panels and the inherent low reflectivity of the PV panels means that the Assessment concludes there would be no significant effect.

Concerns have been raised that there are no plans in place for the removal of the panels and re-instatement of the land. The solar farm will be decommissioned and all equipment removed from the site at the end of its commercial life which is expected to be 25 years. It is proposed to include a condition requiring the submission of a scheme for the decommissioning and subsequent restoration of the site.

Concerns have been raised that there would be an impact on tourism. The site was selected as being appropriate for a solar farm development because the topography of the farm and its surroundings have a feeling of 'containment' within a slight 'bowl' and therefore any development within the farm does not have a significant impact over a wider area. It is proposed to retain and where necessary enhance the existing strong hedgerow boundaries to ensure that the character of the landscape is reinforced. There is no evidence to suggest the proposal would have a negative effect on tourism in the area.

Concerns have been raised in regard to the impact of the solar farm on ecology and protected species. The planning application is accompanied by a comprehensive ecological assessment of the site in accordance with industry best practice. It included an assessment of protected species such as Great Crested Newts (GCNs) and certain other species of interests such as breeding birds. With regard to GCNs, which are referred to by several local residents, both the data search and the site walkover showed no evidence of any GCNs or suitable habitat within the study area. Evidence was found of one protected species during the walkover and as a result a more detailed study was undertaken and proposed protection measures are included.

The retention of all hedgerows within the site will ensure that there would be no substantial change to wildlife corridors within the site, and the proposed additional mitigation proposed could be considered to provide enhancement. Traditional grazing practices will be retained and measures put in place to prevent surface water run-off affecting the adjacent SSSI.

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Concerns have been raised that the proposal would result in the loss of farming land. The proposals provide specifically for the grazing of the site by sheep throughout the operation of the solar farm, thus ensuring that the land retains a productive farming use. To this end, the panels are designed to be no lower than 0.8m at the bottom edge so that sheep can pass underneath, and for the framework to be compatible with grazing use of the sheep.

Concerns have been raised regarding health and ecological risks associated with leakage from the panels. There is no known evidence to show this is a risk to human health or the ecological environment. Following decommissioning of the site all panels will be removed from the site.

Concerns have been raised that the proposal will increase energy bills. The proposal is made in direct response to government policy which seeks to substantially increase the supply of energy from renewable sources. Solar energy is an important part of the range of energy sources that will help secure power suppliers going forward.

Concerns have been raised that the local community will not get any benefit from this development, only the landowner and developer will benefit. In addition to supporting energy policy, the proposed development will help to support the continuation of traditional farming practices through providing a secure additional income stream for the farmer to help her manage her land, part of which is a SSSI and therefore requires the adoption of more sensitive farming methods. In addition, the listed buildings within the farm bring obligations in respect of their continued maintenance, which could also be considered to be in the public interest.

Concerns have been raised the proposal would have a negative impact on the Grade II listed buildings. The potential impact of the proposed solar farm on the listed buildings has been a prime consideration. The Heritage Assessment concluded that the changes to the setting of the buildings are likely to be negligible with no significant adverse effects on the heritage significance of Gwenlais-Uchaf or the field system in which it stands. Further consideration of the detailed impact on the setting of the listed buildings has been considered and additional mitigation in the form of reinforcing existing hedge boundaries has been proposed (i.e. less intensively managed and allowed to reach 2.5m in height to increase their screening function).

Concerns have been raised that the proposal would result in an increased risk of runoff onto Clordir Road. A surface water drainage plan has been submitted which is based on the principle that there should be no increase in downstream flood risk as a result of the solar farm.

Concerns have been raised that existing hedgerows and trees were removed as a precursor to the application. One hedgerow on the northern boundary of the westernmost field was the subject of coppicing work undertaken by the landowner approximately 1 year ago. Although it is understood this was done with all good intentions in line with hedgerow management elsewhere on the farm, in practice the hedgerow was too straggly and overgrown to respond well to coppicing. Introducing new planting to reinforce the existing hedgerow is considered the best way to ensure that regrowth of the hedge is successful, which is also important in aiding to screen the solar farm.

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Concerns have been raised that the 'ghost montages' are misleading in respect of the height of the panels. The LVIA and 'ghost montages' have been prepared by a qualified Landscape Architect in accordance with best industry practice. Each photographic image has been scaled to accurately represent an existing view. The 'ghost montage' (computer model view) has been scaled to match the photograph and is based on a combination of Ordnance Survey digital height data, surveyed site data and 3 dimensional models of the proposed site.

Concerns have been raised that there has been a lack of consultation. In accordance with statutory requirements the application has been advertised by way of a site notice and in the local press. It is also understood the applicant undertook consultation with residents of neighbouring properties prior to the submission of the planning application.

Conclusion

Solar Farms present an opportunity for the provision of renewable energy in the UK and are encouraged by the Government's feed-in tariffs for schemes producing 5MW or more. There is wide scale commitment to expand the deployment of renewable energy to secure the future energy demand within the UK and protect the end users of the sector from the instability of fossil fuels. Such schemes also provide investment, jobs and contribute to the UK's drive towards carbon reduction. UK Government Policy on renewable energy is set out in the Energy White Paper 'Our Energy Future - Creating a low carbon economy (2003) and this document establishes a national target of achieving 20% of electricity needs from renewable energy by 2020. This target is broadly reflected in Welsh Assembly document TAN 8. This compulsion drives the financial mechanism for Government incentives for the development of large scale renewable energy generation. Certain Areas of the UK have been identified as being optimum areas for solar energy generation. The South West and South Wales are classed as optimum areas (uksolarenergy.co.uk).

In essence, the scheme assessment and decision outcome is essentially a balance between the national and international will for a future with renewable energy, supported by regional and local policy in principle, against the impact of such schemes on the landscape and environment in which they are sited.

On balance, this application is considered appropriate in terms of its scale and design and would not cause unacceptable loss of amenity to neighbouring properties or surrounding land. There would not be significantly adverse visual impact on landscapes and the general locality from the site, and there would be no significantly adverse or detrimental impact on the ecology, habitats, highway safety or land drainage in the area. An additional prime consideration has been the impact on the setting of the Grade II listed buildings. However it is considered the mitigation measures proposed, including a reduced management regime for those hedgerows where visible impacts might occur, to enable them to reach 2.5m in height should adequately mitigate the issues of visual impact on the Listed Building and its curtilage. On balance therefore the scheme is considered acceptable and is in accordance with the criteria laid out in Policies EV1, EV2, EV21, EV22 and R11 of the City and County of Swansea Unitary Development Plan 2008. Approval is recommended.

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RECOMMENDATION

APPROVE, subject to the following conditions and the applicant entering into Sections 106 Planning Obligation to fund improvements to the Grade II Listed Buildings at Gwenlais Uchaf Farm

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 The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan Figure 1; Site Layout Plan Figure 2; Solar Panel Elevation Figure 3; Site Fence & Maintenance Access Details Figure 4; Met Mast & CCTV details Figure 5; Client Substation Plans & Elevations Figure 6A; WPD 33kv Substation Plans & Elevations Figure 6B; Indicative Surface Water Drainage Strategy Plan Drawing No. 2 received 28th October 2014; Landscape Scheme GF L/LS (updated) received 3rd March 2015.

Reason: To define the extent of the permission granted.

3 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 within 12 months from the date of the last electricity generated should the site no longer be utilised for the permission hereby granted. in accordance with the approved details.

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

4 No development approved by this permission shall take place until details of a management plan relating to the mitigation measures as outlined in Section 9 of the Landscape and Visual Report (SLR Ref: 404-05027-00001 and the Updated Landscape Scheme received 3rd March 2015 have been submitted to and approved in writing by the Local Planning Authority. These details shall include a programme of the enhancement and management of existing hedgerows and the planting and provision of new hedgerows using native planting of local distribution to filter the views of the scheme from nearby locations and between gaps. These measures shall be implemented and maintained in accordance with the approved details.

Reason: In the interest of visual amenity and biodiversity.

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ITEM 1 (CONT'D)

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- 5 No development approved by this permission shall take place until a method statement detailing the provision 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 an approved in writing by the local planning authority. The method statement shall be implemented in accordance with the approved details prior to the development hereby approved commencing..
Reason: In the interest of highway safety.
- 6 No development approved by this permission shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The Construction Traffic Management Plan shall be undertaken in accordance with the approved details.
Reason: In the interests of highway safety.
- 7 No development approved by this permission shall take place until details of the methodology for the scope and nature of the dilapidation surveys 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 interests of highway safety.
- 8 No development approved by this permission shall take place until details of 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. Such a 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 surface water drainage system must be designed to ensure no increased run-off from the site during and post development in all events up to the 1:100 year storm with an allowance for climate change.
Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
- 9 No development approved by this permission shall take place until a Construction Environmental Management Plan (CEMP), which sets out all pollution prevention measures and environmental management requirements for the construction phase, has been submitted to and approved in writing by the local planning authority. The plan shall make particular reference to the protection of surrounding land and water environments. The details of the plan shall be implemented as approved and must be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.
Reason: In the interests of biodiversity and to prevent pollution of controlled waters and the wider environment.

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ITEM 1 (CONT'D)

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- 10 No development approved by this permission shall take place until a Site Waste Management Plan has been produced and submitted in writing for approval by the Local Planning Authority. The scheme shall be implemented in accordance with such details as may be approved.
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.
- 11 No development approved by this permission shall take place until details of the positioning of the CCTV cameras has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be undertaken in accordance with the approved details.
Reason: In the interests of residential amenity.
- 12 The mitigation and avoidance measures outlined in Section 6 of the submitted Extended Phase 1 Ecological Survey Report (SLR Ref: 404.05026.00001) shall be carried out in accordance with the recommendations contained in the submitted report.
Reason: In the interests of biodiversity and habitat management.
- 13 Details of the seed mix for any re-seeding on the site shall be submitted to and agreed in writing by the Local Planning Authority prior to any re-seeding being undertaken. The re-seeding shall be undertaken in accordance with the approved details.
Reason: In the interests of biodiversity and habitat management

INFORMATIVES

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: (EV1, EV2, EV12, EV21, EV22, EV27, EV30, EV35, R11).
- 2 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 3 The Construction Environment Management Plan identified in Condition 8 shall include the following:
- Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses.
 - How each of those watercourses and pathways will be protected from site run off during construction.
 - How the water quality of the watercourses will be monitored and recorded.
 - How surface water runoff from the site during construction will be managed/discharged. Please note that it is not acceptable for ANY pollution (e.g. sediment/silt/oils/chemicals/cement etc.) to enter the surrounding watercourses.
 - storage facilities for all fuels, oils and chemicals.
 - construction compounds, car parks, offices, etc.

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ITEM 1 (CONT'D)

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- 3
- details of the nature, type and quantity of materials to be imported on to the site.
 - measures for dealing with any contaminated material (demolition waste or excavated waste).
 - identification of any buried services, such as foul sewers, so that they are protected.
 - details of emergency contacts, for example Natural Resources Wales hotline 0800 807 060.

The Plan shall make specific reference to ensure that the water quality of the ditch running into the SSSI (north to south) is protected from any significant effects through appropriate pollution prevention measures.

It should also include:

- a) Demolition/Construction programme and timetable;
- b) Detailed site plans to include indications of temporary site offices/ compounds, materials storage areas, proposed compounds, delivery and parking areas etc;
- c) Traffic scheme (access and egress) in respect of all demolition/construction related vehicles;
- d) An assessment of construction traffic generation and management in so far as public roads are affected, including provisions to keep all public roads free from mud and silt;
- e) Proposed working hours;
- f) Principal Contractor details, which will include a nominated contact for complaints;
- g) Details of all on site lighting (including mitigation measures) having regard to best practicable means (BPM);
- h) Details of on site dust mitigation measures having regard to BPM;
- i) Details of on site noise mitigation measures having regard to BPM;
- j) Details of waste management arrangements (including any proposed crushing/screening operations); and
- k) Notification of whether a Control of Pollution Act 1974 (Section 61) Notice is to be served by Principle Contractor on Local Authority.

Pollution prevention guidance is available from the Environment Agency's website: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.

4 Construction Noise

The following restrictions should be applied to all works of demolition/ construction carried out on the development site.

All works and ancillary operations which are audible at the site boundary shall be carried out only between the hours of 08.00 and 18.00 hours on Mondays to Fridays and between the hours of 08.00 and 13.00 hours on Saturdays and at no time on Sundays and Public Holidays and Bank Holidays.

The Local Authority has the power to impose the specified hours by service of an enforcement notice.

Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.

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ITEM 1 (CONT'D)

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- 5 Smoke/ Burning of materials
No burning of any material to be undertaken on site.
The Local Authority has the power to enforce this requirement by service of an abatement notice.
Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.
- 6 Dust Control
During construction work the developer shall operate all best practice to minimise dust arisings or dust nuisance from the site. This includes dust and debris from vehicles leaving the site.
The Local Authority has the power to enforce this requirement by service of an abatement notice.
Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.
- 7 Lighting
During construction work the developer shall operate all best practice to minimise nuisance to locals residences from on site lighting. Due consideration should be taken of the Institute of Lighting [www.ile.org.uk] recommendations.
- 8 Prior to the commencement of any work on site, the developer is advised to contact NRW to clarify if a 'licence to disturb' application is required due to the presence of protected species within the vicinity of the application site.
- 9 Due to the presence of National Grid apparatus and other infrastructure in proximity to the application site, the developer is advised to contact National Grid and other network operators before any works are carried out to ensure apparatus is not affected by any of the proposed works.
- 10 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2010. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal. It is also an offence to recklessly / intentionally to disturb such an animal.
If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (01792 634960).
- 11 Birds may be present. Please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while that nest in use or being built
- Take or destroy an egg of any wild bird.
It is recommended that the proposed development work (and any pollarding work) is not undertaken during the bird breeding season (March-August inclusive). Should this not be possible further survey work for breeding birds should be undertaken and the results submitted to the Local Planning Authority.

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 2

APPLICATION NO.

2015/0308

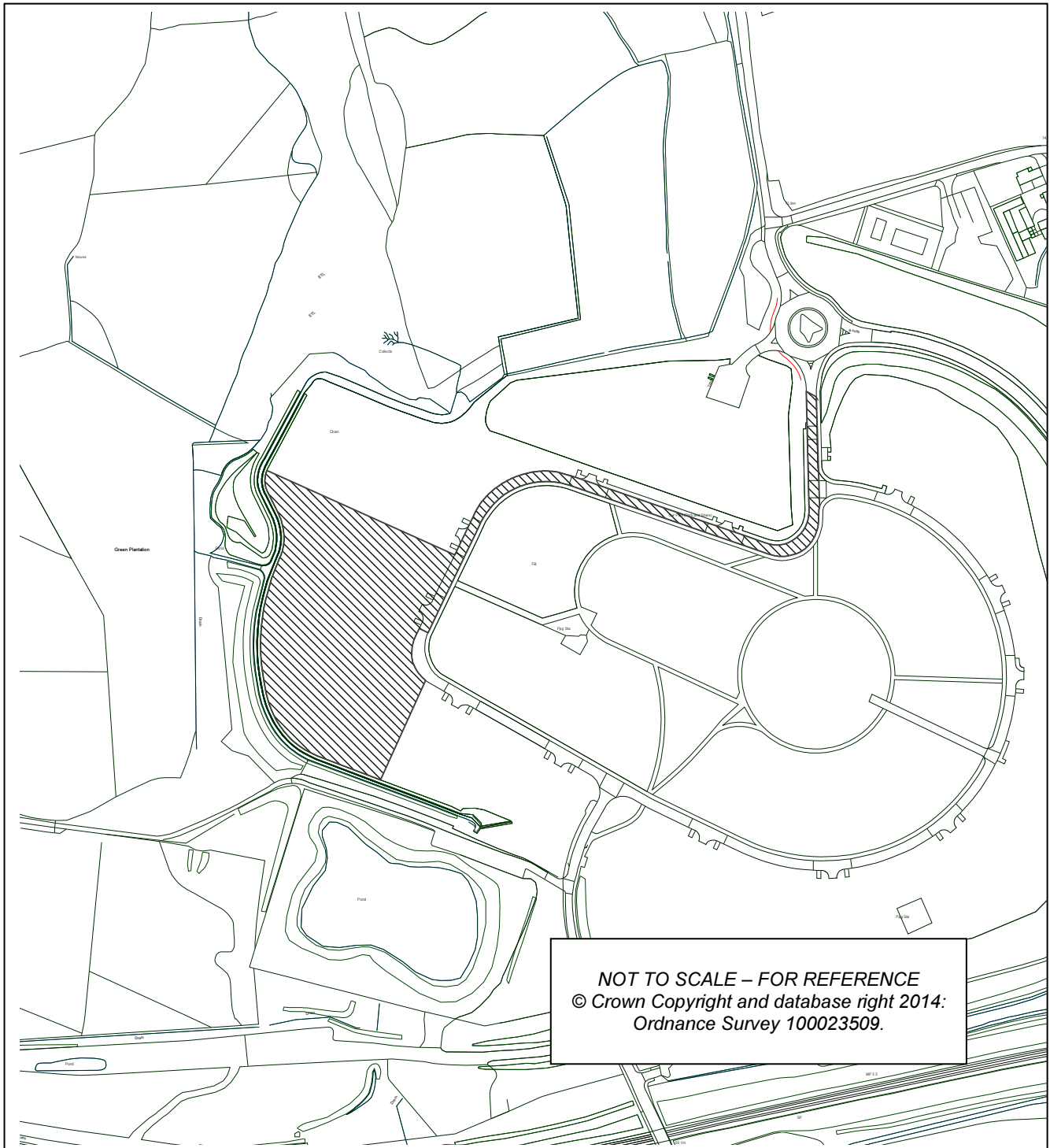
WARD:

Llangyfelach

Location: Plot 8 Felindre Strategic Business Park Bryntywod Llangfelach Swansea SA5 7LS

Proposal: Two/three storey private hospital development with associated landscaping, site roads and car parking

Applicant: Ms Jemma Kingham



BACKGROUND INFORMATION

POLICIES

Policy	Policy Description
Policy EV38	Development proposals on land where there is a risk from contamination or landfill gas will not be permitted unless it can be demonstrated to the satisfaction of the Council, that measures can be taken to satisfactorily overcome any danger to life, health, property, controlled waters, or the natural and historic environment. (City & County of Swansea Unitary Development Plan 2008)
Policy EV40	Development proposals will not be permitted that would cause or result in significant harm to health, local amenity, natural heritage, the historic environment or landscape character because of significant levels of air, noise or light pollution. (City & County of Swansea Unitary Development Plan 2008)
Policy EC1	Allocation of employment land to meet the needs of the local economy. (City & County of Swansea Unitary Development Plan 2008)
Policy AS1	Accessibility - Criteria for assessing location of new development. (City & County of Swansea Unitary Development Plan 2008)
Policy AS2	Accessibility - Criteria for assessing design and layout of new development. (City & County of Swansea Unitary Development Plan 2008)
Policy AS5	Accessibility - Assessment of pedestrian and cyclist access in new development. (City & County of Swansea Unitary Development Plan 2008)
Policy AS6	Provision of car parking in accordance with adopted standards. (City & County of Swansea Unitary Development Plan 2008)
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV3	Proposals for new development and alterations to and change of use of existing buildings will be required to meet defined standards of access. (City & County of Swansea Unitary Development Plan 2008)

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 2 (CONT'D)	APPLICATION NO.	2015/0308
Policy EV33	Planning permission will normally only be granted where development can be served by the public mains sewer or, where this system is inadequate, satisfactory improvements can be provided prior to the development becoming operational. (City & County of Swansea Unitary Development Plan 2008)	
Policy EV34	Development proposals that may impact upon the water environment will only be permitted where it can be demonstrated that they would not pose a significant risk to the quality and or quantity of controlled waters. (City & County of Swansea Unitary Development Plan 2008)	
Policy EV35	Development that would have an adverse impact on the water environment due to: i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or, ii) A reduction in the quality of surface water run-off. Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented. (City & County of Swansea Unitary Development Plan 2008)	

SITE HISTORY

App No.	Proposal
2004/1832	Strategic employment development and hotel (Classes B1(B), B1(C), B2 & C1) open air events space, temporary test track, associated car parking, ancillary parking, landscaping and access roads (outline) Decision: Withdrawn Decision Date: 31/03/2006
2009/1520	Variation of condition 3 of planning permission 2006/0773 granted 17th October 2006 in order to extend period time for the submission of the reserved matters by a further two years Decision: Approve Conditional (S73) Decision Date: 04/01/2010
2011/1311	Extension of existing DVLA Park and Ride facility (to include Park and Share) for a temporary period until September 2013 Decision: Grant Temporary Permission Decision Date: 12/06/2012
2012/1035	Application for the submission of reserved matters (in part) in respect of the means of access including the internal spine access road together with associated infrastructure, plot layout and the strategic landscaping of the proposed Felindre Strategic Business Park in accordance with condition 1 pursuant to outline planning permission under the Section 73 application 2011/1143 and details of roads/footpath levels (condition 8), 10 (landscaping), 13 (Japanese Knotweed), 14 (Site Investigation), 18, 19 & 21 (drainage) & 23 (Shared Access) Decision: Grant Permission Conditional Decision Date: 30/11/2012

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ITEM 2 (CONT'D)	APPLICATION NO.	2015/0308
A00/1850	Detail of phased mitigation measures; vegetation survey and evaluation programme with mitigation measures; management of unimproved and marshy grassland; mitigation to replace lost hedgerow and woodland with enhancement and extension of hedgerow and woodland remaining; and eradication and control of Japanese Knotweed, pursuant to conditions 25, 26, 27, 28 and 29 of planning permission 96/1100 granted on 14 March 1997 Decision: Withdrawn Decision Date: 24/01/2008	
2009/1585	Extension of existing DVLA Park and Ride facility (to include Park and Share) for a temporary period until September 2011 Decision: Grant Temporary Permission Decision Date: 23/12/2009	
2011/1143	Application under Section 73 of the Act to vary conditions 1 and 3 of outline planning permission 2006/0773 (as previously varied by planning permission 2009/1520) to include the internal highway infrastructure as a reserved matter to be included in condition 1 and to vary condition 3 to allow for the phased submission of the reserved matters in accordance with the programme of phasing to be approved under condition 5 of the permission Decision: Approve Conditional (S73) Decision Date: 07/10/2011	
2009/0062	Renewal of temporary permission 2007/2513 granted on 14th January 2008 for park and ride facility for DVLA staff until September 2011 Decision: Grant Temporary Permission Decision Date: 07/04/2009	
2012/0884	Relocation of temporary park and ride and park and share facility and creation of new access and associated works. Decision: Grant Temporary Permission Decision Date: 28/11/2012	
2006/0773	Strategic business park for B1 and B2 uses to accommodate emerging industries, high tech manufacturing, high level services, ancillary uses, associated car parking, landscaping and access roads (outline). Decision: Grant Permission Conditional Decision Date: 17/10/2006	
2007/1988	Application under Section 73 of the Act to carry out development permitted by the outline planning permission 2006/0773 dated 17th October 2006 without complying with condition 6 relating to the restriction of the minimum individual building footprint of 4,645 sq. m (50,000 sq. ft) as outlined in the Development Strategy in Section 4.2.6 of the Environmental Statement Decision: Approve Conditional (S73) Decision Date: 12/11/2007	

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99/1361	CONSTRUCTION OF SITE ACCESS ROAD AND ASSOCIATED WORKS PURSUANT TO CONDITIONS 01 AND 19 (1V AND V) OF OUTLINE PLANNING PERMISSION 96/1100 GRANTED ON 14TH MARCH 1997 FOR MAJOR INWARD INDUSTRIAL INVESTMENT (B2 Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 29/11/1999	
2007/2513	Formation of a park and ride facility for DVLA staff for a temporary period of 18 months with associated portable buildings, lighting and fencing works Decision: Grant Temporary Permission Decision Date: 14/01/2008	
97/1421	RECLAMATION OF FORMER TINPLATE WORKS SITE AND ADJOINING LAND INCLUDING ASSOCIATED GROUND REPROFILING, LANDSCAPING AND FORMATION OF ATTENUATION PONDS Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 05/01/1998	

Background

Outline planning permission was approved for a strategic business park for B1 and B2 uses to accommodate emerging industries (e.g. biotechnologies), high tech manufacturing (e.g. pharmaceuticals), high level services (IT services and software), ancillary uses (e.g. a hotel/ conference facility), associated car parking, landscaping and access roads in October 2006 (reference: 2006/0773). A condition of this consent tied the proposals to the parameters outlined in the Environmental Statement, with an overall employment floorspace area of 80,065m² (and each plot having a minimum industrial footprint of 4,654 m²).

An application was approved soon after to provide greater flexibility in choice for the park and enable smaller units to be provided with anticipated footprints of between 930m² and 1,860m² instead of the minimum footprint of 4,654m² (ref: 2007/1988). A Development Framework document was subsequently approved for the development of this site (dated January 2008) which provides certain parameters for the future development of the site.

This consent was subsequently renewed via a S73 application in January 2010 (ref: 2009/1520) and again in October 2011 (ref: 2011/1143). A subsequent Reserved Matters application was submitted for the construction of the means of access including the internal spine access road together with associated infrastructure, plot layout and the strategic landscaping of the proposed Felindre Strategic Business Park (ref: 2012/1035) which was approved in November 2012.

The access road and the strategic landscaping scheme have subsequently been completed along with the plot layout and drainage, with the creation of a surface water drainage system to an attenuation pond to the south of the site.

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The application site has an area of approximately 1.8ha. Therefore this proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999, as the application site area exceeds 0.5 hectares. A Screening Opinion was carried out in accordance with the above regulations. It was considered that this proposal, by virtue of its nature and location, would not have a significant environmental impact. It was therefore determined that an Environmental Impact Assessment was not required to be submitted with this application.

Neighbour comments:

The development was advertised on site with two site notices, and the application was also advertised in the Press on the 9th March 2015.

No neighbour comments have been received to date.

Consultations:

Urban Design:

"In line with guidance given during the pre-application meeting the hospital building has been re-located so that this now provides a greater sense of presence and enclosure onto the main loop road serving the Felindre Business Park. The new location also gives the building a greater sense of legibility as the main entrance is located closer to the site frontage and is positioned so as to close the vista westwards along the southern part of the loop road.

The revised scheme is also an improvement on the previous in terms of its car park layout which is now located further to the south and does not visually dominate the area around the site entrance. Furthermore by locating the car park towards the southern end of the site, wrapping it around the southern elevation of the building and providing screen planting as well as planting within the car park helps to further reduce the visual impact of parked cars and hardstanding.

The changes to the building elevations help to break up the mass of this at the front elevation by providing 2 differing approaches either side of the main entrance. However there are some concerns regarding the use of render to the first floor element of the northern section of the building as this provides a single mass of material with no articulation. Furthermore the past use of render in Swansea has shown this to heavily fade and discolour over time due to the typically wet weather conditions. As such in order to maintain the high quality of finish to the hospital this would require re-painting/maintenance on a regular basis. As such it is recommended that this section of render be replaced with a rain screen cladding system which provides a level of vertical emphasis in order to address these concerns.

A final point relates to the future link to the future Felindre Sustainable Urban Village as shown in the Welsh Government's Felindre Sustainable Urban Village Strategic Options report which highlights the business park is only a part of a wider development framework to include a new village to the west of the site. The land use plan within this document (see attached) shows a key pedestrian & cyclist route running from the village to the centre of the business park. This route runs along the northern boundary of the application site (plot 8) and the southern boundary of plot 9B which abuts the site.

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It will be important to ensure that this route is provided or provision made to accommodate this at a suitable width in order to provide a longer term link for the benefit of pedestrians and cyclists moving between the two areas; and this is in line with the Active Travel Bill. It is understood that this route is to be secured through the land deal for this site and any future deal for plot 9B."

Urban Design (further comments):

"In terms of the architectural approach to the building this is now acceptable and provides an overall cohesive appearance to the front western façade which has sufficient detailing to break up the mass and provide points of interest and variety.

That said the proposed Himley Worcestershire Mixture ibstock brick has a somewhat domestic appearance and this should be reconsidered through a contextual analysis of the area. Whilst it is recognised that there is no other development on the site at present there are low pennant stone walls in the area from which a colour reference can be taken. Further to this the mortar colour will be important and an appropriate approach to this would be to colour match to the brick in order to avoid an elevation which picks out the individual bricks. This will provide a more contemporary and crisp appearance to the façade which will better match the overall aesthetics of the building.

The current proposals are therefore considered acceptable subject to the details and colours of the brick and mortar to be used being conditioned as part of any approval."

Highways:

"1. Introduction

The site forms part of the Strategic Felindre business park which was supported by a Transport Assessment and received outline consent for development under planning application 2006/0773. There were a number of off-site works identified during the determination of the application and these requirements/conditions will still apply albeit they are of a phased nature and unlikely to directly affect this application as it the first plot to come forward as part of the Business Park. The site currently operates out of an existing site in a residential area in Ffyonne in Uplands with extremely limited parking facilities and on street parking issues.

2. Transport Statement/Travel Assessment

The consented use is B1/B2 office and storage and as such it was requested that a Transport Statement be prepared to compare proposed traffic flows of the hospital with the consented use as a Business park. As the previous consent was only outline the simplest way to do this was to apportion trips based of the GFA of Plot 8 compared to that for the whole site. This resulted in plot 8 taking up 9.5% of the flows predicted within the 2010 revised Arup Transport Assessment.

This resulted in a total of 104 movements into the site on the morning peak and 10 going out, a total of 114. In the pm peak the figures are 9 into and 86 out of the plot making 95 movements in total.

With a Transport Assessment it is standard practice to consult with, and reference to, the TRICS database to arrive at appropriate trip rates to estimate the traffic generated by the proposed hospital, particularly in the morning and afternoon peaks when the impact on the existing highway volumes would have its highest impact. In this instance the applicant chose to use actual surveyed data from the existing site (which is to be relocated) and pro-rata the results up to the increased expected staff/patient numbers. In order to assess the travel patterns for the new hospital a staff survey was undertaken at the existing site in which 78 of 102 (76%) staff responded. There are going to be 120 staff employed at the new site so the results have been extrapolated to give an overview of movements for the increased staffing levels at the new site. The staff survey indicated that 89% of staff would travel to the site by car. A shuttle service is also being proposed to help access to the site by public Transport as it has been acknowledged that public transport provision to the site is poor.

The analysis shows that based on the staff survey (assuming 89% car use) there would be 120 movements in on the morning peak and 73 out (193). Conversely there would be 119 movements out and 72 movements in in the pm peak (181).

Compared to the outline flows derived from the 2010 there is an increase from 124 to 193 in the morning peak (55% increase) in the morning peak and 95 to 181 in the pm peak (91% increase). Whilst the percentage figures are high the actual increases are from 2 vehicles per minute to 3 vehicles per minute in the morning peak and from 2 to 4 per minute in the afternoon. Given the existing infrastructure it is considered that these additional movements can be accommodated subject to the conditions relating to the off-site works under 2006/0773 still being required.

The claim that the flows are within 16% of the original TA based on plot size are inaccurate but notwithstanding that it is considered that the anticipated flows can be accommodated without any conditions over and above those identified previously under the 2006 application.

3. Parking

The parking is being provided in accordance with The City and County of Swansea Parking SPG for a zone 5/6 Hospital.

Based on the split between the hospital in the first floor, and the health centre/outpatients on the ground floor there are a total of 45 spaces provided for the hospital use and 50 for the health centre use (non operational) with a further 10 for operational purposes (servicing/deliveries). These numbers are based on bed numbers, practitioners and ancillary staffing levels. Given that the parking is in accordance with the adopted standards then the parking should be self-contained with no overspill.

The layout is appropriate and should allow for adequate access parking and servicing to take place without any highway safety issues.

Cycle parking has been shown as being provided along the frontage again in accordance with our adopted guidelines.

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4. Travel Plan

The travel plan outlines the lack of public transport provision and attempts to mitigate this poor provision by use of a shuttle bus linking to the end points of existing public bus routes, namely the number 4 and the number 38. This will allow staff/patients who can only travel by bus to make the trip to Felindre in a safe and timely manner. The hospital has also appointed a Public Transport Champion who will assist staff and patients in the best way of accessing public transport given the limited opportunities.

There are opportunities for walking and cycling and the provision of shower facilities and cycle parking should encourage these modes of transport. There will also be a cycle to work scheme proposed to allow for assisted purchase of an appropriate cycle. There is also a salary sacrifice scheme proposed to allow for the purchase of public transport season tickets.

5. Conclusions

The siting of the hospital at this location is unlikely to result in any highway issues arising on the Strategic Highway Network. Whilst the analysis of anticipated traffic movements is unconventional in that it is based on local data rather than the National TRICS database there is no reason to doubt that it may provide a more relevant result rather than national sites which may not be comparable with this site.

Whilst the public transport provision is not ideal the provision of a shuttle bus linking to the main transport routes should open the site up to non-car users and this together with the car club setup as outlined in the travel plan should make the site more accessible.

6. Recommendations

I recommend that no highway objections are raised to the proposal subject to:

1. The parking plan being laid out in accordance with the approved plans prior to beneficial use of the hospital commencing.
2. The cycle parking being laid out in accordance with the approved plans prior to beneficial use of the hospital commencing.
3. The proposed engineering details of the off-site and signal installations (at cost) indicated in the Environmental Statement (reference 2006/0773) shall be implemented in accordance with an approved phasing programme for the proposed development. Details of the off-site road works together with the phasing programme shall be submitted to and approved by the LPA.
4. The front boundary wall to be kept below 1m in the interests of visibility.
5. Prior to any works commencing on the site, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic management plan shall be implemented and adhered to at all times unless otherwise agreed by the Local Planning Authority.

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6. I recommend therefore that if consent is granted, that the applicant be required to submit a Travel Plan for approval within 12 months of consent and that the Travel Plan be implemented prior to the beneficial use of the building commencing. The travel plan should include reference to annual surveys to be undertaken and the results forward to the LPA for their consideration.

Note 1 : The Developer must contact the Highway Management Group , The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please contact the Senior Engineer (Development) , e-mails to : or the Team Leader , e-mails to, tel. no. 01792 636091

Note 2 : The Travel Plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary."

Drainage:

"We have reviewed the submitted information and based on the details submitted the plot 8 drainage strategy accords with the proposals made at the outset for the strategic development of the whole site, therefore we recommend that the following conditions are appended to any permissions given.

Condition

1. No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority. This scheme shall include details of a sustainable drainage system (SuDS) for surface water drainage and/or details of any connections to a surface water drainage network. The development shall not be brought into beneficial use until the works have been completed in accordance with the approved drainage scheme, and this scheme shall be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment and to minimise surface water run-off.

Condition

2. Plot 8 shall not discharge to the strategic onsite drainage network at any rate greater than 11.2 litres per second per developed hectare as stated in the 'Sancta Maria Hospital Drainage Strategy' Issue 1 dated 16/02/2015.

Reason

To ensure that the capacity of the onsite strategic surface water network is protected and prevent surface water flooding occurring."

Ecology:

"The site is used by the ground nesting birds, ringed plover and lapwing; both of these are biodiversity action plan species. It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to take damage or destroy the nest of any wild bird while that nest is in use or being built.

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Any development on the site must have a pre start of work survey. Please add a condition to any permission we give requiring a survey for ground nesting birds to be carried out prior to work starting and should any nesting birds be found a method statement detailing how they will be protected during building work. The survey and method statement must be submitted to us for approval prior to work starting."

Pollution Control:

No adverse comments subject to a condition regarding further site investigation works (along with mitigation and validation if required) to be provided prior to the commencement of development.

Natural Resources Wales:

"We have no objection to the application, but do wish to make the following comments.

1. Foul and surface water drainage

As your Authority is aware since 2007, issues have come to light regarding the foul and surface water drainage networks in this area. This has resulted in additional pollution and nutrient loading spilling to the Burry Inlet. As such, a Memorandum of Understanding (MOU) has been prepared to enable development in this area to go forward.

Protection of the water environment is a material planning consideration and your Authority must be satisfied that the proposed method of foul and surface water drainage from the proposal will not cause any detriment to water quality.

We note from the submitted application form that foul drainage from the proposed development will be connected to the main sewerage system which is the preferred and most sustainable method of foul water disposal. However, to accord with the terms and content of the MOU, foul connections should only be allowed when compensatory surface water removal or suitable improvement scheme has been implemented within the same catchment. The relevant details must then be recorded on your Authority's register of compensatory surface water disposal.

In addition to capacity and hydraulic overload issues, the Burry Inlet is understood to be sensitive to nutrient enrichment, notably to Phosphorus, a constituent of sewage-related discharges. The UK has an obligation under the Water Framework Directive to protect sensitive water bodies from deterioration. We therefore recommend that a corresponding amount of Phosphorus is removed at the Gowerton Waste Water Treatment Works to that expected to be produced by this development at the time of completion. This would prevent further deterioration in levels of Phosphorus in the Burry Inlet.

With regard to surface water disposal, it is imperative that no surface water is allowed to enter the sewerage infrastructure. This is in order to avoid hydraulic overloading of the sewerage system. To fulfil the requirements of Section 8.5 of Technical Advice Note (TAN) 15 Development and Flood Risk, surface water run-off should be dealt with by way of a sustainable drainage system (SUDS), to attenuate flows and prevent an increased risk of flooding in the catchment.

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2. Ecology

As part of pre-planning discussions we recommended that the applicant should employ a qualified person to survey the site and that recommendations for mitigation should be submitted to as part of the subsequent planning applications. We recommend that you discuss this aspect with your Ecologist. If it is determined that surveys are required we are happy to be consulted on them once submitted.

3. Contaminated land

We consider that the controlled waters at this site are not of highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed.

These comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site you may wish to re-consult us.

We would also point out Policy EV38 of your Unitary Development Plan which states "Development proposals on land where there is a risk from contamination or landfill gas will not be permitted unless it can be demonstrated to the satisfaction of the Council, that measures can be taken to satisfactorily overcome any danger to life, health, property, controlled waters, or the natural and historic environment."

Dwr Cymru Welsh Water:

No objection subject to the satisfactory discharge of foul and surface water. No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority. They advise that no problems are envisaged with the Waste Water Treatment Works (Gowerton) for the treatment of discharges from this site.

Glamorgan Gwent Archaeology Trust:

"The information held in the Historic Environment Record that is curated by this Trust notes that the formed part of the 20th tinplate works and has been remediated since then. There are no indications from historic mapping sources that any archaeological features would have survived and therefore unlikely that the proposed work would encounter any archaeological features that would require mitigation.

The record is not definitive, however, and unrecorded or unknown archaeological features or finds still may be located during any ground disturbing works which may be proposed for a development at this location; if this occurs, please contact us. Nevertheless, as the archaeological advisors to your Members, we have no objection to the determination of this application."

Police Designing Out Crime Officer:

Recommendations have been made to prevent crime and anti-social behaviour.

Site Location

The application site relates to Plot 8 of the Felindre Strategic Business Park, which is located on the western edge of the business park. The site was previously occupied by the Felindre Tinplate works. As stated above, the site access and the internal spine road have been constructed, the internal plots have been laid out and strategic landscaping has also been carried out. None of the plots have been developed to date. The site is accessed off a roundabout from the B4889 which leads from Junction 47 of the M4 to Felindre. A small stream runs around the western edge of the site. Currently, the site itself has been levelled awaiting redevelopment.

Plot 11 is currently being used as a temporary park and ride facility for DVLA staff and is also being used on match days for games at the Liberty Stadium. This is a temporary consent that has been renewed several times. The surrounding area comprises open fields to the north and west with National Grid's 'Swansea North' electrical substation and Felindre Gas Compressor Station located to the north east of the site. Two commercial operations are located to the south of the site, accessed from Bryntywod which leads into the southern section of the site. The M4 motorway runs to the south of the site beyond these premises.

Description of Development

Full planning permission is sought for the construction of a new private hospital (C2 use class) for Sancta Maria with a footprint of approximately 3,860 square metres, along with associated car parking and landscaping. The hospital would be operated by the Healthcare Management Trust.

The building itself would measure 86.7 metres in length by 31.8 metres in depth to a maximum height of 12.96 metres and would be oriented in a north - south orientation. The building would comprise of two distinct elements, with the entrance, theatre, offices, meeting rooms, plant/ equipment and operational rooms located in the northern section which is three storey in nature (albeit that the third storey is set back from the front, rear and side elevations) and a two storey southern patient wing which would house the outpatient consulting rooms at ground floor and the inpatient bedrooms at first floor (18 bedrooms). The three storey element would have a flat roof whilst the two storey element would have a monopitch roof sloping from front to back. A plant room would be located at second floor level of the operational building.

The main entrance would have full height glazing from ground floor to the third floor with a similar feature on the rear, albeit with different colour glazing. Full height windows are proposed on each of the consulting and recovery rooms with brise soleil on the front and rear elevations. In terms of materials, the building would comprise of a mixture of aluminium cladding, red cedar cladding and brick in contrasting colours with glazed screens and panels to break up the elevations.

The access to the plot has already been formed and would provide a straight access road to a servicing area at the rear of the building with parking and manoeuvring space. The main access road would curve south into the site with a drop off zone and space for a mobile CT scanner at the front of the main part of the building with car parking extending in a reverse "L" to the south.

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105 car parking spaces would be provided within this car park (6 of which would be for disabled users, located close to the entrance). Land to the north and west would be landscaped and provide space for any future expansion.

The accommodation would provide primary healthcare facilities including inpatients, outpatients, day case, radiology, MRI and support areas for cardiology, general surgery, ophthalmology, orthopaedics, urology, gastroenterology, cosmetic surgery and gynaecology.

It is anticipated that the new hospital would treat approximately 3,000 patients per annum and with an average length of stay of 1.5 days.

The applicant has advised that the existing Sancta Maria Hospital building is not fit for purpose in the long term and significantly inhibits growth, preventing revenue development. This can be attributed to the following factors:

- " The size, topography and location of the current site mean that development of a modern hospital on the site is not an option
- " The condition and constraints of the current building mean that it has a finite life as an operational unit necessitating the transfer of the hospital to an alternative facility in the short term in order to avoid the closure of the hospital
- " The quality of the patient bed rooms and lack of en-suites.
- " Limited parking capacity for patients, consultant users and staff.
- " Restricted out-patient consulting, diagnostic and treatment capacity. The hospital has poor facilities for x-ray and ultrasound and no onsite MRI/CT. Most similar private hospitals would expect 30/40% of revenue to be generated by out-patient diagnostics, an uplift of approximately 100% on SMH revenues.
- " The current site only has a single main operating theatre which constrains capacity at peak consultant availability periods.
- " Absence of appropriate restricted mobility access to the hospital.
- " Poor operational functionality as a result of a compromised physical hospital layout.

The application has been submitted along with a Travel Plan, Drainage Strategy and a Preliminary Environmental Assessment.

The Design and Access Statement states that there are 102 staff permanently employed by the hospital along with 59 'bank' staff. In addition to hospital staff, there are 15 consultants on site at any one time. The total number of staff employed at the hospital, therefore, would be 176. The proposed hospital facility would complement the permitted uses of emerging industries, high tech manufacturing and high level services.

With regards to drainage, a Flood Consequences Assessment has previously been submitted for the wider site which shows the site to be in an area of little or no flooding. The site is proposed to have a developed area of 8100m², of which approximately 6400m² is proposed to be impermeable surfacing and 1700m² to be permeable paving. To that end, approximately 55% of the site will continue to be greenfield land post-construction. The site would drain to the existing watercourse to the south of the site and is within the agreed flow rate in the 100 year greenfield rate. Attenuation in the form of cellular storage has been provided to temporarily store runoff from rainfall events up to and including the 100-year event + 30% allowance for climate change for controlled release. The applicant has advised that the foul discharge rate for the development would be 4.48l/s.

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The Travel Assessment states that car parking provision is compliant with City and County of Swansea Parking Standards for zone 5 and 6 Hospital and Health Centre facilities. Cycle parking provision has been made for 5 bicycles.

	Operational	Non- Operational	Basis	
Hospital (first floor)		45	2.5 per bed	18 beds
Health Centre (ground floor)	10	10	1 per practitioner	10 practitioners
		10	2 per ancillary staff	5 ancillary staff
		30	3 per practitioner	10 practitioners
Total	10	95		

In order to assess the change of use represented by utilising plot 8 for a hospital facility, the land designated for buildings represented by plot 8 has been taken as a percentage of the total land designated for buildings on the Felindre site. Of the 37.7 acres, 16.85 acres are designated for parking (the 4 plots which are not subdivided into a car park area and building area have been allocated 50:50). Therefore plot 8 represents 9.5% (1.6/16.85) of the total area of plots on Felindre designated for building. This percentage has been applied to the total vehicle trips generated to give a proportion associated with plot 8.

Vehicle trips	AM Peak		Pm Peak		Daily	
	In	Out	In	Out	In	Out
Total	1096	111	92	910	3472	3576
Plot 8 share	104	10	9	86	328	338

The recent staff survey has indicated that 89% of staff intend to travel to Felindre by car. A shuttle service, as outlined in the Travel Plan, has been designed to facilitate the access to the site by public transport. The results indicate that the expected traffic volumes for the new hospital, based on the staff survey results which indicate that 89% of staff will travel by car to Felindre.

APPRAISAL

Full planning permission is sought for the construction of a new private hospital (C2 use class) for Sancta Maria with a footprint of approximately 3,860 square metres, along with associated car parking and landscaping. The site forms part of the Felindre Strategic Business Park.

The site is allocated in the City and County of Swansea Unitary Development Plan for employment land to meet the growth needs of the local economy (EC1/1). The supporting text states that Felindre is a strategic employment site of regional significance and a major opportunity in the revitalisation of the local economy. As well as being of regional significance, the development of Felindre is a major component of Swansea's regeneration aspirations and the aim is provide a high level, high quality business park for B1 and B2 uses.

Therefore, the approval of this application would represent a departure from the Unitary Development Plan.

Main Issues

The main issues to consider in the determination of this application relate to the principle of the use in light of the UDP allocation for employment uses, the design/ visual impact, drainage and impact on highway safety, having regard to the prevailing provisions of the relevant UDP Policies and National Policy guidance. There are considered to be no additional issues arising from the provisions of the Human Rights Act.

Principle of Development

The site is allocated within the Unitary Development Plan as a general employment site and has outline planning permission for a strategic business park for B1 and B2 uses (business and general industrial use). The proposed hospital would be considered as a C2 use (residential institutions).

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The UDP allocation seeks to retain sufficient land for the growth needs of the local economy. This stance is supported in Planning Policy Wales and Paragraph 7.2.7 states that Development Plans should include policies relating to future development on existing employment sites to protect them from inappropriate development. Technical Advice Note 23: Economic Development, published in 2014, also sets out national guidance relating to issues regarding economic development, and provides further advice with regards to Economic Development but principally deals with the B use classes.

Paragraph 4.6.8 states that the traditional employment uses tend to generate lower land values than many other land uses, especially housing and retail, consequently, any land lost to these uses is generally difficult to replace. Planning authorities should avoid releasing for other uses sites where there is strong evidence of likely future need for B1-B8.

Paragraph 4.6.9 states existing employment sites should only be released for other uses if one or more of the following apply:

- " they have poor prospects of being re-occupied for their previous use;
- " the particular market that the site is part of is oversupplied;
- " the existing employment use has unacceptable adverse impacts on amenity or the environment;
- " the proposed redevelopment does not compromise unduly neighbouring employment sites that are to be retained;
- " other priorities, such as housing need, override more narrowly focussed economic considerations; and/or
- " land of equal or better quality is made available elsewhere, even if this is not within the local planning authority boundary.

The applicants are currently operating out of their existing facility in Uplands, Swansea but have advised that existing Sancta Maria Hospital building is not fit for purpose in the long term and significantly inhibits growth, preventing revenue development.

The condition and constraints of the current building mean that it has a finite life as an operational unit necessitating the transfer of the hospital to an alternative facility in the short term in order to avoid the closure of the hospital. The size, topography and location of the current site mean that development of a modern hospital on the site is not an option.

The current hospital has poor facilities for x-ray and ultrasound and no onsite MRI/CT. Most similar private hospitals would expect 30/40% of revenue to be generated by outpatient diagnostics, an uplift of approximately 100% on SMH revenues. The current site only has a single main operating theatre which constrains capacity at peak consultant availability periods. It is evident that the existing site impacts on neighbours at existing operational levels and the hospital need to expand to prevent the closure of the hospital.

The Design and Access Statement states that there are 102 staff permanently employed by the hospital along with 59 'bank' staff. In addition to hospital staff, there are 15 consultants on site at any one time. The total number of staff employed at the hospital, therefore, would be 176. The proposed level of employment is a material consideration to which significant weight should be attributed. Whilst the proposal does not fall within a B1 or B2 use class, the overarching aim of the policy is to secure high levels of employment and help grow the local economy.

Technical Advice Note 23: Economic Development provides criteria for releasing employment land which have been outlined above. With this in mind, it must be noted that the outline planning permission was granted in 2006, and despite subsequent renewals, the only works that have been undertaken on site are the creation of the access road, plot layout, drainage works and the strategic landscaping and the site is currently vacant. Indeed, no reserved matters applications for individual plots have been submitted to date. With this in mind, it is considered that the proposed development of this land as a hospital would not unduly compromise neighbouring employment sites and the development of the site could act as a catalyst for the development of the remainder of the site for employment uses. It must also be noted that there are also vacant sites at the nearby Swansea Vale Business Park.

Whilst it is appreciated that since 2008, the general state of the economy has been in decline, which is likely to have impacted on the development of this site, it is considered that the proposed hospital would provide significant employment opportunities which is the key aim of the UDP policy. It is also considered that the proposed hospital facility could complement the permitted uses/ aspirations of emerging industries, high tech manufacturing and high level services.

On balance it is considered that the benefits of retaining a private modern hospital within the County and the employment benefits created as a result of the proposal are significant material considerations and the proposal would result in the site being used productively for employment purposes and this is considered of sufficient weight to depart from the UDP policy in this instance.

Design/ Visual Impact/ Layout

As previously stated, a Development Framework document has been approved for the development of this site (dated January 2008) which provides certain parameters for the future development of the site. Some of the key issues are addressed below in terms of the proposal.

In terms of layout, the plots have already been laid out with the plot accesses already provided. The Development Framework envisages that the plots would be laid out with parking provided on the outer ring and the buildings proposed in the central ring which has already been landscaped. The original layout proposed a pedestrian access running along the northern border of the site which would link the employment area to the surrounding future development site. The Urban Design Officer states that the business park is only part of a wider development framework to include a new village to the west of the site. The land use plan within this document shows a key pedestrian & cyclist route running from the village to the centre of the business park. He states that it would be important to ensure that this route is provided or provision made to accommodate this at a suitable width in order to provide a longer term link for the benefit of pedestrians and cyclists moving between the two areas; and this is in line with the Active Travel Bill. Despite the landscaping having already been undertaken, this aspect was not constructed. Given that relative uncertainty about the future proposals in the vicinity, it is not considered necessary or reasonable to request the applicant to provide this footpath which would lead nowhere at the current time. However, a strip of 1.5m would be retained as grass in order to provide for this pathway in the future and the Council as landowner have control over this aspect of the development and the applicant has agreed to this request. This would be controlled as part of a subsequent landscaping scheme.

The indicative site layout also proposed that plot 8 should front on to this walkway, although this approach would be difficult given the uncertainty over the future link and the location of the access which had already been installed. In line with guidance given during the pre-application meeting, the hospital building has been re-located so that this now provides a greater sense of presence and enclosure onto the main loop road serving the Felindre Business Park. The Urban Design Officer advises that the siting also gives the building a greater sense of legibility as the main entrance is located closer to the site frontage and is positioned so as to close the vista westwards along the southern part of the loop road. The revised scheme is also an improvement on the previous in terms of its car park layout which is now located further to the south and does not visually dominate the area around the site entrance.

Furthermore by locating the car park towards the southern end of the site, wrapping it around the southern elevation of the building and providing screen planting as well as planting within the car park helps to further reduce the visual impact of parked cars and hardstanding. The changes to the building elevations help to break up the mass of this at the front elevation by providing 2 differing approaches either side of the main entrance.

However there were some concerns regarding the use of render to the first floor element of the northern section of the building as this provides a single mass of material with no articulation. Furthermore the past use of render in Swansea has shown this to heavily fade and discolour over time due to the typically wet weather conditions. As such in order to maintain the high quality of finish to the hospital this would require repainting/maintenance on a regular basis and it was requested that this material be amended.

The applicant subsequently amended the proposal to include brick in place of the render and coloured windows/ panels to break up the massing on the elevation. The Urban Design Officer has stated that the architectural approach is now acceptable and provides an overall cohesive appearance to the front western façade which has sufficient detailing to break up the mass and provide points of interest and variety.

The Officer raises concerns with regards to the brick proposed as it has a domestic appearance and has suggested that reference is taken to the surrounding context. Whilst this would be the first building on the site, there are low pennant stone walls in the area from which a colour reference could be taken. Further to this the mortar colour would be important and an appropriate approach to this would be to colour match to the brick in order to avoid an elevation which picks out the individual bricks. This would provide a more contemporary and crisp appearance to the façade which would better match the overall aesthetics of the building. The Urban Design Officer has no objections provided a condition is attached regarding proposed materials.

The previously approved section 73 application removed the minimum building size requirement of 4,645m² (50,000 sq.ft.) that formed part of the original outline planning permission. This was varied in response to changing market demands within the Swansea area, enabling Felindre to fulfil its key economic development role. The hospital use would provide long term employment opportunity to Swansea and the surrounding areas. The Felindre Development Framework (January 2008) focussed on smaller scale developments that were required by the market of between 930 m² and 1,858m² with the potential to combine plots for larger developments. The proposed hospital has a footprint of approximately 1,720m² and there is also potential to extend the hospital in the future if required. It is considered that the hospital footprint is large enough within the site with sufficient capacity for associated parking and amenity space/ landscaping. The building would have a floorspace of 3,860m² which represents less than 5% of the overall permitted floorspace for the outline consent.

The Framework identifies a maximum building height of 12m (equivalent to 3 storeys) for the buildings located on this site and the proposed hospital exceeds this. The applicant has advised that due to the complex building services and the ceiling void required to accommodate them in a hospital facility, the minimum floor to floor height is set at 4.2m. The proposal has two storeys of clinical accommodation (at 4.2m) with a plant room (with 3m clear height) directly above the Operating Theatres. The key elevations to the building, therefore, fall under twelve metres with the plant room above marginally exceeding this. This has been mitigated through stepping back the plant room to reduce the impact on the elevations. The building adheres to the three storey limit with key elevations varying in height and with a vertical façade treatment to break up overall massing of the development.

In terms of phasing, the Healthcare Management Trust has considered several locations in the Swansea area to relocate the Sancta Maria Hospital and Felindre Strategic Business Park best suited its relocation criteria. Given that the hospital is likely to be the first development on the Felindre site, plot 8 was considered the most appropriate location for the hospital, both during construction of the other plots and longer term on the fully developed Business Park site. Plot 8 is located on the upper plateau. The phasing strategy previously approved indicated that development should commence on the lower plateau firstly, however this is the first development proposed for the site, approximately 8.5 years after the outline scheme was originally approved. The phasing strategy was informed by the proposed road layout; however this has subsequently been constructed. In addition, the applicant has indicated why plot 8 has been chosen which appears reasonable. It is not considered that the development of this plot would have a significant impact on the development of the remainder of the site given that the key infrastructure has already been laid out.

It is therefore considered that the detailed design and layout of this proposal is acceptable, in terms of its impact on the character of the area.

Neighbouring/ Residential Amenity

The proposed development is the first site to be developed on the business park and as such, there are currently no neighbouring properties within the immediate vicinity. The scale of the building is considered acceptable and its location within the site would ensure it does not have an overbearing impact on adjoining plots.

In terms of the amenity of future occupiers, the main source of background noise is currently the M4 situated in a South to South Westerly direction from the site. The distributor road is located at approximately 33.5m from the buildings key east facing elevation. Vehicular traffic on site and Building Services Plant are likely to be the primary generator of noise on site. The majority of public traffic generating the majority of noise on site is likely to be kept within the hours of 07:30 - 20:00pm and sensitive rooms requiring quiet conditions during out of hours (e.g. bedrooms at night) are unlikely to be affected. Service areas, including the external back-up generator, are located to the west of the block. This location reduces the impact of noise generated on site affecting the remainder of the business park. A perimeter wall to the service yard seeks to protect adjoining sites from noise generation.

Air handling units are located within the plant room at second floor level. Intake and extracts louvres are located on the north and east elevations to avoid prevailing winds. The plant room is stepped back to reduce noise impact on sensitive rooms on the floors below and across the business park site. In addition, a tree line has been established in a north to south axis parallel to the building's east elevations providing a degree of acoustic screening to the building. This is most prominent at first floor where the tree canopy can effectively screen and provide a greater degree of comfort within the bedrooms. Overall, it is not considered that the proposed hospital in that location would have a significant impact on the amenities of future occupiers of the building. The Council's Pollution Control Officer has not requested any noise conditions on the basis of the above information.

However, consideration needs to be given to the impact of the proposal on the adjoining future land uses. The site has outline planning permission for B1 and B2 uses and the indicative masterplan outlines that certain sites have been proposed for either a B1 or a B2 use. The adjacent site at Plot 9 is outlined for a B1 use whilst Plot 7 on the other side is indicated for B1 or B2 uses. The Framework indicates that these uses will be reviewed bi-annually to ensure that the needs of the market are being met. Given that this is the first application for any of the plots on site, it is considered that there would be sufficient space elsewhere on the site for B2 uses (which are considered to have the potential to have a detrimental impact on the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit) that would not have a detrimental impact on the amenities of the hospital given the distances involved. B1 uses by their very nature are uses which are not considered to have a detrimental impact on the amenity of the area. It must also be noted that the framework also considered ancillary uses on the site such as a hotel which is similar in nature to the proposed hospital use. On balance, it is not considered that the development of this site would restrict the development of the remainder of the site for B1 or B2 purposes.

Highway Safety/ Parking/ Public footpaths

The access road to this has already been constructed albeit not formally adopted currently. The access into this plot has already been provided and the issues about the pedestrian access have been covered above.

The Travel Assessment states that car parking provision is compliant with City and County of Swansea Parking Standards for zone 5 and 6 Hospital and Health Centre facilities. 105 car parking spaces would be provided within this car park (6 of which would be for disabled users, located close to the entrance). Cycle parking provision has been made for 5 bicycles. In addition, the applicant has provided an assessment of the proposed traffic generated by the proposal when assessed against the traffic generated by an industrial use as approved.

The Highways Officer has advised that parking provision is in accordance with the approved parking guidelines and has recommended a condition is attached requiring these spaces to be provided. In terms of traffic flows and trip generation, when compared to the outline flows derived from the 2010 assessment, there is an increase from 124 to 193 movements in the morning peak (55% increase) and 95 to 181 movements in the pm peak (91% increase). Whilst the percentage figures are high the actual increases are from 2 vehicles per minute to 3 vehicles per minute in the morning peak and from 2 to 4 per minute in the afternoon. Given the existing infrastructure it is considered that these additional movements can be accommodated subject to the conditions relating to the off-site works under 2006/0773 still being required. However, as this is a full application, and the outline application is still in place, it is not necessary to attach a condition regarding these off-site works to this consent. Similarly, the strategic landscaping has already been carried out and the plots have been set back 5m from the road and on this basis, it is not considered that a condition is necessary to ensure the front boundary wall is retained below 1m in height in the interests of visibility.

The Highways Officer concludes that the siting of the hospital at this location is unlikely to result in any highway issues arising on the Strategic Highway Network. Whilst the analysis of anticipated traffic movements is unconventional in that it is based on local data rather than the National TRICS database there is no reason to doubt that it may provide a more relevant result rather than national sites which may not be comparable with this site. Whilst public transport provision to the area is not ideal the provision of a shuttle bus linking to the main transport routes should open the site up to non-car users and this together with the car club setup as outlined in the travel plan should make the site more accessible. Conditions are therefore considered necessary for the submission of a travel plan and a construction traffic plan.

The proposals are therefore considered acceptable in terms of access, highway safety and parking provision.

Ecology/ Trees/ Landscape

The site is currently vacant except for ruderal vegetation. Strategic landscaping has already been carried out around the business park with some planting along the site frontage and further details would be required in terms of the landscaping scheme for the plot and along the site boundaries. This would be attached as a condition of any consent.

The Council's Ecologist has advised that the site is used by the ground nesting birds, ringed plover and lapwing; both of these are biodiversity action plan species. It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to take damage or destroy the nest of any wild bird while that nest is in use or being built. Any development on the site must have a pre start of work survey. The Ecologist has no objection to the proposals subject to a condition with regards to a survey prior to works commencing on site, along with a method statement detailing how they would be protected if they are found. Natural Resources Wales have raised no issues with regards to the ecology of the site.

Contaminated Land

The site was formerly a Tin Plate Works and has undergone extensive remediation and landscaping since the outline consent was granted. At the time of submission, the applicant was aware of, and located 18 reports relating to desk study, ground investigation and remediation information, pertaining to the site. A full review of these documents is currently ongoing. Limited evidence of potential sources of contamination was observed on or off-site during the walkover. Some small stockpiles of building materials and loose general rubbish were noted on site. In addition, a metallic sheen was noted on surface water ponding locally within the site boundaries. Owing to the known historical land usage of the site and further to the continuing review of all available environmental information and previous reports, identification of additional potential sources of contamination and pollutant linkages cannot be discounted at this stage. The applicant has stated that a conceptual ground model would be developed for the final report.

The Council's Pollution Control Officer has advised that without this information, conditions would be required to ensure that any pollution issues are adequately addressed prior to the commencement of development. Whilst it would be preferable to have this information prior to determination, there is outline consent for the development of this site and a condition is considered an acceptable solution to ensure that this issue is covered. Natural Resources Wales offer no objections to the proposal in terms of pollution. Therefore, the approach recommended by the Council's Pollution Control Officer is considered appropriate for this development.

Drainage/ Flooding

With regards to drainage, a Flood Consequences Assessment has previously been submitted for the wider site which shows the site to be in an area of little or no flooding. The site is proposed to have a developed area of 8100m², of which approximately 6400m² is proposed to be impermeable surfacing and 1700m² to be permeable paving. To that end, approximately 55% of the site will continue to be greenfield land post-construction. The site would drain to the existing watercourse to the south of the site and is within the agreed flow rate in the 100 year greenfield rate. Attenuation in the form of cellular storage has been provided to temporarily store runoff from rainfall events up to and including the 100-year event + 30% allowance for climate change for controlled release.

The Drainage Officer has advised that based on the details submitted, the plot 8 drainage strategy accords with the proposals made at the outset for the strategic development of the whole site, and therefore, no objections are raised subject to the conditions requiring full drainage details to be agreed.

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Natural Resources Wales do not object to the application but do raise the following points with regards to land and surface water drainage. Since 2007, issues have come to light regarding the foul and surface water drainage networks in this area. This has resulted in additional pollution and nutrient loading spilling to the Burry Inlet. As such, a Memorandum of Understanding (MOU) has been prepared to enable development in this area to go forward.

Protection of the water environment is a material planning consideration and the Local Planning Authority must be satisfied that the proposed method of foul and surface water drainage from the proposal will not cause any detriment to water quality. To accord with the terms and content of the MOU, foul connections should only be allowed when compensatory surface water removal or suitable improvement scheme has been implemented within the same catchment.

The City and County of Swansea as Local Planning Authority has followed the precautionary approach advised by its statutory advisor NRW (formerly CCW) towards all development that drains into CBEEMs, and carried out the following habitat assessment.

It is generally accepted that the combined sewerage system serving this area is working at full capacity (Gowerton STW). Any increase in surface water in the sewerage catchment would increase the number of untreated sewage discharges to the Burry Inlet in times of overflow. It was therefore determined that it is imperative that no surface water be allowed to enter the sewerage infrastructure.

In accordance with the MoU, it is necessary to remove surface water from the combined sewer to provide betterment in the system. Currently the betterment should be twice the maximum proposed discharge from the site. However, this site already benefits from outline planning consent dating back to 2006 which has been regularly renewed. As such, in terms of foul flows, it is considered appropriate to consider the flows from the proposed development against the flows from the development that benefits from outline consent. The applicant has advised that the proposed development would have a foul discharge rate of 4.48l/s. The MoU outlines anticipated foul discharges for other uses such as industrial sites with large water usage and light industry sites. Given that the outline consent was granted for both B1 and B2 uses, it is considered that a worst case scenario would include an industrial site with an anticipated large water usage. The MoU recommends that a use such as this would generate 2.5l/s per hectare and on this basis, a site area of 1.8Ha would equate to 4.5l/s. The MoU is clear that these figures are a guide only and DCWW should be contacted. Dwr Cymru Welsh Water raise no objections subject to a condition regarding full drainage details to be provided to, and approved by the Local Planning Authority. They also advise that the Waste Water Treatment Plan could manage with the foul flows proposed. Essentially, the development of this site would replace the flows that could have been provided by the development of this site for an industrial use which has been accounted for in the review of consents undertaken as part of the Burry Inlet Habitat Regulations Assessment.

Burry Inlet Habitat Regulations Assessment

Introduction

The City and County of Swansea, as the competent authority, is required under Regulation 61(1) of the Conservation and Habitats and Species Regulations 2010 (known as the 'Habitat Regulations') to undertake a Habitat Regulations Assessment of any project likely to have an effect on a European site, or candidate/ proposed European site, either alone or in combination with other plans or projects, that is not necessary to the management of the site for nature conservation.

In this instance, the European sites potentially affected are the Carmarthen Bay and Estuaries European Marine Site (CBEEMs), the Carmarthen Bay Special Protection Area (SPA) and the Burry Inlet SPA and Ramsar site. Before deciding to give permission the LPA must therefore first consider whether this development is likely to have a significant effect on the CBEEMs either alone or in combination with other plans or projects in the same catchment area.

Following an investigation of likely significant effects on the CBEEMs features water quality was identified as the only factor that might have an effect as discussed below.

Water Quality

With regard to the water quality issues in the Burry Inlet and Loughor Estuary, the City and County of Swansea has followed the statutory advice of their statutory advisor, and has commissioned a preliminary assessment under the above Regulations which is limited to the assessment of potential wastewater effects only.

This assessment notes that as part of their review of consents (RoC) under Regulation 63 the former Environment Agency (now NRW) undertook a detailed Habitats Regulations Assessment in relation to the effects of their consented activities. Consent modifications were identified to enable the Environment Agency to conclude no adverse effect on the integrity of the CBEEMs in respect of their consents operating at their maximum consented limits.

As the consents in question have already been subject to a full assessment (alone and in-combination) under the provisions of the Habitat Regulations, there is no need for the City and County of Swansea to undertake a further assessment where development can be accommodated within the post RoC discharge consent limits.

It is the opinion of the authority that this development can be accommodated within the post RoC discharge consent limits, and will not be likely to have a significant effect either alone or in-combination on the Carmarthen Bay and Estuaries SAC, the Carmarthen Bay SPA, or the Burry Inlet SPA and Ramsar. Such effects can be excluded on the basis of the objective information available through the Environment Agency review.

Other possible effects on CBEEMs features

In addition, it is considered that there are no other potential adverse effects from this development proposal, either alone or in combination with other plans or projects on the above protected European sites.

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On this basis, there is no requirement to make an appropriate assessment of the implications of the proposed development in accordance with Regulation 61(1).

The former Countryside Council for Wales, as statutory advisor to the Council on the requirements of the Habitats Regulations, has recently confirmed that they are content with the above approach.

The LPA has therefore satisfied its obligations as the 'competent authority' under the Habitats Directive and associated Habitats Regulations. This is in line with the requirements of National Planning Policy guidance and Policy EV25 of the Unitary Development Plan.

Hydraulic Capacity Issues in Gowerton WwTW drainage network

Neither DCWW nor NRW have objected to the application. Moreover, the Local Planning Authority is satisfied that it has addressed the water quality issues relating to the Habitats Regulations on this site and NRW have since agreed to the Council's adopted Habitat Regulations Assessment that covers all development in the drainage network area up to the end of 2018. As explained above this HRA is based on objective information available from the Agency's own Review of Consents of Gowerton WwTW, 2010.

The Council has been working with the Agencies of the Welsh Government who are seeking to resolve this problem in seeking to 'enhance' this situation, by improving the current drainage problems in the Gowerton drainage network, before new foul connections can be made. As part of this initiative in 2011, DCWW adopted the findings of a study commissioned to investigate the problems and solutions relating to foul drainage in this drainage catchment area. They have also prepared a Plan of Improvement works for Gowerton WwTW catchment (AMP 7), and are currently indicating that schemes will be brought forward where necessary to facilitate development.

Conclusion

In conclusion, DCWW has not objected to this scheme, and the Council's HRA which has been adopted for all development in the Gowerton WwTW drainage network area runs up until the end of 2018. The HRA has been agreed with NRW and concludes that 'It is the opinion of the Authority that this development can be accommodated within the post Review of Consents (RoC) discharge consent limits, and would not be likely to have a significant effect either alone or in-combination on the Carmarthen Bay and Estuaries SAC, the Carmarthen Bay SPA, or the Burry Inlet Spa and Ramsar. Such effects can be excluded on the basis of the objective information available through the 2010 Environment Agency review.

In summary, there are no known hydraulic capacity or new water quality issues to address and there is no justification to refuse this proposal for planning permission on these grounds. Subject to further control by conditions, it is considered that the drainage arrangements for this scheme are acceptable and can meet the overarching aims of sustainable development in this area, and satisfy the provisions of Policies EV33, EV34 and EV35.

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Conclusion

Whilst it is acknowledged that the proposal represents a departure from UDP Policy EC1, it is considered that there are significant material considerations which would offset this and in design terms, the proposals are generally in accordance with the Adopted Unitary Development Plan. It is therefore concluded that the application should be approved subject to the following conditions.

RECOMMENDATION

APPROVE, subject to the following 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 The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan (Drawing No. SMH_ALL_ATP_001) received on 17th February 2015; Proposed Elevation - North and South Facing (Drawing No. SMH_ALL_ATP_010 P06), Proposed Elevation - East and West Facing (Drawing No. SMH_ALL_ATP_011 P06) received on 17th April 2015; Cycle Store - Rear (Drawing No. SMH_CA_ALL_AD7_001) received on 20th April 2015; Proposed Site Plan (Drawing No. SMH_ALL_ATP_003 P03), Proposed Site Sections (Drawing No. SMH_ALL_ATP_005 P02), Proposed - Level 00 - Ground Floor Plan (Drawing No. SMH_ALL_ATP_006 P01), Proposed - Level 01 - 1st Floor (Drawing No. SMH_ALL_ATP_007 P01), Proposed - Level 02 - Plant Room Plan (Drawing No. SMH_ALL_ATP_008 P01), Proposed - Level 03 - Roof Plan (Drawing No. SMH_ALL_ATP_009 P01), GA Section 001 and 002 (Drawing No. SMH_ALL_ATP_012 P02); and GA Section 003 and 004 (Drawing No. SMH_ALL_ATP_014 P02) received on 22nd April 2015.
Reason: To define the extent of the permission granted.
- 3 Notwithstanding the details submitted, samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development. The scheme shall thereafter be implemented in accordance with the approved details.
Reason: In the interests of visual amenity.
- 4 No development shall take place until an investigation of site contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The methodology shall include:
 - (i) a desk top study to identify all previous uses, potential contaminants and their possible impacts on land and controlled waters, incorporating a conceptual site model identifying all potential source, pathway and receptor linkages;
 - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, as indicated by the desk top study;
 - (iii) an assessment of potential risks from contamination, an appraisal of remedial options, and justification for the preferred remedial option.

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- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 5 The development hereby permitted shall not be occupied until the measures approved in the scheme in condition 4 have been implemented and a suitable validation report has been submitted to and approved in writing by the Local Planning Authority unless written consent is given to any variation.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the latest guidance, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Notwithstanding the details submitted with the application, no development shall commence until a fully detailed scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.
Reason: To ensure that effective drainage facilities are provided for the development, and that no adverse impact occurs to the environment or the existing public sewerage system.
- 8 Plot 8 shall not discharge surface water to the strategic onsite drainage network at any rate greater than 11.2 litres per second per developed hectare as stated in the 'Sancta Maria Hospital Drainage Strategy' Issue 1 dated 16/02/2015.
Reason: To ensure that the capacity of the onsite strategic surface water network is protected and prevent surface water flooding occurring.

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- 9 Notwithstanding the details submitted, no development shall take place without the prior written approval of the Local Planning Authority of a detailed scheme for the landscaping of the site.
Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and to accord with Section 197 of the Town and Country Planning Act 1990.
- 10 All planting and grass seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the hospital hereby permitted and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: To safeguard landscape and amenity interests.
- 11 Prior to the commencement of development, a survey of ground nesting birds undertaken by a suitably qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. Should the ground nesting bird survey (required by condition 11) identify any protected bird species on site, a method statement detailing how they would be protected during building work shall be submitted to and approved in writing prior to the commencement of development. The works shall thereafter be carried out in accordance with the approved mitigation details.
Reason: To ensure that the proposal does not have a detrimental impact on ground nesting birds.
- 12 Prior to the first beneficial occupation of the development hereby approved, all of the proposed car parking spaces as indicated on Drawing No. SMH_ALL_ATP_003 P03 shall be clearly laid out on the ground and retained as such thereafter for the parking of vehicles.
Reason: To ensure that adequate parking provision is provided on site for staff, patients and visitors of the hospital.
- 13 Prior to the first beneficial use of the development hereby permitted, the cycle parking provision as indicated on Drawing No. SMH_ALL_ATP_003 P03 shall be provided on site for staff and visitors and shall be retained as such thereafter.
Reason: To ensure adequate cycle parking provision is provided for staff and visitors.
- 14 Prior to the commencement of development, full details of all external plant and equipment to be installed, and their location, shall be submitted to and approved in writing by the LPA. The development shall thereafter be undertaken in accordance with the approved details.
Reason: To ensure that plant and equipment is sensitively designed and location in the interests of visual amenity.

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15 No development shall commence until a Construction Method Transport Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period unless otherwise approved in writing by the Local Planning Authority. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development; and
- iv) wheel washing facilities.

Reason: In the interests of highway safety.

16 Prior to the first beneficial use of the development hereby permitted, a travel plan shall be implemented in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The travel plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary. The approved travel plan shall remain in place for the duration of the use hereby permitted.

Reason: In the interests of the sustainable use of the site and to minimise private car use.

INFORMATIVES

1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV2, EV3, EV33, EV34, EV35, EV38, EV40, EC1, AS1, AS2, AS5 and AS6.

2 Birds may be present in this building and grounds please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while that nest in use or being built
- Take or destroy an egg of any wild bird

Care should be taken when working on buildings particularly during the bird nesting season March-August.

3 The Highways Officer has advised that the Developer must contact the Highway Management Group, The City and County of Swansea, Penllergaer Offices, c/o The Civic Centre, Swansea SA1 3SN before carrying out any work. Please contact the Senior Engineer (Development) e-mails to : jim.marshall@swansea.gov.uk or the Team Leader, e-mails to mark.jones@swansea.gov.uk, tel. no. 01792 636091

The Travel Plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary

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ITEM 3

APPLICATION NO.

2014/1201

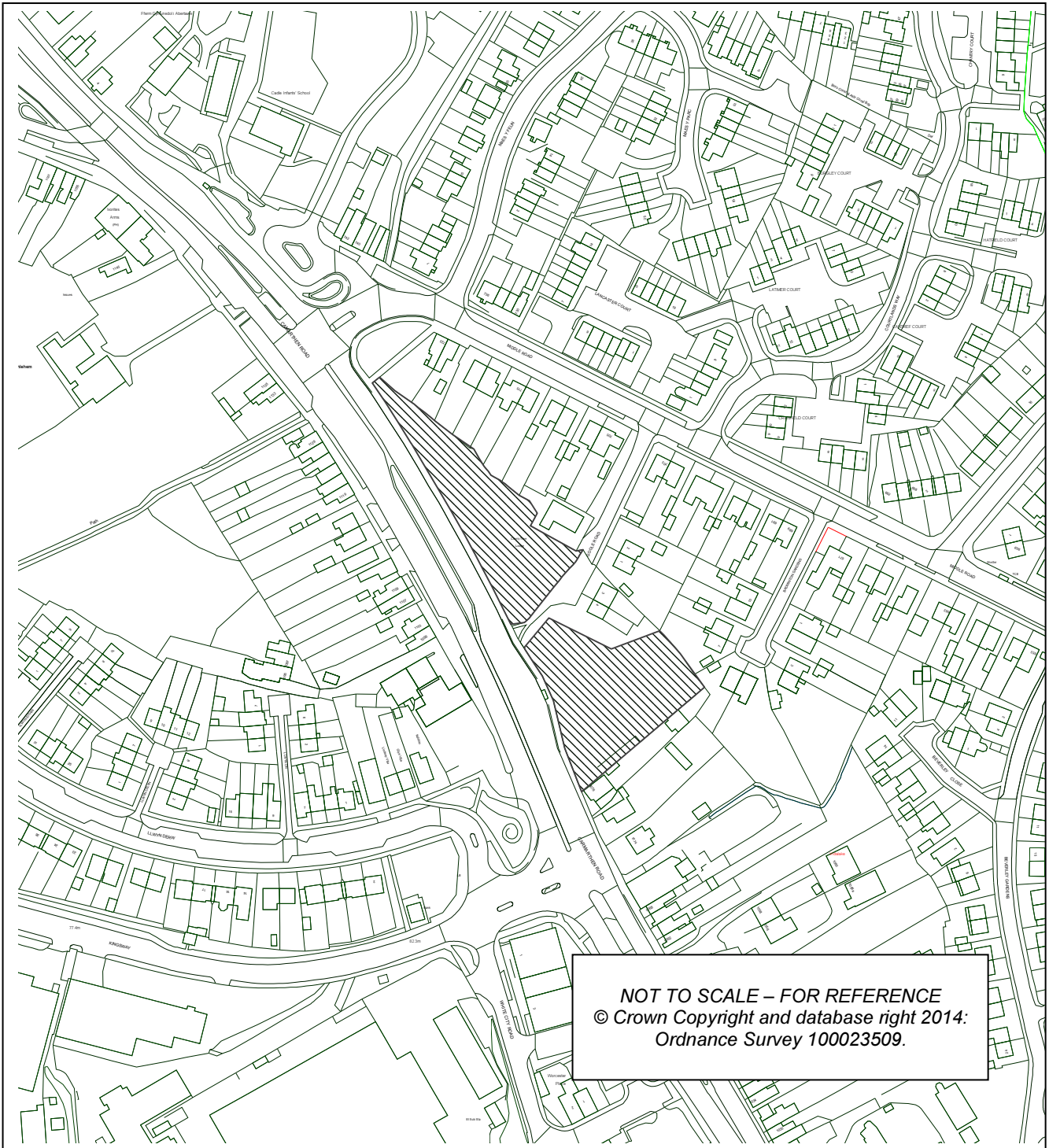
WARD:

Cockett

Location: Land at Goole Road Ravenhill Swansea SA5 5DX

Proposal: Construction of 18 no. houses comprising of 6 two bed and 12 three bed units

Applicant: Mr Dean Lynch



BACKGROUND INFORMATION

POLICIES

Policy	Policy Description
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV3	Proposals for new development and alterations to and change of use of existing buildings will be required to meet defined standards of access. (City & County of Swansea Unitary Development Plan 2008)
Policy EV35	Development that would have an adverse impact on the water environment due to: i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or, ii) A reduction in the quality of surface water run-off. Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented. (City & County of Swansea Unitary Development Plan 2008)
Policy EV34	Development proposals that may impact upon the water environment will only be permitted where it can be demonstrated that they would not pose a significant risk to the quality and or quantity of controlled waters. (City & County of Swansea Unitary Development Plan 2008)
Policy EV33	Planning permission will normally only be granted where development can be served by the public mains sewer or, where this system is inadequate, satisfactory improvements can be provided prior to the development becoming operational. (City & County of Swansea Unitary Development Plan 2008)
Policy HC2	Housing development within the urban area will be supported where the site has been previously developed, its development does not conflict with other policies, does not result in ribbon development, and the coalescence of settlements, overintensive development, significant loss of residential amenity, significant adverse effect on the character and appearance of the area, loss of urban green space, significant harm to highway safety, significant adverse effects to landscape, natural heritage, security and personal safety, infrastructure capacity, and the overloading of community facilities and services. (City & County of Swansea Unitary Development Plan 2008)

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ITEM 3 (CONT'D)

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SITE HISTORY

App No.	Proposal
2002/0618	Construction of a bungalow (Details of siting, design, external appearance and means of access pursuant to condition 01 of planning permission 2001/1596 granted on 8th January 2002) Decision: Grant Permission Conditional Decision Date: 06/08/2002
2006/0958	Two detached dwellings (outline) Decision: Grant Permission Conditional Decision Date: 12/09/2006
91/1305	RESIDENTIAL DEVELOPMENT (APPLICATION FOR CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT) Decision: *HCI - CERTIFICATE ISSUED Decision Date: 20/12/1991
91/1304	RESIDENTIAL DEVELOPMENT (APPLICATION FOR CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT) Decision: *HCI - CERTIFICATE ISSUED Decision Date: 20/12/1991
2005/2439	Residential dwelling (outline) Decision: Grant Permission Conditional Decision Date: 07/02/2006
2004/0213	New vehicular access onto Carmarthen Road and incorporation of land into domestic curtilage Decision: Grant Permission Conditional Decision Date: 30/03/2004
2008/0742	Residential development of 8 pairs of semi-detached and 3 terraced properties Decision: Grant Permission Conditional Decision Date: 19/03/2009
2006/0956	Residential development (outline) Decision: Grant Permission Conditional Decision Date: 12/09/2006
2010/0002	Detached dwelling Decision: Grant Permission Conditional Decision Date: 24/05/2011

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ITEM 3 (CONT'D)	APPLICATION NO.	2014/1201
93/0920	ERECTION OF ONE DWELLING HOUSE (OUTLINE) Decision: *HRP - REFUSE PERMISSION Decision Date: 27/10/1993	
94/0388	ERECTION OF ONE DWELLING HOUSE (OUTLINE) Decision: *HPS106 - PERMISSION SUBJ - S106 AGREEM. Decision Date: 29/12/1994	
95/1273	ERECTION OF A DETACHED DWELLING HOUSE Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 21/12/1995	
2015/0162	Variation of condition 1 of planning permission 2010/0002 granted 4th January 2010 to extend the time to begin the development by a further two years Decision: Approve Conditional (S73) Decision Date: 31/03/2015	

RESPONSE TO CONSULTATIONS

ORIGINAL SCHEME (20 DWELLINGS)

The application was advertised on site and in the press and 19 individual properties were consulted. FIVE LETTERS OF OBJECTION were received, which are summarised as follows:

1. More traffic on Middle Road and Goole Road means more traffic noise.
2. Noise pollution due to construction as well as traffic noise.
3. Lack of privacy.
4. Dust and dirt.
5. Destruction of biodiversity.
6. Impact upon my wellbeing.
7. The proposed development intrudes into my land.
8. The two houses on the north of the development would not front onto Carmarthen Road which is not in keeping with the other houses in the development.
9. It does not integrate effectively with adjacent spaces and the public realm.
10. Detrimental to visual amenity.
11. Not appropriate to its local context.
12. Trees would have to be cut down to accommodate the building.
13. No mention is made of the type of construction or material to be used for the retaining wall.
14. The retaining wall will dominate the street scene.
15. During construction there is a high risk that the properties on Middle Road would be undermined and risk collapse.
16. I would query the ownership of the land behind Cherry Tree Lodge.
17. To accommodate the road, a large amount of hillock would need to be removed and put the gardens of 711, 713, 715 and 717 at risk of subsidence and possible destruction.
18. The large sycamore has been destroyed.

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ITEM 3 (CONT'D)

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19. Bats are a protected species.
20. Visually intrusive to my property.

The Coal Authority – Objects as significant risk to development and the applicant should be required to identify the mine entries and their zones of influence and the should form a no build zone within the site.

Natural Resources Wales – No objection subject to the imposition of conditions relating to surface water drainage, pollution prevention, contaminated land and waste management.

Dwr Cymru Welsh Water – No objection subject to standard conditions and informatives.

Glamorgan Gwent Archaeological Trust Ltd - No objection.

Council's Ecologist - The site appears to be of relatively low ecological value it is likely that birds will use the site for nesting and that reptiles are present. Please add a condition to any permission requiring a reptile mitigation statement, the details of which to be agreed prior to work starting as well as the standard bird nesting informative.

Highways Observations – This proposal has been granted consent previously, albeit for 19 dwellings. The site is to be accessed from Goole Road and one of the conditions required the making up of Goole Road to adopted standards. The applicant has not submitted any details of this however basic details were submitted previously. The site layout indicates the dwellings served from two cul-de-sacs with each dwelling having on site parking to meet adopted standards. I recommend as follows;

No highway objection subject to the following;

1. No dwelling shall be occupied until Goole Road and the new access roads have been completed to a satisfactory standard in accordance with engineering details to be submitted and approved. For the avoidance of doubt, the entire length of Goole Road is required to be improved.
2. The roads serving the dwellings shall comprise of a 5.5m wide carriageway, with a minimum 1.8m wide footway on the development side and a minimum 1m wide verge on the other side where no houses front the road.
3. No vehicular access shall be formed to the site from Carmarthen Road, all vehicular access shall be from Goole Road only.
4. All retaining walls shall be the subject of detailed engineering drawings and calculations to be submitted for approval before any work commences on site.
5. A Travel Plan shall be submitted for approval and implemented prior to any dwelling being occupied.
6. Prior to any works commencing on the site, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic management plan shall be implemented and adhered to at all times unless otherwise agreed by the Local Planning Authority.

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ITEM 3 (CONT'D)

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7. No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Management and Maintenance of Estate Streets - Note

The applicant is advised that to discharge condition 7 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Note 1: The Developer must contact the Highway Management Group , The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please contact the Senior Engineer (Development) , e-mails to : jim.marshall@swansea.gov.uk or the Team Leader , e-mails to mark.jones@swansea.gov.uk , tel. no. 01792 636091.

Education Comments –

The catchment area for this development is Cadle, and the catchment schools are:

English Medium Primary	Cadle Primary
English Medium Secondary	Bishop Gore Comprehensive
Welsh Medium Primary	YGG Pontybrenin
Welsh Medium Secondary	YG Gwyr

The development will generate, in accordance with the agreed Supplementary Planning Guidance (SPG) policy, the following pupils with the associated cost:

Primary: 6.2 (£64,307)
Secondary: 4.4 (£69,731)

Rationale

Primary:

There is no capacity for growth in Welsh Medium. The surplus capacity at YGG Pontybrenin (which is the nearby Welsh medium primary school), in January 2014 was 55 with the projection figures for January 2021 as being down to - 40. For the purpose of Section 106 and removal of temporary accommodation planned for future disposal, a revised capacity is generated; making the school effectively even more over- subscribed i.e. **January 2014: -56; January 2021: - 151.** However, there is also another double demountable on site together with a Timber Building – both of which should be again deducted from these calculations. This would make the school even more over capacity i.e. **January 2014: -159; January 2021: - 254.**

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There will be a request for a specific contribution towards the English Medium primary provision at Cadle Primary School in this instance. Our aspiration has always been to bring the Early Years block, which is stand alone to the main school, into the main school buildings as a new extension. Whilst the site is capable of an extension, any further sites in this area would require an extension to the school. In January 2014, Cadle Primary had a surplus capacity of 58 pupils but with a projection for January 2021 of 20 pupils.

In order to accommodate any pupils from this development, Cadle Primary will require a developer's contribution for refurbishment / improvements to facilities at the school and on this basis, we would be requiring **65%** of the full generated amount of £64,307 which will equate to **£41,800 plus inflation** for this primary school at this time.

N. B. If more sites came forward in this area at an earlier date, then a new extension would be needed and the full generated figure of £64,307 would be required.

Secondary:

Whilst the development will generate 4.4 secondary pupils there will not be a request for a specific contribution towards the English Medium secondary provision at this time as there is sufficient capacity within the catchment school. In January 2014, Bishop Gore Comprehensive was under capacity by 211 pupils, with a projection for January 2021 of being under capacity by 37 pupils.

There is no capacity for growth in Welsh Medium. – i.e. YG Y Gwyr

Please see chart below.

N. B. Projected Unfilled Pupil Capacity (Based on January 2014 Projections)

	Jan-14	Sep-14	Sep-15	Sep-16	Sep-17	Sep-18	Sep-19	Sep-20
Cadle Primary	58	51	38	31	27	23	24	20
Bishop Gore Comp.	211	201	158	145	99	61	46	37
YGG Pontybrenin	55	27	6	-18	-19	-36	-30	-40
YGG Pontybrenin (with 2 double demountables removed from calculation, together with the Timber building)	-159	-187	-208	-232	-233	-250	-244	-254
Y Gwyr	182	140	102	73	8	-25	-118	-197
Y Gwyr (with demountables removed from calculation)	111	69	31	2	-63	-96	-189	-268

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One has to bear in mind that there are a number of other proposed Candidate development sites for the area which are still under consideration by Planning and the results of these would further exacerbate the situation.

In addition, there are also other Planning Applications currently being considered by Planning which would also have an effect on the Welsh medium sector of both the Primary and Comprehensive pupil numbers in being even more over capacity.

Conclusion

N. B. Should any further sites be submitted for Planning consideration for proposed development in the area then we would, of course, want to reconsider the accumulative effect on this particular application alongside any new ones received in the near future.

In summary, in order to accommodate any pupils from this development at this time:

- The Authority would seek a Developer's contribution in the first instance of **£41,800 plus inflation for Cadle Primary school (i.e. 65% of the full generated amount of £64,307)** for refurbishments / enhancements to provide improved facilities at the school.
- Education would not be seeking a Developer's contribution for Bishop Gore Comprehensive School at this time because of the current number of unfilled places at the school.

However, in the light of the LDP Review currently being undertaken by Education with regard to the effects the proposed Category A Sites might have on Education provision as a whole throughout the Authority, it must be remembered that the emerging strategy for education provision in this area may require reconsideration of our particular request in this case at a later stage.

When the Review has been completed and finalised for submitting feedback to Planning to aid the whole current LDP process, then there will obviously be a different picture which could warrant us seeking the full £69,731 plus inflation for Secondary School enhancements, in addition to the full £64,307 Primary School enhancements for new build. If this was the case, would we be able to confirm the actual named schools to be recipients of this Developer's Contribution in both primary and secondary at a later stage when the emerging strategy for education provision in the Cadle/ Cockett Ward areas of Swansea has been considered further (i.e. as there may be perhaps a need then for the provision of a new primary school in the area which would require this contribution in place of Cadle Primary?). It has to be appreciated that the actual delivery dates of this proposed development would also have a bearing on any request being submitted at this time, or in the future. **If this arrangement is not acceptable at this time then please advise accordingly.**

AMENDED SCHEME (18 DWELLINGS)

The proposal was advertised on site and 21 individual properties were consulted. 4 letters of objection have been received, which reiterated previous comments made and the following comments:

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1. Would be detrimental to the biodiversity of the area.
2. The public services such as drainage and sewerage and water might be compromised with the amount of houses.
3. Is the road going to be brought up to adoptable standard?
4. What about the Japanese knotweed?
5. Is there going to be a pedestrian access to Carmarthen Road?
6. More street lights will be required.

Coal Authority - The Coal Authority concurs with the recommendations of the Ground Investigation Report; that coal mining legacy potentially poses a risk to the proposed development and that further intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development.

In the event that the site investigations confirm the need for remedial works to treat the mine entries and areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development. The may include amendments to the proposed layout of the scheme.

The Coal Authority considers that the content and conclusions of the Ground Investigation Report are sufficient for the purposes of the planning system. The Coal Authority therefore **withdraws its objection** to the proposed development **subject to the imposition of a condition or conditions to secure the above**.

Highways Observations - No additional comments to make. Previous observations still stand.

APPRAISAL

This application is reported to Committee for decision and a site visit at the request of Councillor Ann Cook due to the concerns of local residents about impact upon their properties and traffic issues.

Full planning permission is sought for the construction of 18 no. houses comprising of 6 two bed and 12 three bed units on land at Goole Road, Fforestfach. The application site is irregular in shape and comprises two distinct parcels of land separated by Goole Road. The site is bound to the north-east by the rear curtilages of neighbouring properties along Goole Road, Middle Road and Badminton Gardens, to the south by No.1078 Carmarthen Road and south-west by Carmarthen Road itself. The site has benefited from several previous applications for residential development on the site, the most recent was for 19 dwellings – 2008/0742 refers and although now expired (March 2014), it is considered that the principle of residential development on the site is well established.

The main issues for consideration in this instance relate to the suitability of the proposed residential development having regard to impact upon visual and residential amenity and highway safety in the context of prevailing development plan policies.

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There are in this instance no additional overriding issues for consideration under the provisions of the Human Rights Act.

The application proposal comprises 8 pairs of semi-detached dwellings and two detached dwellings. Apart from two units which would be constructed sideways onto Carmarthen Road, the layout achieves a majority frontage onto Carmarthen Road, which is considered an important requirement given the prominence of this route into the city and the established character of the street scene. The frontages facing Carmarthen Road have resulted in some compromises in terms of fronts and backs relationships within the site, but this is considered acceptable and the success of this arrangement relies on the quality of boundary treatments. Therefore whilst indicative boundary treatments have been submitted, it is recommended that condition be imposed to require the applicant to submit further details for approval for each particular plot. The layout has also resulted in some of the plots having shallower than recommended rear amenity spaces and on this basis it is considered both reasonable and necessary to remove all permitted development rights relating to extensions and outbuildings normally afforded to semi-detached dwellings to ensure a satisfactory building to plot ratio is maintained in future and that none of the plots become overdeveloped. Notwithstanding this, a satisfactory relationship and separation is, it is considered, achieved between the proposed dwellings within the site and the existing dwellings that surround the site.

With regard to issues of residential amenity, it is considered that the layout of the site provides ample separation distances to the existing surrounding properties on Goole Road, Middle Road and Carmarthen Road to prevent loss of light or privacy or any undue impact in terms of overbearing physical impact. It is recognised that the access road to plots 1-7 will run close to the boundary of the bungalow known as Cherry Tree Lodge but it is considered that whilst the comings and goings to the new dwellings will increase as a result of this application, the impact upon this one dwelling would not be so unacceptable to warrant a refusal of the application. However, it is considered that any means of enclosure on this common boundary must be robust e.g. acoustic fencing to reduce any potential impact caused. An appropriate condition is therefore recommended.

As part of the development of the site, there is a need to partly remove a large mound/bank that backs onto the rear gardens of the properties at 709 – 717 Middle Road. Concerns have been raised from the occupiers relating to the removal of this mound, its impact upon the stability of neighbouring land and the risks involved with such an operation. Details submitted with the application indicate that the mound will be removed and a retaining wall of approximately between 1.5m – 6.5m in height erected in its place. It is recognised that this is not an insignificant engineering operation, and as part of this application, the applicant has submitted drawings and calculations for this retaining structure. As the Council's bridges and structures section cannot confirm if these are acceptable, they have recommended that the developers submit an independent design check certificate to ensure the stability of the proposed wall prior to the commencement of works on site and it is recommended that a condition be imposed to this effect. It is considered therefore that subject to this confirmation, the building of this retaining wall would not cause undue harm upon the stability of the neighbouring gardens.

Turning now to highway safety matters, as detailed above this site has previously been granted outline planning permission. The Head of Transportation and Engineering recommends no objection subject to a number of highway safety related conditions and it is recommended that the suggested conditions are imposed.

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Japanese Knotweed was once in abundance on the site, and although once cleared from the site, pockets of Knotweed are re-vegetating on site and as such a condition relating to the eradication of Japanese Knotweed is also recommended. With regards to the ecology of the site, the Council's Ecologist is of the opinion that the site is of relatively low ecological value but considers it likely that that reptiles may be present and the site may be used by nesting birds. It is recommended therefore that a condition be imposed requiring the applicant to submit a reptile mitigation statement prior to the commencement of the development and that the standard bird nesting informative is also included.

In terms of the comments from Education, a request has been made for a Developer's contribution in the first instance of **£41,800 plus inflation for Cadle Primary school (i.e. 65% of the full generated amount of £64,307)** for refurbishments / enhancements to provide improved facilities at the school. The amended scheme has seen a reduction in the number of pupils that would be generated by the development. The proposal seeks planning permission for 18 dwellings. Based on the SPG, this works out as 5.58 Primary School Places (18 x 0.31) and 3.96 Secondary School Places (18 x 0.22). This will also see a reduction on the contribution requested.

When taking into account how many pupils will attend English and Welsh Schools, based on the percentages of pupils attending Welsh Medium Education in 2014 (14% primary/ 11% Secondary) and the predicated attendance for 2021 (17% primary/15% secondary) the split will be as follows:

	<u>No. of places generated by development</u>	
	<u>2014</u>	<u>2021</u>
English Medium Primary School	4.8	4.68
Welsh Medium Primary	<u>0.78</u>	<u>0.9</u>
	5.58	5.58
English Medium Secondary	3.53	3.37
Welsh Medium Secondary	<u>0.43</u>	<u>0.59</u>
	3.96	3.96

The projected unfilled pupil capacity based on 2014 projections (as identified in the comments from Education) indicates that there is capacity in excess of the number of places generated by the proposed development in both the English Medium Primary and Secondary Schools until 2020. On this basis, it is not considered reasonable to ask for a financial contribution for future places at Cadle Primary School.

With regards to Welsh Medium education, it is noted no request has been made for a contribution and as the number of places generated by the proposed development for both Primary and Secondary schools is less than 1 pupil per school, it is not considered reasonable to make such a request in this case.

Burry Inlet Habitat Regulations Assessment

Introduction

The City and County of Swansea, as the competent authority, is required under Regulation 61(1) of the Conservation of Habitats and Species Regulations 2010 (known as the 'Habitat Regulations') to undertake a Habitat Regulations Assessment of any project likely to have an effect on a European Site, or candidate/proposed European Site, either alone or in combination with other plans or projects, that is not necessary to the management of the site for management of the site for nature conservation.

In this instance, the European sites potentially affected are the Carmarthen Bay and Estuaries European Marine Site (CBEEMS), the Carmarthen Bay Special Protection Area (SPA) and the Burry Inlet SPA and RAMSAR site. Before deciding to give permission we must therefore first consider whether this development is likely to have a significant effect on the CBEEMS either alone or in combination with other plans or projects in the same catchment area.

Following an investigation of likely significant effects on the CBEEMS features water quality was identified as the only factor that might have an effect this is discussed below.

Water Quality

With regard to the water quality issues in the Burry inlet and Loughor Estuary, the City and County of Swansea has followed the advice of their statutory advisor, and has commissioned a preliminary assessment under the above Regulations which is limited to the assessment of potential wastewater effects only.

This assessment notes that as part of their review of consents (RoC) under regulation 63 the Environment Agency (EA) undertook a detailed Habitats Regulations assessment in relation to the effects of their consented activities. Consent modifications were identified to enable the Environment Agency to conclude no adverse effect on the integrity of the CBEEMS in respect of their consents operating at their maximum consented limits.

As the consents in question have already been subject to a full assessment (alone and in-combination) under the provisions of the Habitat Regulations, there is no need for the City and County of Swansea to undertake a further assessment where development can be accommodated within the post RoC discharge consent limits, as it is considered that the relevant parts of the earlier parts of the assessment remain robust and have not become outdated by further developments.

It is the opinion of the authority that this development can be accommodated within the post RoC discharge consent limits, and will not be likely to have a significant effect either alone or in-combination on the Carmarthen Bay and Estuaries SAC, the Carmarthen Bay SPA, or the Burry Inlet SPA and RAMSAR. Such effects can be excluded on the basis of the objective information available through the Environment Agency review.

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Other Possible Effects on CBEEMS features

In addition, it is considered that there are no other potential adverse effects from this development proposal, either alone or in combination with other plans or projects on the above protected European sites.

CONCLUSION

On this basis there is no requirement to make an appropriate assessment of the implications of the proposed development in accordance with regulation 61(1).

With regard to the objections received, the principle points raised relate to an existing earth mound located to the north-east of the site bounding the rear boundaries of No's 711 and 713 Carmarthen Road and the neighbouring bungalow on Goole Road. This concern has been addressed above. The observations relating to the removal of a sycamore tree located to the top of the earth mound are also noted, however this tree was not covered by a preservation order and is situated on land within the applicants ownership and as such could have been removed at any time without requiring any form of consent.

A comment has also been made that the previous planning permission was only for 16 units not 19. However, the previously approved application under 2008/0742 was amended during its consideration from 16 units to 19 dwellings, which was the number finally approved and the objector has mistakenly included the superseded layout plan as part of his objection. The other issues raised in terms of highways and visual amenity have been addressed above on the main body of the report. The comment made that part of the development intrudes into third party land is noted but the applicants have declared that the development will take place only on land in their ownership and any other issue with regards to land ownership is a private matter between the two parties.

In conclusion therefore and having regard to all material considerations including the Human Rights Act, it is considered that the proposal is an appropriate form of development, which will not have an unacceptable impact upon the visual and residential amenities of the area and will not compromise or prejudice current highway safety standards. The proposal is therefore considered to comply with the provisions of Policies HC2, EV1, EV2, EV33, EV34 and EV35 of the Unitary Development Plan. Approval is recommended.

RECOMMENDATION

APPROVE, subject to the following 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.

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- 2 The development shall be carried out in accordance with the following approved plans and documents: 1370 3-2, 1370 3-1, 1370 2-1, 1370 1-4, 1370 1-5, 1370 1-11 received 14th August 2014, site location plan received 22nd August 2014, 1370 1-3A, 1370 1-6 received 17th December 2014, C-004 A received 3rd February 2015.
Reason: To define the extent of the permission granted.
- 3 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 means of enclosure along the common boundary with Cherry Tree Cottage shall include details of an acoustic fence to reduce any traffic noise impact.
Reason: In the interests of visual amenity and general amenity.
- 4 No development shall commence until further intrusive site investigation have been undertaken in order to establish the exact situation regarding coal mining legacy issues on the site. If the site investigations confirm the need for remedial works to treat the mine entries and areas of shallow mine workings, the remedial works identified must be undertaken prior to the commencement of the development.
Reason: To ensure the safety and stability of the proposed development.
- 5 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 visual amenity.
- 6 No development shall take place without the prior written approval of the Local Planning Authority of a scheme for the landscaping of the site. 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 two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and to accord with Section 197 of the Town and Country Planning Act 1990.
- 7 A detailed scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented prior to the commencement of work on site in accordance with the approved scheme.
Reason: In the interests of the ecology and amenity of the area.

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- 8 No works of site clearance, demolition or construction shall take place in pursuance of this permission until a reptile mitigation statement has been submitted and approved by the Local Planning Authority. Once approved, the mitigation scheme shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of protecting species under Schedules 2 and 4 of the Conservation of Habitats and Species Regulations 2010.
- 9 No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water, and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority. This scheme shall include details of a sustainable drainage system (SUDS) for surface water drainage and/or details of any connections to a surface water drainage network. The development shall not be brought into beneficial use until the works have been completed in accordance with the approved drainage scheme, and this scheme shall be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment or the existing public sewerage system and to minimise surface water run-off.
- 10 Unless otherwise agreed in writing with the Local Planning Authority, foul water and surface water discharges must be drained separately from the site and no surface water or land drainage shall be allowed to connect (either directly or indirectly) to the public foul sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system and pollution of the environment.
- 11 No development shall take place until full engineering details of the new access roads and improvements to the existing highway, Goole Road, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works required by this condition have been completed in accordance with the approved details.
Reason: In the interest of highway safety
- 12 The development shall be carried out in accordance with a travel plan to be submitted to and approved in writing by the Local Planning Authority prior to any beneficial use of the development commencing. The Travel Plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary.
Reason: In the interests of sustainability and to prevent unacceptable highway congestion.

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ITEM 3 (CONT'D)

APPLICATION NO.

2014/1201

- 13 Prior to any works commencing on the site, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved traffic management plan shall be implemented and adhered to at all times unless otherwise agreed by the Local Planning Authority.
Reason: In the interest of highway safety
- 14 No part of the development hereby approved shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
Reason: In the interest of highway safety
- 15 Prior to the commencement of development, an independent design check certificate for the retaining walls shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details prior to any dwelling hereby approved being occupied.
Reason: To confirm the adequacy of the proposed structures.
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or amending that Order), Classes A, B and C of Schedule 2 of Article 3 shall not apply on plots 3-6, 9, 13, 14, and 15
Reason: The development hereby approved is such that the Council wish to retain control over any future development being permitted in order to ensure that a satisfactory form of development is achieved at all times.

INFORMATIVES

- 1 The applicant is advised that to discharge this condition, the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
- 2 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV2, HC2, EV33, EV34, EV35
- 3 Birds may be present. please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest in use or being built
 - Take or destroy an egg of any wild bird
- Care should be taken when working on buildings particularly during the bird nesting season March-August.

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 3 (CONT'D)

APPLICATION NO.

2014/1201

- 4 Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>
- 5 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 6 The Developer must contact the Highway Management Group, The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre, Swansea SA1 3SN before carrying out any work. Please contact the Senior Engineer (Development), e-mails to: jim.marshall@swansea.gov.uk or the Team Leader, e-mails to mark.jones@swansea.gov.uk, tel. no. 01792 636091.
- 7 As part of a sustainable drainage system the developer is advised to consider the use of sustainable drainage (SUDS) measures, such as permeable paving for the driveway access and car parking area, and rainwater or grey water harvesting from the new buildings, etc.

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ITEM 4

APPLICATION NO.

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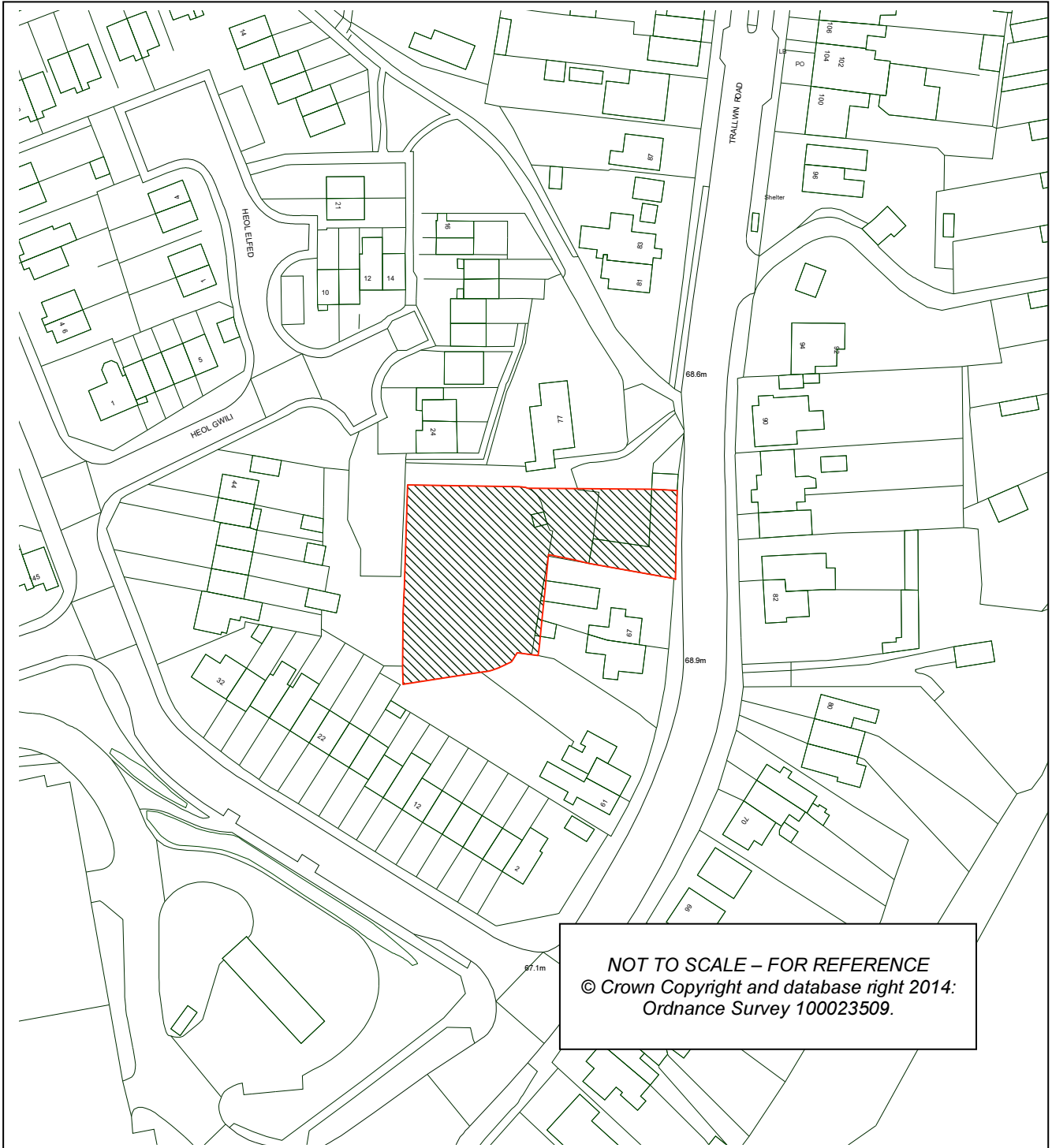
WARD:

Llansamlet

Location: Land adjacent to 77 Trallwn Road, Llansamlet, Swansea, SA7 9XA

Proposal: Residential development for four dwellings (outline)

Applicant: Mrs Elaine Hughes



PLANNING COMMITTEE – 12TH MAY 2015

ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

BACKGROUND INFORMATION

POLICIES

Policy	Policy Description
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV3	Proposals for new development and alterations to and change of use of existing buildings will be required to meet defined standards of access. (City & County of Swansea Unitary Development Plan 2008)
Policy EV35	Development that would have an adverse impact on the water environment due to: i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or, ii) A reduction in the quality of surface water run-off. Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented. (City & County of Swansea Unitary Development Plan 2008)
Policy HC2	Housing development within the urban area will be supported where the site has been previously developed, its development does not conflict with other policies, does not result in ribbon development, and the coalescence of settlements, overintensive development, significant loss of residential amenity, significant adverse effect on the character and appearance of the area, loss of urban green space, significant harm to highway safety, significant adverse effects to landscape, natural heritage, security and personal safety, infrastructure capacity, and the overloading of community facilities and services. (City & County of Swansea Unitary Development Plan 2008)

SITE HISTORY

None

RESPONSE TO CONSULTATIONS

The application was advertised on site and seven neighbours were consulted. TWO LETTERS OF COMMENT have been received which are summarised as follows:

1. The applicant's photographs of the site are old and do not accurately show the existing vegetation on the site.
2. Concerns the drains for 65 and 67 run through the plot and through the drive way of 77 out to Trallwn Road.

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

3. The fence on the boundary of 67 Trallwn Road should be replaced to retain privacy.
4. There are bats in the area and birds in the existing buildings.
5. Japanese knotweed on the site is starting to spread to No. 67 Trallwn Road.

Highways Observations

The application is for outline consent with access being considered for four dwellings with associated parking.

A shared drive has been indicated with adequate geometry to allow for two cars to pass and for vehicles to turn in the turning area. This should ensure access for all.

Whilst the layout is indicative only it shows adequate parking for each plot within its curtilage. It is therefore considered that there would not be any overspill parking occurring on Trallwn Road.

Visibility is acceptable when egressing the site (with the realigned boundary wall as indicated) and whilst concern has been raised locally regarding traffic speeds and restricted visibility it is not felt that this proposal will give rise to any highway safety issues, subject to the necessary conditions regarding boundary treatments. The scheme indicates realignment of the boundary wall in part plus a new footway construction so there is an improvement in terms of pedestrian facilities and accessibility.

I recommend that no highway objections are raised to the proposal subject to:

1. Adequate access and parking being provided.
2. The realignment of the front boundary wall to provide improved pedestrian footway facilities under a section 278 agreement with the Highways Authority at the applicant's cost.
3. The front boundary wall being kept below 1m in the interests of visibility.
4. Permitted development rights being removed with respect to the garages.

Note: The Developer must contact the Highway Management Group , The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please contact the Senior Engineer (Development), e-mails to: jim.marshall@swansea.gov.uk or the Team Leader, e-mails to mark.jones@swansea.gov.uk, tel. no. 01792 636091

Coal Authority

Whilst there are recorded mining features near the application site, the specific part of the site where new residential development is proposed actually falls outside the defined Development High Risk Area. Additionally, the applicant has submitted a Mine Entry Interpretive Report which reinforces this fact. Therefore we do not consider that a Coal Mining Risk Assessment is necessary for this proposal and **do not object** to this planning application.

Planning Ecologist

The ecological survey is fine, however there is a barn on the site which appears to have potential for bat roosts. A bat survey will need to be carried out.

ITEM 4 (CONT'D)

APPLICATION NO.

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Planning Ecologist (additional comments)

The bat survey looks fine. The surveyor is confident there is no bat use of the site but as a precaution please add standard bat and bird informatives.

Drainage Comments

This application indicates that the site will connect the surface water to the DCWW sewer; it is highly unlikely that the undertaker will permit such a connection unless all other sustainable drainage options have been exhausted i.e. discharge to ground, discharge to watercourse. Once a sustainable means of drainage has been identified its performance must be assessed against the 1 in 100 year critical storm including a 30% allowance for climate change, the necessary attenuation, based on the permitted discharge rate, may lead to a change in site layout.

Dwr Cymru Welsh Water

If minded to grant planning permission recommend standard conditions and advisory notes.

Dwr Cymru Welsh Water (additional comments)

We have reviewed the information provided in relation to the surface water drainage of the site. As there is no other alternative we are willing to permit the surface water to connect to the public sewerage system at a rate of 5 litres per second using a suitable flow control device.

APPRAISAL

This application is reported to Committee following a call-in request from Councillor Uta Clay in order to consider the impact of the development on highway safety.

This application seeks outline planning permission for the demolition of the existing buildings on site and the construction of four dwellings on land adjacent to 77 Trallwn Road. Access to the development is the only reserved matter which is under consideration. All other matters are reserved for future consideration.

The application site is a relatively flat 'L' shaped parcel of land that currently accommodates former agricultural buildings that would have been used in association with the old farm house at No. 77 together with an area of hardstanding and a large parcel of scrub vegetation. The site has a frontage on Trallwn Road of some 19m and is surrounded to the south by residential properties on Trallwn Road and Lon Enfys. The western boundary is defined by an overgrown hedge beyond which is a parking area to the rear of the properties on Lon Enfys. To the north of the site is No. 77 Trallwn Road and No. 24 Heol Gwili. The application site is located within a mainly residential area, however, some 150 metres to the south is an out of town shopping area, which includes The Range, Lidl and a car sales / car wash.

MAIN ISSUES

The main issues for consideration are the principle of residential development in this location, the impact of the development on the character and appearance of the area, the impact on the residential amenities of neighbouring occupiers and the impacts of the development on highway safety.

The City and County of Swansea Unitary Development Plan Policies relevant to this proposal are: EV1 (Design), EV2 (Siting and Location), EV3 (Accessibility), EV35 (Surface Water Run-off) and HC2 (Urban Infill Housing).

The application site is indicated as white land within the urban area and is surrounded by existing housing, as such the broad principle of residential development is considered to be acceptable, subject to the criteria contained within HC2. This policy allows infill development in the urban area provided the development does not result in:

- (i) Ribbon development or contribute to the coalescence of settlements;
- (ii) Cramped/overintensive development;
- (iii) Significant loss of residential amenity;
- (iv) Significant adverse effect on the character and appearance of the area;
- (v) The loss of urban greenspace;
- (vi) Significant harm to highway safety;
- (vii) Significant adverse effects in relation to:
 - (a) Landscape,
 - (b) Natural heritage,
 - (c) Security and personal safety,
 - (d) Infrastructure capacity,
 - (e) The overloading of available community facilities and services.

The criteria for assessing whether the design and layout is acceptable in the context of the surrounding area is important. UDP Policies EV1 and EV2 seek to ensure that new development is appropriate, inter alia, to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, etc. and integrates into the existing settlement with no detrimental impact on local amenity or the general environment. EV2 also states that the siting of new development should give preference to the use of previously developed land over greenfield sites. EV3 requires developments to provide satisfactory access and parking arrangements. The above design policies are further expanded upon in the supplementary planning guidance (SPG) 'Infill and Backland Design Guide'.

Policy EV35 refers to the potential impacts of surface water run off on the environment and encourages the use of sustainable drainage systems (SUDS).

Visual Amenity

The application site is largely screened from Trallwn Road by the existing buildings, which directly abut the public highway. Whilst these old stone buildings positively add to the character of the area and provide a reference to the past activities, however, they are in a poor state of repair and are not listed. The proposed scheme does not provide for their retention and their loss would not conflict with any national or local policies. As such the loss of these buildings is considered to be acceptable in principle.

ITEM 4 (CONT'D)

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The application site is located within a mainly residential area where the built form displays a mixed character. Whilst only access is being considered at this stage indicative layout and elevation details have been provided. The site is indicated to be developed in the form of two detached dwellings and a pair of semis. Access would be derived directly from Trallwn Road. The first plot would broadly follow the building line of No. 67 which is the nearest property to the south. The access road would run to the north of this plot and would lead to a small cul-de-sac development with the remainder of the dwellings arranged around a central turning area. Each plot, with the exception of the frontage plot, is indicated to have a detached garage and separate off street parking together with private amenity space to the rear and sides of the dwellings. The development would also make provision for a public footpath along the Trallwn Road frontage.

The dwellings indicated on the plans have the following scale parameters: width 6.5-8m, depth 8-10m, height to ridge 7.5-9m. The indicative information indicates the site could be developed by modest three bedroom properties which are at the lower end of the scale parameters.

There is a pattern of frontage development along Trallwn Road and the development, as indicated, would respect this established pattern. At the rear the cul-de-sac development would also broadly follow the pattern of built development to the north on Heol Gwili.

There are some mature trees within the site boundary which will be removed in order to facilitate the development. These trees are not protected by a tree preservation order and their loss, it is considered, would not result in any significant impacts upon the character and appearance of the area. Similarly there is also a mature hedge at the rear of the plots along the western boundary. There may be scope to retain this hedge, in part, as part of the development and this can be considered at the reserved matters stage whereupon conditions could be imposed for its protection during the course of the development.

The illustrative development layout is considered to demonstrate that four dwellings can be accommodated within the site without resulting in a cramped form of development. As such subject to detailed consideration of those matters reserved for future consideration, it is considered the site could be developed to accommodate the development without any significant adverse effects on the character and appearance of the area.

In terms of visual amenity, therefore, the proposed development is considered to be in accordance with UDP policies EV1, EV2 and HC2.

Residential Amenity

Turning to residential amenity impacts, the dwelling on plot 1 would be sited to the north of No. 67. A separation distance of some 11.5m is indicated to the side gable of this dwelling, which is considered to be satisfactory to mitigate any significant residential amenity impacts to the occupiers of this dwelling.

To the north of plot 1, a separation distance of some 20m to the existing dwelling at No. 77 would, it is considered, mitigate any significant residential amenity impacts to the occupiers of this dwelling.

ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

Plot 2 would be sited some 9 metres to the side gable of the dwelling at No. 24 Heol Gwili. This separation distance is considered to be satisfactory to mitigate any significant residential amenity impacts to the occupiers of this dwelling.

Turning to plot 4, the rear elevation of the dwelling as indicated would be orientated towards the rear boundary of No. 61 Trallwn Road, whilst there is some potential for overlooking of the rear portion of the garden of this dwelling, it is considered that any significant overlooking impacts could be mitigated by amending the design and layout of the development at the reserved matters stage. A garage serving plot 4 is indicated in proximity to the rear garden boundary of Nos. 65 and 67. A satisfactory separation distance would be maintained from the garage to the rear elevations of these dwelling, which would mitigate any significant physical overbearing impacts to the occupiers of Nos. 65 and 67.

On the basis of the indicative information the separation distances to all other properties surrounding the development on Trallwn Road, Lon Enfys and Heol Gwili are considered to be satisfactory to mitigate and significant residential amenity impacts to the occupiers of these properties.

In light of the above, in terms of residential amenity impacts, the proposed development is considered to be in accordance with UDP policies EV1 and HC2.

Access and Highway Safety

A shared drive has been indicated with access off Trallwn Road, which would allow two cars to pass and for vehicles to turn.

Whilst the layout is indicative only it shows adequate parking for each plot within its curtilage. It is therefore considered that there would not be any overspill parking occurring on Trallwn Road.

The Head of Highways and Transportation has commented that the development as indicated would provide adequate off street parking, as such there would not be overspill parking occurring on Trallwn Road. Visibility is acceptable when egressing the site (with the realigned boundary wall as indicated) and whilst concern has been raised locally regarding traffic speeds and restricted visibility, the Head of Highways and Transportation does not consider that the proposal will give rise to any highway safety issues, subject to conditions regarding boundary treatments and the garages being retained for the parking of vehicles. Details of adequate layout and parking provision will be secured at the reserved matters stage, however, it is considered necessary to include a condition to require the provision of a footway along the site frontage, in the interests of pedestrian and highway safety.

Other Matters

The applicant has submitted an ecological survey which states that the only habitat feature of note is the mature species poor hedgerow marking the western boundary, which may qualify as 'important' under the Hedgerow Regulations 1997 on historical grounds. Notwithstanding this, parts of the hedgerow have now been removed to facilitate entry to the site for drainage testing. It is also noted there is Japanese knotweed present within parts of the hedgerow, which will require treatment.

ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

As noted above parts of the hedgerow may be retained under the development proposals and this can be addressed at the reserved matters stage. The application site's ecological attributes are otherwise considered to be of limited value. A bat survey has also been provided which confirmed no bat use at the site.

The Council's planning ecologist has confirmed the ecological surveys are satisfactory and has recommended bat and bird informatives are attached to any planning permission. As there is Japanese knotweed on the site it is recommended that a condition is included for the provision and implementation of a scheme to treat this invasive plant.

In light of the above the application site is not considered to have any significant ecological constraints.

Turning to drainage issues, infiltration testing has been undertaken which confirms that the infiltration drainage such as soakaways cannot be used at the site. In order to demonstrate satisfactory surface water drainage arrangements the applicant has submitted a drainage strategy which indicates surface water would be discharged at an attenuated rate to the combined mains sewer. Dwr Cymru Welsh Water have confirmed that as the developer has exhausted all other means of surface water drainage a connection to the mains sewer would be allowed subject to the discharge rate being limited to 5 litres/second. This requirement can be secured by a condition.

Concerns have been raised in a letter of comment that the drains for 65 and 67 run through the site and through the drive way of 77 out to Trallwn Road. Dwr Cymru Welsh Water have not advised of any sewers crossing the site, however, it is recommended an informative note is added to advise the developer that there may be sewers and drains not recorded on Dwr Cymru Welsh Water maps that may affect the development.

Concerns have been raised in a letter of comment relating to the boundary treatments for the development. The provision of satisfactory boundary treatments for the development can be secured by a planning condition.

Conclusion

Therefore, based on the above assessment, it is considered that the proposals would provide an appropriate means of access for the development proposed. Moreover, it is considered, subject to a satisfactory reserved matters application, the site could be developed without material harm to the character and appearance of the area and without material harm to the living conditions of neighbouring occupiers. As such, there would be no conflict with the above referenced policies of the adopted City and County of Swansea Unitary Development Plan (2008). Finally, for the aforementioned reasons, there would be no conflict with the Council's Supplementary Planning Guidance relating to Infill and Backland Development (2014). It is not considered the provisions of the Human Rights Act would raise any further material planning considerations as such the application is recommended for conditional approval.

RECOMMENDATION

APPROVE, subject to the following conditions:

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ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

- 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To ensure that the development is carried out in an orderly and satisfactory manner.
- 2 Detailed plans and drawings with respect to the matters reserved in condition (01) shall be submitted for approval by the Local Planning Authority not later than the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act, 1990 and to ensure that the development is determined within a reasonable period.
- 3 The development to which this permission relates shall be begun either before the expiration of 5 years from the date of this outline permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act, 1990 and to ensure that development is begun within a reasonable period.
- 4 The development shall be carried out in accordance with the following approved plans and documents: 18754/02 site location plan and 18754/03 proposed drainage schematic site plan received 1st December 2014.

Reason: To ensure that the development is completed in accordance with the plans approved by the Council, and so avoid any detriment to amenity or public safety by works remaining uncompleted.
- 5 No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be designed to include a suitable flow control device which restricts the discharge rate to the public sewerage system to 5 litres per second. The scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development commencing and shall be retained as approved at all times.

Reason: To prevent hydraulic loading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
- 6 Before the development hereby approved is occupied the means of enclosing the boundaries of the site shall be completed in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity and residential amenity.

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ITEM 4 (CONT'D)

APPLICATION NO.

2013/1399

- 7 A detailed scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with approved details prior to the commencement of work on site.
Reason: In the interests of the ecology and amenity of the area.
- 8 Prior to the occupation of any dwelling hereby approved, a footway shall be constructed along the site frontage in accordance with details to be first submitted to and approved in writing by the local planning authority.
Reason: In the interests of pedestrian and highway safety.

INFORMATIVES

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV2, EV3, EV35 and HC2.
- 2 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2010. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal. It is also an offence to recklessly / intentionally to disturb such an animal. If evidence of bats is encountered e.g. live or dead animals or droppings, work must cease immediately and the advice of Natural Resources Wales sought before continuing with any work (01792 634960).
- 3 Birds may be present in this building and grounds please note it is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest in use or being built
 - Take or destroy an egg of any wild bird
- Care should be taken when working on buildings particularly during the bird nesting season March-August.
- 4 The developer is advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's (DCWW) maps or public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. DCWW advise that the applicant contacts their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 DCWW has rights of access to its apparatus at all times.

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ITEM 4 (CONT'D)

APPLICATION NO.

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- 5 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 6 The Developer must contact the Highway Management Group , The City and County of Swansea , Penllergaer Offices, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please contact the Senior Engineer (Development) , e-mails to : jim.marshall@swansea.gov.uk or the Team Leader , e-mails to mark.jones@swansea.gov.uk , tel. no. 01792 636091
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ITEM 5

APPLICATION NO.

2015/0565

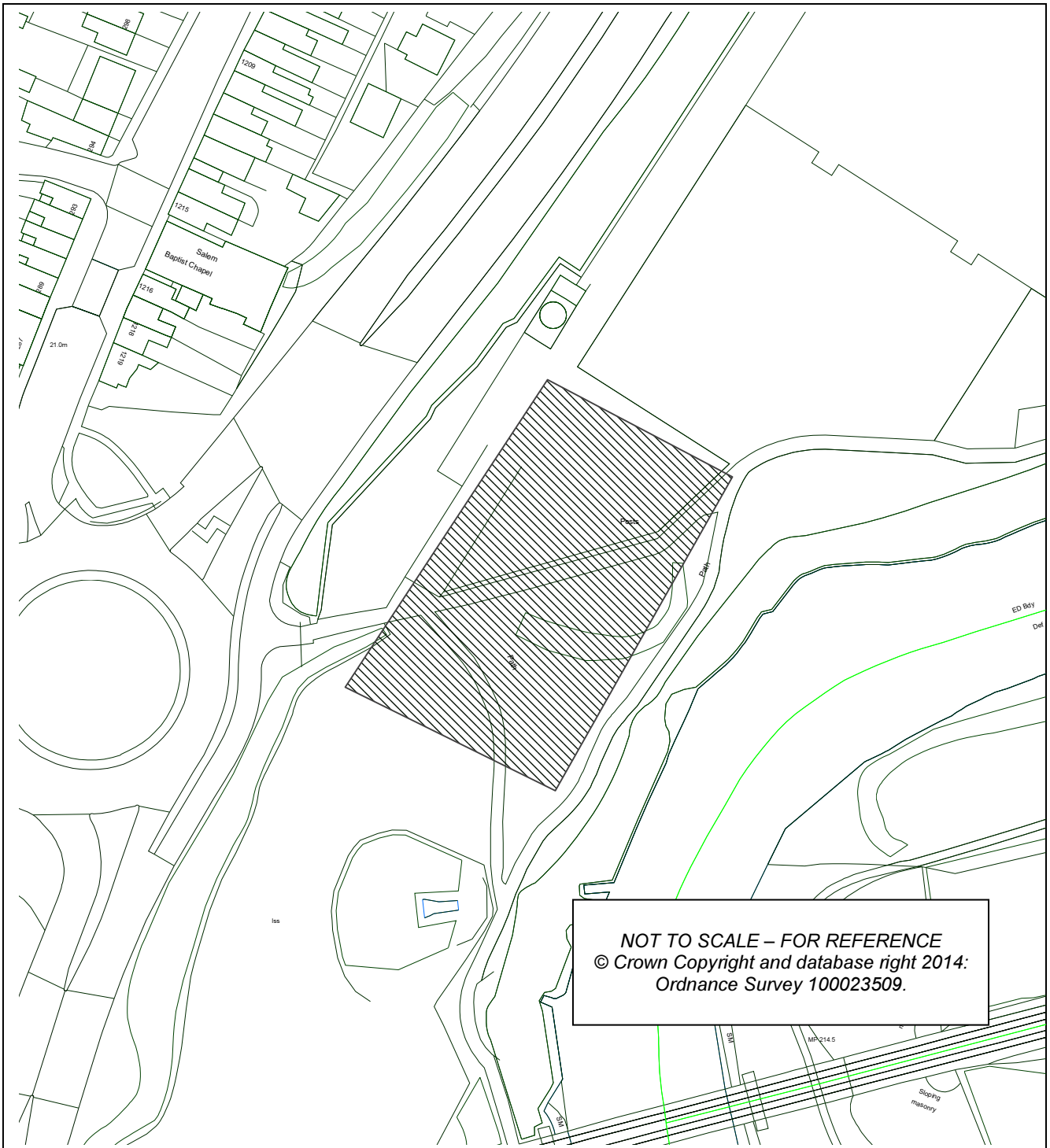
WARD:

Landore

Location: Swansea City Football Club Academy, Landore, Swansea, SA1 2FA

Proposal: Erection of indoor training barn facility for Swansea City Football Academy

Applicant: Mr Gwilym Joseph



PLANNING COMMITTEE – 12TH MAY 2015

ITEM 5 (CONT'D)

APPLICATION NO.

2015/0565

BACKGROUND INFORMATION

POLICIES

Policy Policy Description

Policy EV39	Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant risk. (City & County of Swansea Unitary Development Plan 2008)
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV3	Proposals for new development and alterations to and change of use of existing buildings will be required to meet defined standards of access. (City & County of Swansea Unitary Development Plan 2008)
Policy EV24	Within the greenspace system, consisting of wildlife reservoirs, green corridors, pocket sites and riparian corridors, the natural heritage and historic environment will be conserved and enhanced. (City & County of Swansea Unitary Development Plan 2008)
Policy EV6	Scheduled ancient monuments, their setting and other sites within the County Sites and Monuments Record will be protected, preserved and enhanced. (City & County of Swansea Unitary Development Plan 2008)
Policy EV33	Planning permission will normally only be granted where development can be served by the public mains sewer or, where this system is inadequate, satisfactory improvements can be provided prior to the development becoming operational. (City & County of Swansea Unitary Development Plan 2008)
Policy EV34	Development proposals that may impact upon the water environment will only be permitted where it can be demonstrated that they would not pose a significant risk to the quality and or quantity of controlled waters. (City & County of Swansea Unitary Development Plan 2008)
Policy EV35	Development that would have an adverse impact on the water environment due to: i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or, ii) A reduction in the quality of surface water run-off. Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented. (City & County of Swansea Unitary Development Plan 2008)

PLANNING COMMITTEE – 12TH MAY 2015

ITEM 5 (CONT'D) APPLICATION NO. 2015/0565

- Policy EV36 New development, where considered appropriate, within flood risk areas will only be permitted where developers can demonstrate to the satisfaction of the Council that its location is justified and the consequences associated with flooding are acceptable. (City & County of Swansea Unitary Development Plan 2008)
- Policy HC19 The Tawe Riverside Park will be completed so as to enhance its ecology and appearance, improve its role as an attractive recreation area and complete the pedestrian and cycle network. (City & County of Swansea Unitary Development Plan 2008)
- Policy HC28 Development of new sports facilities and playing fields will be supported at specific locations, subject to compliance a defined list of criteria. (City & County of Swansea Unitary Development Plan 2008)
- Policy AS3 Accessibility - Protection of public rights way. (City & County of Swansea Unitary Development Plan 2008)
- Policy AS4 Accessibility - Creation and improvement of public rights of way. (City & County of Swansea Unitary Development Plan 2008)

SITE HISTORY

- | App No. | Proposal |
|----------------|---|
| 2013/0899 | Retention of 3 no. separate tiered seating stand units together with 4 no. floodlighting columns to pitches and associated car park/turning area, concrete retaining wall and 3m high fencing
Decision: Grant Permission Conditional
Decision Date: 28/02/2014 |
| A00/1410 | Construction of sports stadium, leisure facilities (including health club, multi-screen cinema, ten pin bowling centre, alterations to existing tennis centre, hotel and restaurants) and provision of enabling retail development, petrol filling station and necessary infrastructure (Outline)
Decision: Perm Subj to S106 Agree
Decision Date: 28/06/2002 |
| 2015/0424 | Addition of second floor to existing pavilion
Decision: Grant Permission Conditional
Decision Date: 01/05/2015 |
| 2012/0862 | Construction of two storey training facility incorporating changing rooms, function facilities, an office and ancillary accommodation along with car parking, landscaping, fencing and service access road
Decision: Grant Permission Conditional
Decision Date: 02/08/2012 |

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RESPONSE TO CONSULTATIONS

The application was advertised on site and in the local press. No public response received.

Natural Resources Wales (NRW) – We would offer no objection to the proposed development.

Welsh Water – Request conditions and advisory notes to ensure no detriment to existing residents or the environment or Welsh Water's assets.

GGAT - In considering the impact of the development, taking into account previous archaeological work, there is the likelihood that features associated with the copper works and its infrastructure will be encountered during the work; and whilst demolition, levelling and redistribution of tipped material has occurred to some extent the original ground level has not been identified and there is the potential for encountering remains.

There is therefore sufficient information available so that mitigation can be achieved by the undertaking of work under archaeological supervision, with suitable contingencies in place to ensure that sufficient time and resources for full archaeological investigation to be undertaken is allowed, and a report containing the results to be produced.

We therefore recommend that a condition requiring the applicant to submit a programme of archaeological work in accordance with a written scheme of investigation should be attached to any consent granted by your Members. This should ensure that detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed. We recommend that the condition should be worded in a manner similar to the model given in Welsh Office Circular 60/96, Section 23:

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.

The Coal Authority – Has reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically the zone of influence from a recorded mine entry extends into the northern part of the site.

The Coal Authority **objects** to this planning application, as the required Coal Mining Risk Assessment Report, or equivalent, has not been submitted as part of the application.

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It is a requirement of Planning Policy Wales, paragraph 13.9 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. In addition the national validation list in Wales requires planning applications in the defined Development High Risk Area need to be accompanied by a Coal Mining Risk Assessment.

However it should be noted that if the applicant were to move the proposed location of the indoor training facility further south within the application site, this would result in the proposed development being outside the defined Development High Risk Area and a Coal Mining Risk Assessment would then not be necessary, therefore this would remove any objections that the Coal Authority has to this planning application.

Updated response

Despite the submission of additional information, The Coal Authority remains of the opinion that the applicant has failed to address the risk posed by the recorded mine entry and has not demonstrated to the LPA that the application site is safe and stable. The Coal Authority therefore **maintains its objection** to the proposal and would request the submission of further information regarding the potential position, condition and treatment of mine entry 266195-002 with respect to the proposed development.

CADW – No comments received at the time of writing this report.

Drainage and Coastal Management - With regard to surface water drainage, soakaways are an acceptable method, should ground conditions prove suitable. The Authority's Drainage Engineer has requested results of soakaway tests to BRE365 or CIRIA R156 standards to support the chosen surface water management scheme as identified in the Storm Drainage Infiltration Blanket Design Calculations report dated April 2015. An appropriate condition is recommended.

Council's Ecologist – The Authority's ecologist has raised no objection subject to conditions relating to landscaping and lighting.

Highway Observations – The facility will allow for a covered training facility to be used in inclement weather. The sports barn is necessary as a result of the clubs ambition to achieve Category 1 Academy Status and the barn will complement the existing academy facilities at the Landore Site.

There is a parking area for 14 cars located along the site frontage and vehicular access will continue to be gained via the access to the bowls centre on Beaufort Road. .

The siting of the sports barn is such that are implications for existing footways. Appropriate signage will be required for these diversionary routes and these details can be secured by condition.

I do not consider that the barn will give rise to any highway safety issues and given that its use will run ancillary to the other academy uses at the site then it is unlikely to prove problematic.

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I recommend that no highway objections are raised to the proposal subject to:

1. Footpath/cycleway diversionary routes being implemented in accordance with details to be submitted to and approved by the LPA.
2. Appropriate signage to facilitate condition 1
3. The parking areas as indicated being laid out prior to beneficial occupation of the indoor training barn.

APPRAISAL

This application is reported to Committee for decision as the proposal relates to a development which meets the Development Threshold – *d) the provision of a building where the floor space to be created by the development is 2,000 square metres or more.*

The application seeks planning permission for the construction of an indoor training barn facility for Swansea City Football Academy, off Beaufort Road, Landore.

The current proposal represents a permanent indoor training barn facility adjacent to existing sports pitches and will be used by Swansea City Association Football Club (SCAFC) and the football community. The proposed building will complement the existing Academy facilities at the Landore Complex and is driven by the aspirations of the Football Club to achieve Category 1 Academy Status. Supporting information has been provided with this application listing the facilities required to achieve academy 1 status, which includes an indoor training barn and pitch and the requirement for all requisite facilities to be on one campus. With the teaching classrooms and extension to the pavilion recently approved (Ref:2015/0424) and the provision of the indoor training barn, the Landore development would meet the requirements for Academy 1 status. However, applications for category 1 status are looked at by the Premier League in 3 year cycles and if the Club do not provide an indoor barn and pitch this year, it would have to wait for the next cycle to be considered. Academy 1 status football clubs include the elite of the Premier league and until Category 1 status is achieved SCFC under 21/youth level cannot play or compete against these clubs.

The indoor training barn would be sited at the far southern end of the site. Access would be achieved via the bowls centre off Beaufort Road. The service access road runs along the western side of the existing pitches and would link to the indoor training barn. The training barn will sit adjacent to the existing training pitches and the boundary of the site with the highway to the west. To the east of the building are the River Tawe and riverside path (not a registered public right of way). The Liberty Stadium is located to the south of the proposed training barn. This part of the site benefits from a well screened boundary to the main highway and the topography of the land dictates that the overall height of the barn will not be above the road level which is set at a higher level than the application site. Vehicular parking is provided to the north adjacent to the entrance and academy building, and on the southern point adjacent to the training pitch. Bicycle parking is also provided on site and the area is well served by public transport.

The scale and footprint of the proposed training barn has been designed to comply with the Football Associations/Elite player Performance Programme's requirements for indoor playing surface dimensions. The footprint of the playing surface as proposed is 40m x 60m, the outer shell structure has been designed to be contained around the playing surface, external dimensions being approximately 72m x 44m.

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The building's height has been reduced from 11m (as originally proposed) to 10m to the ridge and 7m to the eaves. The proposed materials for the side elevations are silver and anthracite colorcoat steel panels, which extends around to part of the front and rear elevations with Polycarbonate glazing above. The proposed roof cladding system is goosewing grey, 20% translucent.

In terms of the principle of development, the application site lies partly within land identified as Tawe Riverside Park - Policy HC19 and Greenspace System – Policy EV24. Policy HC19 seeks to ensure that the Tawe Riverside Park is completed so as to enhance its ecology and appearance, improve its role as an attractive recreation area and complete the pedestrian and cycle network. Policy EV24 seeks to conserve and enhance the natural heritage and historic environment. It is not the intention of these policies to prevent socio-economic development but to ensure that development proposals that would likely have a significant adverse effect on the greenspace system or do not provide for mitigation measures are not permitted.

In this respect, the application site is not a formal recreation area and is made up of rough scrubland and ground that has been made up over the years. Furthermore, the barn has been sited to ensure that the footpath/cycleway and landscaping that runs along the riverside is maintained. Additional landscaping can be controlled by appropriate condition along the side elevation of the proposed barn, which will contribute to and enhance the greenspace system and associated wildlife connectivity.

It is therefore considered that the proposal is consistent with the provisions of Policy EV24 and HC19 and does not constitute a departure from the Development Plan Policy.

The proposal would also provide an essential indoor training facility to enable the SCAFC to achieve the Academy 1 Status in association with the new pavilion building/education centre and training pitches on site. The existing facility was supported under Policy HC28 which states that proposals for new sports facilities and/or playing fields will be supported at identified locations. The amplification to the policy identified the sports ground south of Beaufort Road i.e., the existing Swansea City Football Club Academy site.

Under the provisions of Policy HC28, proposals will need to demonstrate that:

- (i) There would be no significant adverse effects on the amenities of neighbouring occupiers,
- (ii) The scale and design respects the natural heritage and historic environment,
- (iii) Satisfactory access and car parking are provided,
- (iv) Public access is preserved and enhanced.

In considering the proposal against the above criteria, the site nearest residential properties are located on Neath Road, Landore and are significantly elevated above the application site and separated by a distance of approximately 60m and the intervening A4067 dual carriageway. It is considered therefore that the proposed indoor training barn will have no material impact on residential amenity.

The Council's Ecologist has advised that diffused light omitted from the use of opaque cladding to the front and rear elevations and in part of the roof design is unlikely to give rise to any harmful effects on wildlife or habitat. No objections are therefore raised to the proposal.

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Similarly, no concerns have been raised on ecological matters by Natural Resources Wales. However, in order to ensure that there are no unacceptable impacts on wildlife/bats and ecology, an appropriate condition is recommended to ensure that any external lighting is in accordance with a scheme to be submitted to and agreed in writing by the local planning authority.

In terms of the historic environment, given the separation to the nearest listed building/ancient monument and the nature of any intervening features, it is considered that the proposal would have no material impact on the setting of any listed building/ancient monuments. Glamorgan Gwent Archaeological Trust has however advised that there is the likelihood that features associated with the copper works and its infrastructure will be encountered during the work; and whilst demolition, levelling and redistribution of tipped material has occurred to some extent the original ground level has not been identified and there is the potential for encountering remains. A condition is therefore recommended by the Trust requiring the submission of a programme of archaeological work in accordance with a written scheme of investigation. Subject therefore to the imposition of this condition, the proposal would accord with the provisions of Policy EV6, which concerns the protection of the archaeological resource.

With regards to criteria (iii) and (iv), the site sits against a footpath/cycleway which in turn is adjacent to the top of the riverbank. Policy AS3 seeks to ensure that development that adversely affects the safety, enjoyment and convenient use of a Public Right of Way (PROW) will only be permitted where an alternative route is identified. Policy AS4 encourages the creation or improvement of public access routes, including the PROW network. For clarification, the footpath is not a registered public right of way, but does provide a walking route alongside the riverbank which is also used by cyclists as part of the National Cycle Network. The area around the footpath/cycleway has been incrementally improved as the outdoor pitches have been developed, which has increased accessibility. This would continue as there would be no physical encroachment into the area of the existing riverside path. The proposal does not conflict with the aims of Policy AS3 as the path is not a registered PROW. (Notwithstanding this position, the impact on the enjoyment of this path is discussed below as a material consideration.)

A further informal link path from Cwm Level Roundabout to the riverside path is currently blocked off and the proposed building would be located over this path. The Applicant has however confirmed that notwithstanding the lack of formal status of the path, a diverted alternative will be provided. A condition requiring its provision is therefore recommended to ensure that the diverted path is in place and available for use, prior to beneficial use of the development commencing.

On the basis of the above, the proposal would accord with the aims of Policy AS4.

For health and safety reasons however, the riverside path will need to be closed temporarily for part of the construction works. Given the proximity of the path to the development this is acknowledged as essential, short term and unavoidable. The Applicant has however confirmed a commitment to signposting an alternative route and the implementation of the same can be reasonably secured by way of condition. The alternative route includes the National Cycle Route on the opposite riverside bank (access from Beaufort Road) leading to Morfa Retail Park.

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In terms of highway related matters a parking area for 14 cars is located along the site frontage and vehicular access will continue to be gained via the access to the bowls centre on Beaufort Road. The Head of Transportation does not consider that there are any highway safety issues arising from this proposal subject to appropriate conditions.

Public access to the site has been enhanced as part of the 'Football in the Community' scheme with the upgrading of pavilion building and the existing outdoor pitches. This proposal would add to and complement the existing facilities within one campus.

On the basis of the above, the proposal is considered to be in accordance with the criteria of UDP Policy HC28.

In considering the details of the scheme, Policy EV1 of the UDP requires new development to accord with 11 specified objectives of good design whilst Policy EV2 states that the siting of new development should give preference to the use of previously developed land over greenfield sites and should have regard to the physical character and topography of the site and surroundings by meeting specified criteria relating to siting and location.

The building itself has a relatively functional appearance as is expected of a building of this type, however the use of high quality cladding materials of differing colours as well as the introduction of logo signs help to break up the mass of the building as well as to raise the quality of the architecture from that of a purely functional box. The opaque cladding to the front and rear elevation will add interest and allow the filtration of natural light to enter into the building in the interests of sustainability and to reduce the need for artificial lighting within the barn.

By virtue of land levels and proposed cutting into the existing bank, as well as existing tree screening to the west of the site, the proposed development will be unlikely to have a significant visual impact from the public realm to the west along Ffordd Cwm Tawe.

However, the cross section details submitted in support of the application show that the barn will, in two locations, be sited immediately adjacent to the riverside path, which meanders alongside the proposed building. Particularly in these pinch-point locations the barn will significantly change the character and appearance of the area and in doing so compromise the enjoyment of the riverside path for some users because land levels dictate that the full eastern elevation will be visible and will be partly elevated above the level of the path. In considering the acceptability of this impact, regard is had to the existing somewhat untidy appearance of this area, the relatively short distance of impact and the context which includes the significant scale of the railway viaduct and Liberty Stadium to the south and the industrial units and the Bowls Centre on Beaufort Road to the north. Furthermore, the eaves height has been reduced from 8m to 7m to attempt to overcome the massing alongside the footpath/cycleway and the roof pitch slopes away from the river which will again mitigate against any significant overbearing impacts when viewed from this vantage point. Additional landscaping will also be secured by an appropriate condition along this boundary which will further soften the visual impact of the barn over time. Having regard to the established landscaping along both stretches of the riverbank, it is not considered that the proposal would give rise to any demonstrable adverse impact on visual amenity when viewed from public vantage points on the opposite side of the river.

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In light of the above analysis, it is not considered that the proposal would give rise to any unacceptable adverse impacts on the visual amenities of the surrounding area or the natural or historic environment that would be so harmful to warrant a recommendation of refusal, particularly when balanced against the positive benefits of the scheme. It is considered therefore that the proposal satisfactorily meets with the design requirements of UDP Policy EV1 and as per the provisions of Policy EV2 the nature of the development is such that it would not result in conflict with the criteria forming part of that policy.

The 2015 Development Advice Maps show that the site is not located within the flood zone and no objections have been received from Natural Resources Wales. Conditions and informatives are however requested in respect of surface water drainage, pollution prevention and groundwater protection. Similarly Welsh Water offer no objection to the proposal subject to informatives relating to foul and surface water drainage. The Authority's drainage engineers have raised no objection subject to conditions.

Subject to such conditions, it is considered that the proposal would comply with the provisions of UDP Policies EV33 (sewage disposal), EV34 (protection of controlled waters) and Policy EV35 (surface water run-off).

UDP Policy EV39 states that development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant risk to life, health, property or the natural heritage on the site or in its vicinity unless the Council is satisfied that proposals to make the land capable of supporting the development are adequate. The amplification to the policy explains that there is an extensive legacy of underground workings in parts of the County due to the area's long history of mining and the possible effects on land stability of past workings must be taken into account in the consideration of planning applications.

The Coal Authority has reviewed the proposals and has confirmed that the application site falls within the defined Development High Risk Area where records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically the zone of influence from a recorded mine entry extending into the northern part of the site.

The Coal Authority therefore objected to this planning application, as the required Coal Mining Risk Assessment Report, or equivalent, had not been submitted as part of the application.

In response, the Applicant has advised that the nearest shaft referred to by The Coal Authority is off the barn site with its actual location being found when the pitch works were carried out some 2 years ago. Accordingly it has been submitted that there is no risk from this feature. Furthermore the proposal amounts to a lightweight barn structure to cover a football training field that has a tarmac sub-base and 3g pitch. It is not therefore a conventional building being lightweight with a reinforced ring beam foundation.

Despite the submission of additional information, The Coal Authority remains of the opinion that the applicant has failed to address the risk posed by the recorded mine entry and has not demonstrated that the application site is safe and stable.

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The Coal Authority therefore currently maintains its objection to the proposal and requests the submission of further information regarding the potential position, condition and treatment of mine entry 266195-002 with respect to the proposed development.

This information is currently being prepared and the updated position of the Coal Authority will be reported to Committee. In the meantime the recommendation is made on the assumption that this matter can be satisfactorily resolved in accordance with UDP Policy EV39.

In conclusion the proposal is considered to be acceptable when assessed against the provisions of the Development Plan and there are considered to be no additional issues arising from the provisions of the Human Rights Act. Approval is therefore recommended.

RECOMMENDATION

APPROVE, subject to the following 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 The development shall be carried out in accordance with the following approved plans and documents: Site location plan: Drawing No.100, site survey plan: Drawing No.101, setting out plan: Drawing No.102/A, Typical floor construction: Drawing No.103, , Cross Sections A-A and B-B: Drawing No.107-A/A, Cross Sections D-D: Drawing No.107-B, Cross Section E-E: Drawing No.107-C, Cross Sections C-C: Drawing No.108, Roof plan: Drawing No.109/A, Foundation details: Drawing No.110, Typical details (1of2): Drawing No.111-A, Typical details (2of2): Drawing No.111-B, Site Survey Plan with Barn Superimposed: Drawing No.3003/A, Proposed Plan and Section: Drawing No.6001/A, Proposed elevations: Drawing No.6002/C, steel layout barn: Drawing No.6004, Temporary Footpath diversion: 6005/A, received on 5th May 2015.
Reason: To define the extent of the permission granted.

- 3 The materials used shall be in accordance with the sample material submitted - Wall Cladding - Colorcoat Prisma - Anthracite Matt/Siruis, Polycarbonate Merton Clickfix 1040 - Glass Clear, Roofing Cladding System - Goosewing Grey - 20% Translucent, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of visual amenity.

- 4 Before the development hereby approved is occupied the means of enclosing the boundaries of the site shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and general amenity.

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- 5 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.
- 6 The footpath/cycle path diversionary routes and appropriate signage for the same shall be put in place prior to the closure of the riverside footpath/cycle path in accordance with details, which shall include timescales for the duration of the closure, to be submitted to and approved in writing by the local planning authority.
Reason: In the interests of accessibility.
- 7 The parking area as indicated on Proposed Site Plan: Drawing No.3004 received on 24th March 2015 shall be laid out and available for use prior to the beneficial occupation of the indoor training barn commencing.
Reason: To provide on site car parking in the interests of highway safety.
- 8 No external lighting is permitted on the riverside elevation of the building or along the footpath and any proposal for external lighting on the building or any external area is not permitted unless in accordance with a scheme approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to ensure that any external lighting does not impact on wildlife.
- 9 Prior to construction of the steel frame the applicant is required to submit the results of soakaway tests to BRE365 or CIRIA R156 standards to support the chosen surface water management scheme as identified in the Storm Drainage Infiltration Blanket Design Calculations report dated April 2015, unless agreed otherwise in writing by the local planning authority.
Reason: To prevent surface water flooding of adjacent land and ensure the design and construction of an appropriately designed scheme.
- 10 Prior to the beneficial occupation of the indoor training barn commencing, an alternative footpath link from Cwm Level Roundabout to the National Cycle Route shall be provided and available for use in accordance with details to be submitted to and approved in writing by the local planning authority. The footpath link shall be maintained in accordance with the approved details unless agreed otherwise in writing.
Reason: In the interests of sustainability.

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- 11 Unless otherwise agreed in writing by the Local Planning Authority, a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works. The landscaping scheme shall include precise timescales for its implementation. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and to accord with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV2, EV3, EV6, EV24, EV33, EV34, EV35, EV39, AS3, AS4, AS6, HC19, HC28.
- 2 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
- 3 Bats may be present. All British bat species are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2010. This legislation implements the EC Habitats & Species Directive in the UK making it an offence to capture, kill or disturb a European Protected Species or to damage or destroy the breeding site or resting place of such an animal. It is also an offence to recklessly / intentionally to disturb such an animal.
If evidence of bats is encountered during site clearance e.g. live or dead animals or droppings, work should cease immediately and the advice of the Natural Resources Wales sought before continuing with any work (01792 634960).
- 4 It is an offence under the Wildlife & Countryside Act 1981 (as amended) to intentionally (intentionally or recklessly for Schedule 1 birds) to:
- Kill, injure or take any wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Take or destroy an egg of any wild bird
- You are advised that any clearance of trees, shrubs, scrub (including gorse and bramble) or empty buildings should not be undertaken during the bird nesting season, 1st March - 31st August and that such action may result in an offence being committed.
- 5 To protect the integrity of the Public Sewerage System, foul water and surface water discharges shall be drained separately from the site.

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- 6 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment, no surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
- 7 To prevent hydraulic overload of the public sewerage system and pollution of the environment, land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- 8 The developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652 with regard to adequacy of water supply and position of water distribution mains in the area or if connection is required to the public sewerage system, the developer is advised to contact
- 9 The developer is advised that the Welsh Government are planning to introduce new legislation that will make it mandatory for all developers who wish to connect to the public sewerage to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW) (Mandatory Build Standards). Further information on the Mandatory Build Standards can be found on the Developer Services Section, DCWW at www.dwrcymru.com or on the Welsh Government's website www.wales.gov.uk.
- 10 The developer is advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's (DCWW) maps or public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. DCWW advise that the applicant contacts their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 DCWW has rights of access to its apparatus at all times.
- 11 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
- 12 Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste must be licensed waste carriers.
- 13 The activity of importing waste into the site for use as, for example hardcore, must re-registered by the Environment Agency Wales as an exempt activity under the Management Licensing Regulations 1994.
- 14 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under over or within 7 metres of the top of a main river i.e. Nant-y-Fendrod & Nant Bran.

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- 15 Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991.
-

Report of the Head of Economic Regeneration and Planning

Planning Committee – 12 May 2015

REFERRAL OF THE VETCH MASTERPLAN REVIEW FOR ADOPTION AS SUPPLEMENTARY PLANNING GUIDANCE FOLLOWING CABINET ENDORSEMENT

1.0 Background

- 1.1 In 2007, Cabinet approved the adoption of a Masterplan as Supplementary Planning Guidance to inform the future development of the then Vetch Field Stadium site. Since this time the stadium buildings have been demolished and a temporary landscaping scheme laid out on most of the site, with the remainder used as a community garden (known locally as Vetch Veg).
- 1.2 On 11th February 2014 Cabinet approved (Cabinet Minute 201) the principles of a review of the adopted Vetch Field Masterplan as a basis for a public consultation exercise. The review was necessary in order to improve the viability of future development and the availability of community open space in the area over the level envisaged in the original masterplan.
- 1.3 Following the completion of the consultation exercise on 17th March 2015, Cabinet endorsed (Cabinet Minute 197) a revised masterplan and approved the its referral to Planning Committee for adoption. A copy of both the 2014 and 2015 Cabinet Reports are appended to this report as Appendix C and B respectively, together with the Vetch Masterplan Review proposals approved by Cabinet (Appendix A).

2.0 Main Issues

- 2.1 The site is currently allocated in the City and County of Swansea UDP for housing development (Policy HC1, Site 62 refers). The UDP gives an estimated figure of 120 dwellings to be developed at the site.
- 2.2 The proposals contained in the Vetch Masterplan Review reduce the housing provision estimate to 40 new homes plus a new care home or flats. In addition c0.7 ha of Public Open Space can now be accommodated including the retention of the 'Vetch Veg' Community Garden. The March 2015 Cabinet Report sets out the impact of these changes upon the current Housing Land requirements and public open space provision. The report also summarises the outcome of the Community Consultation exercise.

2.3 The site was submitted to the Local Planning Authority (LPA) by the Council's Property Development Project Team for consideration as a Local Development Plan (LDP) Candidate Site (ref CA014). The submission proposes the site be considered for residential and community facilities, with the number of proposed dwellings, 40, reflecting the latest masterplan. The LPA is undertaking a process of assessment on all Candidate Sites it has received with a view to allocating sites considered suitable within the Deposit LDP, which is currently anticipated for publication in Autumn 2015 for public consultation purposes.

3.0 Recommendation

3.1 It is recommended that:

The Vetch Masterplan Review attached as Appendix A is adopted as Supplementary Planning Guidance to policies EV1, EV2, EV3, EV4, HC1(62), HC2, HC3, HC23, HC24, AS2 of the adopted City and County of Swansea Unitary Development Plan and future policies that will be drafted as part of the emerging Local Development Plan.

BACKGROUND PAPERS

None

Contact Officer:	<i>Gordon Allison</i>	Extension No:	<i>6041</i>
Date of Production:	<i>1st May 2015</i>	Document Name:	<i>Vetch Masterplan</i>

Appendix A – Vetch Masterplan Review



Vetch Masterplan Review

February 2015



Vetch Masterplan 2006

Introduction

The Design and Conservation Team has been instructed by the Regeneration Department to review the existing Vetch Masterplan (see left) which was approved as supplementary planning guidance by Cabinet in 2007.

The specific instructions were:

- To include an increased area of community open space including part, or all of the new Vetch Veg allotments.
- To include a reduced number of terraced homes
- To include scope for care home and associated garden/ parking spaces that could be developed independently
- To enlarge parking spaces in accordance with the parking supplementary planning guidance (2.6m x 4.8m)
- To retain a location for the potential community centre (approx building footprint 620 sqm)

This document explains the potential design precedents, and the layout concept and presents two potential options which differ in the amount of open space retained.

This site was been subject to significant public consultation in 2006 which fed into the original masterplan. This review masterplan has been subject to further public and stakeholder consultation during the summer of 2014. A summary of this process is set out in the consultation statement at the end of this document.

This masterplan document will be adopted as Supplementary Planning Guidance to policies EV1, EV2, EV3, EV4, HC1(62), HC2, HC3, HC23, HC24, AS2 of the adopted City and County of Swansea Unitary Development Plan and future policies that will be drafted as part of the emerging Local Development Plan.



The past ...



The future?



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The Vetch Field

The Sandfields area around the Vetch comprises a dense grid of interconnecting streets and terraced housing with a lack of communal green space. Traffic levels are low and some streets are used as informal HomeZones for play. The population of the area is mixed and diverse.

The 1.8ha Vetch park was laid out during 2012 as a temporary landscape scheme following the demolition of the football stands. The park layout retains the centre circle as a focal point with the majority of the space laid to grass to

allow informal recreation. The grassed areas are punctuated by trees to add interest. As part of the Cultural Olympiad a community allotment has been established in the southern part of the site. This Vetch Veg project has been highly successful and is more than an allotment. It offers a meeting place for the community away from the urban streets of the Sandfields.

The park is certainly a local resource for the Sandfields community. Although it is close to the city centre, there are



The vetch park with former centre circle in the foreground



Vetch veg allotments



The park exposes the rear boundaries of many of the surrounding properties

no direct lines of sight and it is severed from the main pedestrian areas by the Westway which is a very busy traffic route with limited pedestrian crossings. Whilst the park is 'tucked away' it will always have a symbolism to Swansea City supporters.

There is a lack of natural surveillance and as a result the park must be locked over night to deter anti-social behaviour. Furthermore the park exposes a significant number of rear gardens which may increase the risk of crime.



Typical Sandfields terraced Housing



Oakridge, Basingstoke: contemporary terraces and on street parking



Swindon Triangle: contemporary terraces overlooking open space (Code for Sustainable Homes level 4)

Design precedents

The built form of the Sandfields area is characterised by modest two storey terraced houses following strong building lines along the rear of the footways. The public realm is dominated by on street parallel parking.

The proximity of the site to the city centre makes it a highly accessible location where best use should be made of development opportunities.

Market advice has confirmed that modest terraced houses are the most appropriate form of development on this site from a commercial perspective.

Therefore the proposed design approach should be based on much needed green space, plus a contemporary update of the traditional terraced house with shared on street parking.

The example from Oakridge in Basingstoke, demonstrates how modern terraced houses can be attractive and distinctive whilst making best use of the site. It also demonstrates how on street parking can be organised along with planting areas to ensure that cars do not dominate the streetscene.

Experience has proven that it is possible to meet the mandatory sustainable building standards set by the Welsh Government (Code 3 +) with building fabric and insulation. The Swindon Triangle example by Kevin McCloud is a further



Hanham Hall, Bristol: contemporary sustainable houses (Code for Sustainable Homes level 6)

example of a contemporary terrace design with integral open space and a high level of sustainability (Code level 4). For more details of this scheme see page 6.

There is scope to make simple terraced houses more sustainable in a similar manner to the Hanham Hall development by Barratt Homes in Bristol which achieves Code for Sustainable Homes level 6. This project also includes extensive community green space such as allotments and community orchard.

There is scope to go one stage further with regard to street design and incorporate the HomeZone concept where the streets are designed as multifunctional spaces where slow speed vehicles inter mingle with children playing.

Consideration also needs to be given to the cultural and sporting significance of the Vetch and there are different ways of commemorating this history:

- Street names (there is a Promotion Close and Midfield Drive at the former ground of Sunderland)
- Public art
- Public spaces—often the centre circle is retained as open space

The indicative layout on page 7 show a standard terraced house footprint of 9.5m x 5.5m. This gives an internal floor space over two stories of 90 sqm which equates to a typical three 3 bed house with useable rooms and adequate internal storage.



Example of a HomeZone where the street is designed to allow informal play.



Swindon Triangle

The recent Swindon Triangle development completed in 2011 is a useful reference point for the Vetch.

This project comprises 16 two-bed houses, 13 three-bed houses, 7 four-bed houses, 4 one-bed apartments, and 2 two-bed flats. There are homes for shared ownership, intermediate rent and affordable rent.

The homes are arranged around a central communal green space. This green space includes natural play opportunities, seating, grass for kick about and sustainable drainage systems in the form of dry ditches. In the corners of between the terraced there is provision for local food production. This comprises poly tunnels and vegetable beds. The homes do have small rear gardens and all residents have use of the communal green and growing spaces.

The terraced houses are a modern interpretation of the traditional terrace with low energy consumption credentials. The boundaries between houses at the front are demarked by fruit trees.

Car parking is accommodated outside the homes with a shared surface design to the vehicle areas.

Images (clockwise from top left)

1. Central green space showing sustainable drainage in foreground and seating further away. Note modern interpretation of terraces.
2. Further view from central green space showing integration of three storey flats
3. The green space incorporates opportunities for natural play
4. In the corners between the terraces there is provision for local food production. In one area this takes the form of poly tunnels.
5. In another corner area there are vegetable beds with tool shed and water supply
6. The car parking is located around the edge of the green space and the street is treated as a flush shared space where people and slow speed vehicles use the same area.

Design Concept

The key design concepts that should underpin any development are as follows:

Community open space

The open space should be the focal point on site. The centre circle should be emphasised in the landscape design and the existing Vetch Veg allotments should be retained. There is scope to accommodate a range of community ideas including orchard, play provision, bee hives, more trees, public art.

Maximise pedestrian connections

Any development must be well connected to the wider community to the north, east, south and west. The layout must provide pedestrian permeability through the site following existing desire lines.

Natural surveillance

Any development must overlook the open space and new/ existing streets. Corners are especially important where two public elevations are required.

Security

New development must enclose and secure the existing rear gardens abutting the site. Frontages should incorporate buffer areas between windows and the street. Car parking should be on street in well overlooked locations that are close to the houses served.

Reduce the impact of parked cars

Given the proximity to Swansea City Centre, it is possible to reduce the parking provision to one space per house. The parking should be arranged on street in small groups which do not dominate the streetscene. Rear parking courts are not appropriate in this location.

Reducing vehicle impact

The street design should be tortuous to deter rat running, possibly incorporating HomeZone principles.

Building form

Any new buildings could be a contemporary interpretation of the terraced form to reflect the character of the area and make best use of the highly accessible site.

Mixed Uses

Provision should be made for a potential community centre and possible care home.



Key



Pedestrian desire line



Community open space



Retained allotments



Community centre site



Potential development area with frontages onto streets and open space



HomeZone street design

Community open space

The redevelopment on the northern area of the Vetch as indicated in the Masterplan will be expected to fund the enhancement of the retained area of community open space.

Policy HC24 of the Swansea Unitary Development states:

All new housing development will be required, where the level and nature of open space provision in the locality is inadequate to meet the needs of the future occupiers of the development proposed together with the needs of the existing population in the locality, to:

(i) Make provision for areas of open space either within the site or at an appropriate location in relation to the development, or

(ii) Contribute towards the provision or improvement of existing off-site facilities in the locality through a commuted payment.

Developers will be required to make appropriate arrangements for the management of these areas.

The amplification to Policy HC24 indicates that in order to satisfy the above requirements, areas of open space should be provided in accordance with the Fields in Trust (FIT) standard. The Open Space Assessment has been completed as part of the preparation of the Local Development Plan. FIT have prepared 'Benchmark Standards' for outdoor sport and play. The standard recommends an overall provision of 2.4 hectares of land for play pitches per 1000 population. The assessment of the Castle Ward indicates there is a total of 0.2 hectares per 1000 per population which equates to 2.2 hectares under the recommended FIT target which is the largest deficiency in the County. The provision of a new housing development on the site will therefore be expected to contribute towards the open space provision and the Council will seek to enter into a Section 106 planning obligation to secure either the provision of open space or a financial contribution towards providing or enhancing nearby facilities, and additionally for the future management of such areas through commuted sums payments.

Sustainability

The City and County of Swansea is committed to developing spaces and buildings which enrich our lives, offer flexible high quality living space and open 'play spaces' for young and old alike and enhance our natural environment. It is proposed that the Vetch will be an exemplar development offering highly efficient homes designed for modern 21st Century living. The redevelopment will retain much of the current green space, continuing to provide the local community with an outdoor amenity celebrating the site's iconic past.

High quality buildings and spaces - home is where the heart is

Homes play a significant role in our wellbeing as individuals and communities. In providing excellent living space the development will include the following sustainability principles:

- High energy efficient buildings using design techniques and technologies which maximise the use of daylight and other natural resources - saving money and resources.
- New homes will meet Code for Sustainable Homes Level 5 subject to viability.
- HomeZone principles will help make people, rather than cars dominant across the site, avoiding the need for barriers and linking homes to open space helping to provide safer access for all.

Healthy living - an apple a day

Our surrounding environment contributes to our health and well-being. As the only significant area of accessible green space in the Sandfields, the development will include the following sustainability principles:

- Providing valuable green space to create natural play opportunities, physical activity and growing food.
- Creating a key ecological 'stepping stone' connecting a network of wildlife sites across the city.
- Incorporating techniques like horizontal and vertical green space into building design i.e. green walls / roofs.
- Clear cycle and pedestrian permeability to enable residents to access public transport and cycle network links.

Resilience for the future - Preparing today for tomorrow

Truly sustainable developments are designed to meet the community's needs both now and in the future. To help the Vetch achieve this the development will include the following sustainability principles:

- New homes will be designed for flexible living enabling internal spaces to be adapted to changing lifestyles and needs.
- Sustainable urban draining systems including permeable surfaces and natural draining will be incorporated into the design to reduce surface water run off.
- The development should make provision for retrofitting renewables and linking up to future district heating schemes.





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Potential Layout

In order to maximise community open space on site, the proposal is to contain new development in the northern part of the Vetch.

The key features of the indicative layout are:

- 0.7ha Public open space comprising:
 1. Vetch Veg allotments fully retained
 2. Additional growing areas (possible future site for community centre)
 3. Wild flower meadow on site of centre circle
 4. Community orchard and informal open space with bee hives and potential for natural play
 5. Informal open space
- Care home or flats on corner of Madoc Place and William Street
- 40 new homes arranged as short terraces
- Direct natural surveillance of park from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design.
- One car parking space per home and significant space for street planting

Note

The various community spaces (with the exception of the Veg Vetch) are shown indicatively. Whilst the site is currently grassed, much of the foundations of the football stands do still remain, so it may be necessary to explore the growing of the orchard trees in planters rather than into the ground.

Consideration should also be given to the scope for community activities to overlap on the site. For example the natural play could take place within the orchard area and the boundaries between new homes could be formed by fruit trees.

Whilst the linear terraces may appear 'bland' on first impressions, this form of development offers a multitude of opportunities for innovative and contemporary designs.

Summary of Public and Stakeholder Consultation

A 6 week public and stakeholder consultation exercise was held from 30th June to 11th August 2014 and included:-

- The Council's website displayed information about the Vetch consultation and the ability to comment on-line between 30th June and 11th August 2014.
- Notices were displayed at the Vetch site on the 'Vetch Veg' notice board during July 2014
- Press release and publicity in July 2014
- A presentation was given by officers to the Sandfields Community Association on 4th August 2014.
- A manned exhibition at the Sandfields Community Fayre on 9th August, 2014
- A display was sited in Central Library between 30th June and 11th August 2014

A form with series of questions and prompts was distributed to those who wanted to comment. This form comprised tick box elements and opportunities to expand on the views.

A total number of **112 comment** forms and 3 e-mails were received by the end of the consultation process. A detailed record of the responses received is available on request.

Community comments

Approximately half (48%) of respondents were supportive of the revised Masterplan proposals. Whereas 52% were not supportive. Of those who were not supportive of the Masterplan proposals, concerns generally related to excluding or restricting residential development and maximising greening at the site

In terms of the proposed balance of homes and open space in the revised masterplan, the written comments made by the respondents can graphically be summed up in Fig 1 which is a 'word cloud' where the larger the word, the more times it features in the responses.



Fig 1. 'Word cloud' of written responses to open question about 'what respondents would like to see' on the Vetch site.

There was support from almost 95% of respondents for the Masterplan proposals to retain the 'Vetch Veg' Community Garden and 87% of respondents supported the provision of a greater level of green space. In comparison to the 2007 masterplan.

Open space needs for the area are a consideration and it is acknowledged through an Open Space Assessment carried out to inform the LDP process that provision in Castle Ward is deficient however, Sandfields does have the best provision within the ward specifically for children and teenagers, albeit provision is significantly less than within adjoining wards. Retention of Vetch Veg and the greening proposed will help address this and provides for a broad spectrum of residents.

Whilst about a third of respondents were unhappy with the proposed public routes throughout the site, this was largely due to concerns about traffic on the proposed access road to the front of the proposed houses on the Vetch site. The revised Masterplan however advocates Home Zone principles for any new streets in the area which should address these concerns in terms of rat running and vehicle dominance.

Swansea Civic Society

Swansea Civic Society challenged the justification for the proposed reduction in residential units from the 120 in the existing masterplan to 50 homes in the masterplan review with reference to the aspirations of the Local Development Plan process and concluded that the revised proposals 'represent half a scheme, are too idealistic for the realities of the current and longer term economic climate'.

In response, the Council is required to maintain a 5 year housing land supply at all times. The current supply has dropped to 2.9 years and there is a need to bring forward additional housing land in all areas as a matter of urgency

The Local Housing Market Assessment shows a need to supply 3100 homes within the Central Area (which includes the Vetch site) by 2025, of which 58% could be affordable units. The Vetch is an existing allocation and provides a significant contribution to this supply and if the level of units is reduced then provision will have to be made elsewhere and there are limited opportunities for this within the Central area.

Response to consultation comments

Half of respondents are fully supportive of proposals and nearly everyone supported retention of Vetch Veg and the increased greening proposals relative to the 2007 masterplan.

To maintain the existing open space across the entire site would require significant unidentified capital investment and also a revenue budget that does not exist. On the other hand, if the site were retained entirely as open space, then the loss of new housing units at the site would have serious implications for the ability to maintain a 5 year land supply for the area and is not a viable option. Therefore it is considered that the masterplan review sets out a balance of much needed new homes alongside a significant retained area of open space.

Therefore there are no changes proposed to the masterplan as set out in this document the consultation process.

Appendix B – Cabinet Report – 17th March 2015

Reports of the Cabinet Member for Enterprise, Development and Regeneration

Cabinet – 17 March 2015

VETCH MASTERPLAN REVIEW

Purpose:	To seek endorsement of the Vetch Field Masterplan Review and approval to refer the Revised Masterplan to Planning Committee for adoption as Supplementary Planning Guidance
Policy Framework:	City and County of Swansea Unitary Development Plan Adopted 2008 CCS Asset Management Plan One Swansea Plan 2013 Corporate Improvement Plan 2013-17 CCS Sustainable Development Policy
Reason for Decision:	The adopted Masterplan will provide Supplementary Planning Guidance to inform future development and use of the site and to inform site marketing.
Consultation:	Legal, Finance, Planning. Corporate Building and Property Services, Community Recreation, Housing
Recommendation:	It is recommended that Cabinet: - 1) Endorses the Revised Masterplan resulting from the Vetch Field Masterplan Review and agrees that it be referred to the Planning Committee for adoption as Supplementary Planning Guidance
Report Author:	Gordon Allison
Finance Officer:	Jeffrey Dong
Legal Officer:	Christopher Allingham
Access to Services Officer:	Sherill Hopkins

1.0 Introduction

- 1.1 The Draft Vetch Masterplan Review was approved by Cabinet on 11th February 2014 as the basis for a public consultation exercise prior to a report back seeking adoption of the final Revised Masterplan as Supplementary Planning Guidance (SPG).
- 1.2 The Consultation Draft outlined revised draft proposals to the adopted Masterplan which limited the development to the northern area of the site in order to retain some of the existing green space and the popular 'Vetch Veg' community garden.
- 1.3 The stadium buildings were demolished in 2011 and a landscaping scheme was undertaken as a temporary measure whilst proposals to develop the site were identified and realised. As a result the current use of the site was designed to minimise wasted costs and was engineered assuming that development would be forthcoming in the short term. The current situation cannot continue indefinitely without significant capital investment being undertaken to address the issues below:
- The existing bund on the site of the former North Bank adjacent to Madoc Street acts as a shield for antisocial behaviour and ideally needs to be removed. Underneath this bund is demolition spoil that was left on site and covered to be reused as appropriate in the development. Furthermore only a minimal amount of topsoil cover was incorporated into the grassed area over the bund due to the anticipated life of the site. In the medium term hazardous chemicals from contaminated material under this layer may leach into the top soil, therefore further cover to these hazardous areas will be needed until the site is developed
 - The remaining gates and boundary walls will require attention/demolition due to disrepair or to enhance visibility, security and amenity.
 - The water supply to the 'Vetch Veg' community garden is via a temporary insulated hose from the mains, and to be sustainable requires the installation of an underground system.
 - Some of the footpath areas have started to lift and will require replacement in the short term
- 1.4 Should the site be retained as a park, it has been estimated that, between £270k and £400k would have to be spent, depending upon the level of improvements carried out. No budget is currently identified to meet this requirement and external grant opportunities are limited and, in any event, would require an element of CCS match funding
- 1.5 If the site is developed in accordance with the Revised Masterplan proposals then this cost is unlikely to apply as the works would either be unnecessary due to the development, or alternatively any cost is likely to be borne by a developer.

2.0 The Public Consultation process

2.1 A community consultation exercise was held from 30th June to 11th August 2014 (in excess of the 6 week standard period for draft SPG consultation) and included:-

- Press release and publicity in July 2014
- A manned exhibition at the Sandfields' Community Fayre on 9th August, 2014
- Notices were displayed at the Vetch site on the 'Vetch Veg' notice board during July 2014
- A display was sited in Central Library between 30th June and 11th August 2014
- A presentation was given by officers to the Sandfields' Community Association on 4th August 2014.
- The CCS website displayed information and the ability to comment on-line between 30th June and 11th August 2014.

2.2 A total number of 112 comment forms and 3 e-mails were received by the end of the consultation process in August 2014.

3.0 Community response to the draft amended masterplan

3.1 Approximately half of respondents stated via the comment forms that they were happy or fairly happy with the revised Masterplan proposals.

3.2 There was support from almost 95% and 87% of respondents respectively for Masterplan proposals to retain the 'Vetch Veg' Community Garden and for the provision of more green space. Of those who were not happy with the full Masterplan proposals, concerns generally related to excluding or restricting residential development and maximising greening at the site

3.3 Whilst about a third of respondents were unhappy with the proposed public routes throughout the site, this was largely due to concerns about traffic on the proposed access road to the front of the proposed houses on the Vetch site. However, the Revised Masterplan advocates Home Zone principles for any new streets in the area which should address these concerns.

3.4 In conclusion, the majority of respondents were supportive of large elements of the draft Masterplan Review and half of respondents were fully supportive. The detailed responses received via the comment forms are attached in Appendix 1.

4.0 Responses from Organisations

Swansea Civic Society

- 4.1 Swansea Civic Society challenged the justification for the proposed reduction in residential units from the 120 in the Original Masterplan to 50 in the context of the aspirations of the Local Development Plan process and concluded that the revised proposals “represent half a scheme, are too idealistic for the realities of the current and longer term economic climate”.

5.0 Housing Land Requirement

- 5.1 CCS is required to maintain a 5 year housing land supply at all times. The current supply has dropped to 2.9 years and there is a need to bring forward additional housing land in all areas as a matter of urgency
- 5.2 The Local Housing Market Assessment shows a need to supply 3100 homes within the Central Area (which includes the Vetch site) by 2025, of which 58% could be affordable units. The Vetch is an existing allocation and provides a significant contribution to this supply and if the level of units is reduced then provision will have to be made elsewhere and there are limited opportunities for this within the Central area.

6.0 Response to Consultation Feedback

- 6.1 Half of respondents were happy or fairly happy with the proposals and nearly all respondents supported retention of Vetch Veg and the greening proposals.
- 6.2 To maintain the existing uses at the site would require significant unidentified capital investment and also a revenue budget.
- 6.3 The loss of new housing units at the site would have serious implications for the ability to maintain a 5 year land supply for the area and is not a viable option.
- 6.4 Open space needs for the area are a consideration and it is acknowledged through an Open Space Assessment carried out to inform the LDP process that provision in Castle Ward is deficient. However, the Sandfields does have the best provision within the ward specifically for children and teenagers, albeit provision is significantly less than within adjoining wards. Retention of Vetch Veg and the greening proposed will help address this and provides for a broad spectrum of residents.
- 6.5 In conclusion, no material changes are proposed to the Vetchfield Masterplan Review proposals following the consultation process and accordingly the Revised Masterplan document (which can be accessed via the following link <http://staffnet/index.cfm?articleid=59193>) is recommended for adoption as Supplementary Planning Guidance.

7.0 Equality and Engagement Implications

An EIA screening has been carried out and it is considered that a full EIA report is not needed in this instance. At this stage only a framework for the development of the site is being proposed and this has been the subject of a consultation exercise from which no equality issues have arisen. Any future development of the site must comply with statutory requirements and will follow the submission of a planning application which will be subject to public consultation.

8.0 Financial Implications

8.1 The current estimated capital receipt for the site is £700k. The Sports Council of Wales (SCW) has a charge on the Vetch property/land together with 2 other sites which will require CCS to pay over any capital receipt up to the value of £2.9m received for these sites.

8.2 Also, CCS is obliged to repay a Welsh Government (WG) grant of approximately £550k for the demolition of the Vetch. However, it is likely that after the SCW has been repaid there will be nothing remaining from any capital receipt to repay W). The repayment terms for both grants are contradictory as they require all capital receipts to be paid to both parties. In order to rectify this anomaly, WG has asked that CCS formally request permission for any proposed disposals to, detailing the proposed financial terms and request that any capital receipt be foregone by WG in lieu of the SCW charge. Should permission not be given on this basis then as there are no other allocated funds available to pay WG, proposed sales will not proceed.

8.3 As stated earlier, in paragraph 1.5 the current Capital Programme has not allocated any budget towards any possible Capital scheme arising from this Masterplan review. CCS will therefore have to rely on seeking grant and contributions from external funders to meet any capital costs.

8.4 There is no current Revenue budget for ongoing maintenance works and the works referred to in paragraph 1.4.

9.0 Legal Implications

9.1 The Revised Masterplan is proposed to be referred to the Planning Committee as per the Scheme of Delegation (or, if deemed necessary, to Council) for adoption as SPG to policies EV1, EV2, EV3, EV4, HC1(62), HC2, HC3, HC23, HC24, AS2 of the adopted City and County of Swansea Unitary Development Plan and future policies that will be drafted as part of the emerging Local Development Plan.

9.2 The terms of the Revised Masterplan will then form a material planning consideration in the determination of any planning application which may be made.

9.3 SPG should be reviewed regularly to ensure that it reflects current development plan policies.

10. Conclusion

10.1 The Revised Masterplan proposals are broadly supported although there was an element of respondents who wanted no development at the site. Leaving the site as it is will not be an option as improvements will be necessary for which no funding has currently been allocated.

10.2 The level of housing proposed in the Revised Masterplan will go some way to meeting CCS's statutory obligations and furthermore the adoption of the Revised Masterplan as planning guidance will not prevent a further review in the future should development plan policies require consideration as to whether further residential development is needed.

10.3 The Revised Masterplan proposals if adopted will provide developers with more certainty about the acceptability of development proposals and will therefore allow appropriate parts of the site to be marketed at the earliest opportunity.

Background Papers: None.

Appendices: Appendix 1 – Proposed Indicative Layout
Appendix 2 - Detailed Consultation Responses

Appendix 1 – Proposed Indicative Layout



The key features of the indicative layout are:-

- 0.7ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
 5. Informal open space
- 40 new homes arranged as short terraces
- A care home or flats on the corner of Madoc Place and William Street which could incorporate shared community facilities.
- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the Original Masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate developable spaces adjoining the Vetch Field as proposed by the Original Masterplan.

Vetch Masterplan- Consultation

A revised masterplan for the Vetch Field has been drafted by the Council and we wish to seek your thoughts and comments on the future development of the site.

If you have any questions or would like to receive this information in an alternative format e.g. large print, braille, another language etc. please contact Craig.Fisher@swansea.gov.uk or telephone 637266

1. About You

Name	112 (100.0%)
Address	112 (100.0%)
Email	112 (100.0%)

2. Tell us what you think of the updated plans....?

- 17 (17.0%) I am very happy with the updated plans
- 31 (31.0%) I am fairly happy with the updated plans
- 17 (17.0%) I am fairly unhappy with the updated plans
- 35 (35.0%) I am very unhappy with the updated plans

3. We have proposed the retention of some green space. Do you think this is a good idea?

96 (87.3%) Yes 13 (11.8%) No 1 (0.9%) Not sure

4. If not, what would you like to see?

39 (100.0%)

Affordable housing, childrens playarea, community centre
Affordable housing. Park for children. New community centre.
All green space
All green space. no property development on site
All of it. No more housing in Sandfields
Area for children, picnic tables, community centre.
Building houses and a road would take away the community vibe that is currently present. Sandfields is very residential and if anything needs more green space such as the veg community and childrens park.
But no development on this green space!
Could do with more green space as play/sports area for the children
Critical to have green space especially as there is little in urban areas.
Essential to maintain the current community use.
Green space and allotmetns
I am little happy because we want children play area please and more veg garden
I like see more garden other space because lots of awaiting at the moment and we want some children play area as well
I like to see more veg garden and childrens playarea. I see every day children playing so happily and also gardeners doing garden and lots of people waiting for space.
I rather the existing plans to stay as it is, as the vetch is a national treasure and this should be an open space for all the community. If developers builds on the open space then the other developers will follow.

I rather the existing plans to stay as it is, as the vetch is a national treasure, and this should be an open green for the community> If a developer builds on the green space, then the other developers will follow.
I strongly believe that all the green place should be kept and no extra houses.
I strongly believe that all the green places shold be kept and no extra houses
I think the all green space should stay. Houses and a road is definately not a good idea. The safety of the local children is at stake with this, as so many families use this space.
I wonder why there has to be houses built here? The city center is so built up and this green space is so needed in the area, the area is widely used for a space to go and kick a football, have a picnic, play on the grass.
I would like the green space to remain, as it is the only green space in the area and the community enjoy and use it.
I would like to see more garden space, on waiting list at the moment, we want childrens play area as well.
I would like to see the area remain a green space. More space offered as allotments and maybe a small five a side style football pitch in the are of the North Bank to cement the historic nature of the site.
I would like to see the small area and green area where they build the houses to stay as it is as my boys come and play football everyday also I would like to see children play park area as well
I would like to see the whole of the vetch field retained for community use, definately no housing. We don't need it, we do need green open space. This community has suffered for many years from lack of space to play and relax. So many people are enjoying the space - please leave it be. Can we have an open air lido, great for families and safe for children.
Its ok but I want this site more garden and more children area
Keep it has it is now the road will stop the children playing their and dangerous
Keep the grass areas
Leave it as it is.
More affordable homes for our children and further generations
More green play areas
More green playareas
Most important is the Direct link from Richardson St to Madoc Place and the town centre, THe building of homes over that whole area would be a retrograde step given the development of Vetch Veg. Thta movement line will greatly influence housebuildign proposals.
Nothing just keep it has it is as it be dangerous if you put roads through it when you have children around there playing.
Retention of open green space for play and relaxation. The Madoc Street play area s officially designated as an urban playground. Some of us parents fought hard for it. It is the only open play area in Sandfields how can you think of taking it away and add even more houses taking away half the vetch where are our children going to play?
This is a bit of a closed question. In my opinion the entire area should remain a green space. No new buildings should be erected at all and the land should remain in the hands of the County
We want more greenspace not anymore developments
Would like all green space.

5. We have proposed the keeping of the Vetch Veg Community Garden. Do you think this is a good idea?

105 Yes (94.6%) 3 (2.7%) No 3 (2.7%) Not Sure

6. If not, what would you like to see?

14 (100.0%)

a play area
Excellent use of space. Has really brought the community together.
I would like to see this extended
If not, what would you like to see?
Just the vetch veg community garden as it is
Most definately to be a permanate feature of the community.
n/a
n/a

Of course. Do you expect other answers?
Plans that reflect the history of Swansea thereby,pleasing to the eye and therefore also attracting visitors.I would suggest that you plans could include amodel of the townin all its glory,prior to the blitz.
please, please, please no houses
Please, please, please no houses.
The Vetch Veg Community Garden should be kept, for sure, but it should not be allowed to extend to the detriment of space that can be used by members of the Sandfields community who aren't interested in allotment use (e.g. children playing, walkers, sitters, readers, etc.). The current space is adequate enough, I feel. However, I am not suggesting that the space afforded to Vetch Veg should be reduced in any way, just that it should not become the focal point of the space.
This has proven to be a very successful project and removing it would not be acceptable
This is a unique place for a very deprived community to come together to show off their strengths of growing and talking to each other and celebrating sustainability.

7. We have proposed a number of public routes through the sites...

	Yes	No	Not sure
I am happy with the proposed routes	44 (44.4%)	33 (33.3%)	22 (22.2%)
These routes will help to connect and integrate the adjoining streets	26 (40.6%)	22 (34.4%)	16 (25.0%)

8. After looking at the new plans, is there anything we haven't thought about or any opportunities we have missed?

48 (100.0%)

(Madoc Place) The electric sub station is an eyesore and I have concern that it will continue to be a dumping ground. Parking is another issue in the area.
A balanced scheme
A small cafe or restaurant
Add a lido like Blackpill. The vetch is the only safe place that children can run around without the fear of being knocked down by traffic.
After looking at the new plans, is there anything we have...
Based on what has been set out in the plans, this site obviously has an exciting future, but the Swansea community should not be allowed to forget the significance of its past. I was therefore very glad to see that public art is mentioned in relation to the history of the site in the plans you have set out. I recently noticed that a blue plaque has been unveiled in Cwmdonkin Park for the actual physical location, rather than in memory of a person, and I think this is the bare minimum that should be done to commemorate the former home of our city's football club. Relevant street names are a must (perhaps more relevant than Sunderland's ?~Promotion Close?T, however ?" let?Ts make sure we retain that Vetch Field flavour with streets called ?~The North Bank?T, ?~The East Terrace?T, ?~The Centre Stand?T and ?~The Double Decker?T, or similar). If budget allows (and I think that it should), a collaborative effort between artists, poets, historians and local residents would ensure that the memory of the Vetch lives on. The chorus of Roger Evans?T ?~Swansea City?T could, for example, be cast in stone around the perimeter of the old centre circle, and the names of each player who pulled on the black and white shirt of Swansea and ran out at the Vetch Field could be chiselled into the stone of one of the Vetch?Ts former turnstile walls. Murals and sculptures could depict the stories of the Vetch Field, with new words written by local poets to explore the transition from football ground to community space. In addition to these possible public art ventures, a scheme similar to the newly-laid medieval landmark pavement markers on High Street would allow a free walking tour of the site for local people and visitors interested in a more detailed history of the Vetch (with markers for the dugout, the tunnel, the player?Ts entrance, the approximate position on the field where the ball left James Thomas?T foot for that glorious hat-trick goal against Hull, etc.). These are just a few ideas that I believe would enhance the experience of visiting the Vetch, as both an important historical location and a vibrant and contemporary community space. If you would like further clarification of anything that I have mentioned here, please do not hesitate to contact me: rhysoainwilliams@hotmail.co.uk. As a former Sandfields resident, a local artist who has contributed to public art schemes, and a lifelong supporter of Swansea City, I would be more than happy to conduct a more considered discussion on the points I have raised.

Children safety
childrens play area such as a small park.
Childrens play area.
Childrens playground at (2) fencing to protect garden and from cars
Coffee Shop
Do not build here - restore unused buildings instead. 1 car park per house I am sure is not enough. Have 2 per house and no street parking so there is space to play. or no gardens and only 1 bed appartments so more green space is left for the community.
Give the space permantely to people who have been squashed in with no greenery for years there are a few old commercial spaces that could be built on the bus garage, clarence terrace, vetch car sales; leonard charles warehouse etc etc. I though children's needs had to be considered by law these days.
How about developing the palace theatre instead? Why dont we attempt to develop the old neglected buildings within Swansea. Perhaps instead of chasing droams of "exampelar developments" lets put what we have at present first. Just keep it green!
I think more emphasis should be placed on tailoring the green spaces, including Vetch Veg, towards children.
I think you h ave covered everything exceptional well and catered for everyne any age. Well done to the Planning Department
I would like a private development to take the project forward with private housing 2 storey, and more use of open areas as the sandfields is a large concentrated urban housing area and more recreational areas are needed, the area could involve a football pitch as it is the old vetch football site! and a large playground/ play area for younger kids. The area has a very high concentration of rented accommodation, and social housing which probably far exceeds the legislation for required percentage of social/rented properties so private housing would be my choice, with a larger area of social play areas for the residents in the area.
In my view, you haven't given enough consideration to the needs of the people who live in the community of the Sandfields. We live in a densely populated area which has a high volume of traffic. There is no safe place to play in the community. There are two primary schools within our community which only have hard areas to play on so here is an opportunity to provide us with a much needed green space. The Vetch Community Garden has been a great success in enabling people to grow their own food and to come together socially. It has also put Sandfields on the map, attracting interest and visitors from the UK and abroad. Since the Vetch has become a 'park', it is being used daily by many people. Youngsters play football regularly there, families and friends enjoy meeting up People walk to school and work through the Vetch and many people just sit and enjoy the surroundings.. St Helen's Primary has held sports there and various community groups carry out activities there. Yesterday, the second Summer Fair was held at the Vetch, organised by the Sandfields Community Association. The day was a great success and one of the most important factors was the coming together of people from the many different cultures within our community. Everyone was able to enjoy the activities and entertainment together and get to know each other, sharing cultures and experiences. The Vetch has offered us a unique opportunity to do this in the heart of our community. I urge you to consider a way that we can retain enough green space at the Vetch to continue to develop these opportunities and enable us to grow as a community and ensure the well being of everyone in the Sandfields.
It wont be safe for the children to play if there is a road built.
Keep all green space and wait for T.A. Centre to move and build there.
keeping the Vetch Field as a green space in the city. It attracts new and past visitors daily of the old vetch site. It is also a place for the local children to go and play safely.
Kids play areas
Making new house in this area will damage Sandfields
Making new house in this area will damage Sandfields.
more allotments, me and my family use the open space a lot and it would be a shame to add buildings to the site, its peaceful and tranquil in the town centre.
More open space
no
No not sure
Not happy with the road going through.
Not much if anything seems to acknowledge and commemorate the old Vetch Field aside from a wildflower meadow where the centre circle used to be. I would, as a Swans fan who spent many a year growing up watching the Swans at the Vetch, like to see some form of permanent reminder and a memorial to the many fans etc who attended matches, or whose ashes were even scattered on the site.
Not sure
Overall I am happy with the proposal. I think the veg patch should be expanded to include area 2, the proposed area

for the community centre.
Play area for the children, toilet facilities, bandstands open air concerts, local coolery and farm activities.
Play area for the children, toilet facilities, sandstands - open air concerts, local cookery and farm activities.
Play area where children and young could come and play and green area for older children. Parents have picnic and other school activities gets taken on the green area.
Public space is poor; backs of Williams Street homes still facing park. 'Bombs' is unfinished. MAke that row of houses complete. The 'potential care home, exposes backs and parking to the new space. The arrangement of space is very poor. The backs of Williams street.
renewable utilities and pooled supply, cheaper costs for all tenants, not sure about the care home, why not a better mix of people and places, small block of flats, detached houses , semi detached suitable for both young familes and more mature residents givingt a better mix of people benfiting from the site
Safety
Safety aspect of the site is an issue as a lot of undesirables come in during the day/night before the gates are locked.
Small 5 a side football pitch along side North Bank. CCTV to stop antisocial issues.
The community
To put some play equipment in for the children.
We were told a new community centre would be built on site. It seems that housing has taken priority over everything else.
Would be missing an oppportunity to build on the success of vetch community garden by building on the vetch.
yes children play area
Yes it is a green space for children and the people of the Sandfields not for cars racing through dont you ever think of the people and what they want.
Yes plenty
Yes,you appear to want to copy other areas in England instead of composing your own individual and unique plans.Swansea is a beautiful city and planning should be of a far more sensitive nature.
You have missed the opportunity to keep this as a total greenspace for children and the community.

9. If you would like to make any specific comments on any of the aspects of the updated plan please specify below:

41 (100.0%)

Please avoid building on this green space - renovate unused buildings with the money instead. Imagine is you lived on a nearby street - please do not take this amazing space away from the people who live there
Business over community - not good.
Definately we need keep green area in the centre and also this community garden gives a great opportunity to many people to contact and increase social life as nowadays it is very important.
Definately we need keep green area in the centre and also this community garden gives a great opportunity to many people to contact and increase social life as nowadays it is very important.
Expand the veg community garden. Kee p the space for the community to come together and socialise and for picnics etc.
I fully support the continuation of the Vetch Community Garden, the wildflower meadow, the orchard and the bee hives. I think it would be possible to provide a care home/sheltered housing and a future community centre and still have enough green space to enable us to have our green space. I do not support the building of any other housing on the site, nor any roads through the site.
I hope that the plan layout (1) (2) (3) (4) will retain and tidy looking fence for the vetch Veg
I like growing my chinese vegetable at the vetch. Please dont change anything.
I think the community garden should stay as it is
I think the vetch is best left alone. Its perfect the way it is now as a park
I'm sorry. This is the first time I have seen the plan. Thought I had better comment. Too much to say now. Our work with the community back in mid 2000s has been largely ignored. I am really very sorry to be so negative. I woudl be happy to discuss further. The plan could be so much better. For housing - key is rear of Madoc Street, the 'Bombs' and the backs of Williams Street. Key route I have mentioned - makes the whole space work on a much wider basis. HTere is no scope for future possibilites. THE residual space is poor. And the criteria we set out in the earlier report are simple and so important. Ahh sorry again.

It is unlikely you will get a 3 or 4 storey housing built without it over shading the neighboring properties. It should be maintained at a 1 or 2 storey building. The area for the care home/flats and the plot above it should be on a 20/30 year lease as a care home then flats afterwards.
Its healthier to eat fresh grow vegetables
Keep the green space
Keep the vetch field as it is, solar panel lights, street pavements, local community events.
Keep the vetch field as it is, solar panel rights, street pavements, local community events.
no
not happy with the planned road!
Please leave this greenspace alone and let it develop into a tranquil place for children to play without any worry.
Road through vetch means grass area will be fenced off to stop children getting run over.
The access road through the vetch field needs to be rerouted or the areas 1-2 and 4 should be fenced off. A larger play area should be available for kids to have a more open space.
The access road through the vetch field needs to be rerouted or the areas 1-2 and 4 should be fenced off. A larger play area should be available for kids to have a more open space.
The green space adds social value and enhances an otherwise drab space in the city centre which risks falling into an HMO sink hole.
The road is of concern. There should be plenty of green space, as it is being well used. Is there going to be any fencing between the road and the green area making it a safe area for children to play away from the cars.
the Sandfields deserves its green space after putting up with us football fans for decades!
The Sandfields is already an over-built up area. The last thing that is needed is social housing. Swansea is an area that is over-subscribed by social housing.
There are also areas of anti-social behavior in the area ie the vetch mound, that needs addressing. This involves drug use by users, and needles being discarded in the area and surrounding streets, so the scheme must try to eradicate this growing threat.
There is some old commercial sites that could be regenerated into housing without building on the only green space in the sandfields area.
There seems to be a false claim that by developing the site, crime will be reduced? This seems irrelevant considering other open spaces exist (Singleton, Brynmill, Cwmdonkin etc) - hardly hotbeds of crime> I'd like to see the statistics. How much would these houses cost? Who would buy them? Would they only be of interest to housing associations.
This looks like a great design, utilising the space efficiently, retaining a great community aspect, green space which is important and retaining the Vetch Veg plot. A great amendment to the plans over all.
We really don't need any more housing in Sandfields. We do need open space. Many family sized homes will be released for rent/purchase when students start moving away to new SA1 location.
We would like to keep the vetch as the same as it is.
We would like to keep the vetch as the way it is.
With the sites mentioned above and more why does the Council think we need even more houses and even less space.
Would be nice if any planting in green space is of native species instead of the usual amenity planting which does not appeal to wildlife. Will the community centre be replacing St Phillips Community Centre by bus garage.
would like to keep green space.
Would like to keep the community garden as it is
Would like to keep the community garden as it is.
would not like to see houses OR a nursing home on the site why not build on the old VOSA building at parc tawe instead!
Would rather just have green space and no houses.
You should not build any houses on this important green space

Tell us a little about you: We will use this information to see if we have gathered a range of view across the city and to find out if any proposal impacts on one group of people more than another. You do not have to answer these you don't want to.

- 10. Are you ..**
 43 (41.3%) Male
 61 (58.7%) Female
- 11. Is your gender identity the same as you were assigned at birth(if.e.g.. born male and currently living as a man or born female and currently living as a woman)?**
 92 (94.8%) Yes
 5 (5.2%) No
- 12. How old are you...**
- | | | | |
|------------|----------|------------|---------|
| 0 (0.0%) | Under 16 | 18 (17.5%) | 46-55 |
| 0 (0.0%) | 16-25 | 20 (19.4%) | 56-65 |
| 17 (16.5%) | 26-35 | 16 (15.5%) | 66-75 |
| 24 (23.3%) | 36-45 | 8 (7.8%) | Over 75 |
- 13. What is your sexual orientation?**
 2 (2.1%) Bisexual
 5 (5.3%)
 79 (83.2%) Heterosexual / Straight
 8 (8.4%) Prefer not to say
 1 (1.1%) Other (please write in)
 1 (100.0%)

Tell us a little about you: We will use this information to see if we have gathered a range of view across the city and to find out if any proposal impacts on one group of people more than another. You do not have to answer these you don't want to.

- 14. What is your ethnic group? (please cross one box)**
 80 (76.2%) White - British, any other White background
 3 (2.9%) Mixed - White & Black Caribbean, White and Black African, White & Asian, any other Mixed background
 15 (14.3%) Asian or Asian British- Indian, Pakistani, Bangladeshi, any other Asian Background
 1 (1.0%) Black or Black British - Caribbean, African, any other Black background
 6 (5.7%) Chinese or Other ethnic group
- 15. What is your religion or (non) belief, even if you are not currently practising? (Please cross one box or write in)**
- | | | | |
|------------|--|----------|--------|
| 37 (37.0%) | No religion / belief | 1 (1.0%) | Jewish |
| 45 (45.0%) | Christian (including Church of England, Catholic Protestant and all other Christian denominations) | 9 (9.0%) | Muslim |
| 2 (2.0%) | Buddhist | 0 (0.0%) | Sikh |

1 (1.0%) Hindu 5 (5.0%) Prefer not to say
Any other religion/ belief system 6 (100.0%)
(please write in)

16. Can you understand, speak, read or write Welsh? (Please cross all that apply)

11 (10.5%) Understand spoken Welsh
5 (4.8%) Speak Welsh
9 (8.6%) Read Welsh
4 (3.8%) Write Welsh
18 (17.1%) Learning Welsh
68 (64.8%) None of these
3 (2.9%) Prefer not to say

17. Which languages do you use from day to day? (Please cross all that apply)

100 (100.0%) English
2 (2.0%) Welsh
0 (0.0%) British Sign Language
Other (please write in) 10 (100.0%)

18. Do you have any long-standing illness, disability or infirmity? By long-standing we mean anything that has troubled you over a period of time or that is likely to affect you over time. This could also be defined Under the Equality Act 2010 as: "Having a physical or mental impairment which has a substantial and long term adverse effect on your ability to carry out normal day to day activities."

19 (18.6%) Yes
83 (81.4%) No



President - Professor Prys Morgan, Vice President - Professor David Herbert, Chair of the Executive - John Steevens, Treasurer - Tony Lamb, Secretary - Eileen Walton, Membership Secretary - Audrey Tribe, Newsletter & Website Manager - Margaret Lamb

10th. August 2014

Vetch Masterplan Review Consultation

In view of the site's prominence both as a part of the City centre and as the home of Swansea's football, we have given careful consideration to the revised Masterplan as briefly set out in the documentation available.

The proposals do give rise to some serious concerns and also to a number of strategic contradictions, when viewed against other actions currently being discussed across the city. In brief the following summarises our concerns.

Timeline

The original Masterplan for the Vetch, of 2007 was arrived at following a similar consultation process. Why was this not implemented once the demolition was completed? A slow economic climate is no reason to spend further time and money on a further process.

Amendments to the 2007 Masterplan

The original proposals included:

- a. 120 No. 2, 3 & 4 storey family housing and flats (reduced to 50 No.)
- b. A landmark community centre (only a special provision is mentioned)
- c. Reinstatement of gardens compulsorily acquired for extended football stands (omitted)

In our view the new Masterplan fails to justify these significant changes and departure from the City's original commitments to the local community.

The Vetch Veg. Project

This has been widely acclaimed as a successful community project with a number of awards to its name. There have also been a number of highly flattering photo opportunities as a result.

The success of this project is to be commended and should be allowed to continue, however there does need to be a "reality check" on what is identified as a "temporary community garden".

An on-line check has failed to locate a planning consent for the current arrangement, which is no longer technically temporary and included structures that should be subject to a consent. Any visitor to the Vetch from October to March would be met with a site of abandoned desolation, poly-tunnels and recycled pallets. Surely this landscape is not compatible with the stated objective of "high quality buildings and spaces".

Current Financial Constraints

We have been repeatedly informed of the hard choices to be made across the City in order to meet the spending shortfall for this and future years which is reported as £45m rising to £75m. If this is

truly the future for Swansea, this revised Masterplan appears to fail to recognise it and does little to maximise the economic potential of the site.

The Contradictions

We believe that answers need to be provided to justify the significant contradictions between this Masterplan and the actions of the Authority elsewhere.

- a. If the policy is to re-populate the city centre, a reduction from 120 to 50 units cannot be supported.
- b. The LDP sets out to maximise the use of “brown field sites” to meet the required increase in housing stock, a reduction from 120 to 50 units is contrary to this policy.
- c. The administration has to maximise it’s available resources to reduce the impending deficit. While selling off school grounds is deemed a necessity, surely under-utilising the value that the Vetch represents cannot be justified.
- d. The Masterplan states that “The City and County of Swansea is committed to developing spaces and buildings and open “play spaces” for young and old alike”. A commendable sentiment, but not when viewed against the City’s legal challenge to the local communities efforts to preserve the existing Recreation Ground at St. Helens. It is indefensible to allocate over 50% of the Vetch Field site to a “Community Orchard”, an “Informal open space alongside Madoc Place” and the Vetch Veg community project as is and extended when actively removing similar existing amenities elsewhere in the city.

Conclusion

It is our considered opinion that the current proposals represent half a scheme, are too idealistic for the realities of the current and longer term economic climate.

It has taken seven years and no doubt, significant resources to arrive at a watered down proposal for this key city centre site.

We would welcome the opportunity to discuss the Masterplan in more detail with the appropriate Council officers and would be pleased to hear from them in the near future.

In the interim, we would request an acknowledgment of the receipt of this consultation response together with responses to the key issues raised.

Yours sincerely,

John Steevens

(Chair to the Executive)

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Appendix C – Cabinet Report – 11th February 2014

Agenda Item 10.a

Report of the Cabinet Member for Regeneration

Cabinet – 11 February 2014

VETCH MASTERPLAN REVIEW

Purpose:	To seek authority to undertake a public consultation exercise on a revised masterplan for the development of the former Vetch Field Stadium site.
Policy Framework:	City and County of Swansea Unitary Development Plan Adopted 2008 CCS Asset Management Plan One Swansea Plan 2013 Corporate Improvement Plan 2013-17 CCS Sustainable Development Policy
Reason for Decision:	Subject to full public consultation the masterplan review will be used as planning guidance to inform prospective developers, the local community and other interested parties about the future land use.
Consultation:	Legal, Finance, Planning, Corporate Building and Property Services, Community Recreation, Housing.
Recommendations:	It is recommended that Cabinet: - 1) Approves the principles of the draft review of the Vetch Masterplan and approves the revised Masterplan as a basis for public consultation following which, the outcome will be reported with recommendations to Cabinet for approval.
Report Author:	Gordon Allison
Finance Officer:	Steve Matthews
Legal Officer:	Nigel Havard
Access to Services Officer:	Kirsty Roderick

1.0 Introduction

- 1.1 In 2007, Cabinet approved the adoption of a Masterplan as Supplementary Planning Guidance to inform the future development of the Vetch site which is owned freehold by the Council. At that time the site was still occupied by the vacant stadium buildings.
- 1.2 The key components of the Masterplan for the Vetch were:
- The optimisation of the housing development potential through a series of 2/3/4 storey terraces (approx 120 units) integrated into the surrounding pattern of streets providing both family housing and some flats at an overall density of 50 properties per hectare
 - The development of a landmark community centre to include a multi functional local public open space at the centre to emphasise its association with football, incorporating open space and children's play, enclosed by 3 and 4 storey terraces;
 - The organisation of streets and spaces as a safe but accessible 'home-zone' allowing only slow vehicle speeds;
 - The creation of permeability through seven limited gateways into the development for vehicles and pedestrians;
 - The reinstatement of gardens which have been reduced to the construction of the football stands;
 - The integration of developable spaces adjoining the Vetch Field
- 1.3 The Vetch Field site was marketed for development in accordance with the masterplan aspirations between November 2009 and March 2010, however only one bid was submitted, the terms of which were unacceptable to the Council. The poor response was attributed to a number of factors including the economic downturn, the subsequent lack of availability of development funding, the necessity to fund the construction of the community centre at the commencement of the project and the impact of the cost of demolishing the stadium upon the development costs.
- 1.4 Following the disappointing market response, the Council applied to the Welsh Assembly Government as it was at the time, for a £700k SRA grant to demolish the stadium and provide a temporary landscaped area for public use. The grant was accepted and the landscaped site was opened to the public in September 2012.
- 1.5 Part of the site has since been occupied as a temporary community garden, originally as part of an art project linked to the Cultural Olympiad. This project (known locally as Vetch Veg) was embraced by the local residents with over 100 participants from all sections of the Sandfields' community. As a result, once the Olympiad project ended, the Vetch Veg remained and became independently constituted by the community which holds a 7 year lease (subject to earlier termination by either party subject to notice) from the Council to operate the site for the growing of

vegetables. Whilst initially conceived as a short term project, the Vetch Veg is now established and has won both a Sustainable Swansea Community Project Award and a Tidy Wales Urban Regeneration award. The Vetch Veg participants also currently act as volunteer key holders for the adjoining landscaped area, opening and closing the gates, morning and evening, on a daily basis.

- 1.6 Any future capital receipt from the sale of the site would firstly be required towards the repayment of a £2.9M Sports Council for Wales grant that was used in connection with the funding of the Liberty Stadium, and the £700k SRA grant used for the demolition.

2.0 Background Context to the Review of the Vetch Masterplan

- 2.1 The site is allocated in the City and County of Swansea UDP for housing development (Policy HC1, Site 62 refers). The UDP gives an estimated figure of 120 dwellings to be developed at the site, which was based on the principles of the original masterplan. The revised principles in the Masterplan Review are likely to reduce the number of dwellings at the site by more than half the previously estimated figure.

- 2.2 The site was submitted to the Local Planning Authority (LPA) by the Council's Property Development Project Team for consideration as a Local Development Plan (LDP) Candidate Site. The submission proposes the site be considered for residential and community facilities, with the number of proposed dwellings unspecified. The LPA is undertaking a process of assessment on all Candidate Sites it has received with a view to allocating sites considered suitable within the Deposit LDP, which is currently anticipated for publication in Summer 2015 for public consultation purposes.

- 2.3 The Vetch site is still on the Council's Disposal Programme to be disposed of for development, however whilst the demolition of the stadium building has improved the site's development potential and property market conditions are improving, the aspirations of the existing masterplan are deemed to be unrealistic. In particular it is considered unviable for any developer of the site to fund the up-front provision of a community centre (the construction cost would be in excess of £1M). Even under improved market conditions private developments that require significant up front capital costs are extremely difficult to fund, as traditional funding sources favour less risky schemes which can progress with manageable phased costs which can be recouped in the short term.

- 2.4 In addition the local community has welcomed the green space provided by the Vetch landscaping scheme and the opportunities provided by the Vetch Veg Project. The recent Sandfields Area Neighbourhood Renewal Assessment report carried out for the Council by Opinion Research Services (ORS), in partnership with Lavender and Wilson, stated that the existing built environment in the area does 'create a 'closed in' feel to the environment. However, this is offset to a degree by the proximity of the

beach and other public amenities and recently by the open space created at the Vetch Field. Whilst redevelopment options for the Vetch Field were not appraised in the report, residents expressed clear and strong views about the retention of at least some open space and the site.

2.5 The ORS report also stated that whilst 'an appraisal of the development options for the Vetch Field is outside the scope of this report, several comments can be made in the light of the physical and environmental surveys and in particular of the public consultation.

- The existing density in the study area is high at an average of 58 dwellings per hectare laid out in a tight grid pattern. Any new development should be at a density which does not add to the 'enclosed' feel of the area.
- When considering the retention/provision of open space (and future maintenance obligations), a significant criterion taken into account is the availability of open space for informal exercise within 5 minutes walk. In Sandfields, this is generally the case as the promenade and beach is relatively close. For residents on the Western side, Victoria Park is also close. However, against this should be balanced the high dwelling density in the area with most properties back on pavement, the lack of greenery on the street scene and the fact that rear gardens are generally small.
- There are already significant problems with traffic flow through the area. The Masterplan did propose the incorporation of Homezone principles to reduce speeds and also speed limit buffer zones in the surrounding existing streets. It would be appropriate for revised proposals to incorporate such principles. Development on a less intense scale would lessen the impact of the new development in terms of traffic. This report does suggest that the traffic arrangements within the existing area are reviewed to overcome the problems created by the measures taken to deal with the former match day traffic.
- The Masterplan proposed 49 houses of 3 storeys, 3 townhouses of 4 storeys, 6 flats on 3 storeys and 8 flats on 4 storeys. The report pointed that the rooflines of the buildings would be below the previous height lines of the former football stadium, but acknowledged that they could be 'seen or glimpsed' from all seven entry points to the area. There are some existing 3 storey buildings in the study area and some four storey properties just outside on Oystermouth Road. HM Prison is also a high building but the great majority of dwellings in the immediate vicinity of the Vetch Field are 2 storey and it may be preferable for revised proposals to reflect this. To be commercially viable, any older person accommodation is likely to be over 2 storeys.

- The Masterplan referred to a proportion of affordable dwellings but there was no specific reference to provision of dwellings for older residents. This was a clear priority of residents expressed at both public and steering group meetings. Any new development should take account of the potential demand for such accommodation subject to financial viability.’

3.0 Summary of the Vetch Masterplan Review Proposals

3.1 The internal review has focussed upon providing a flexible framework for the phased development of the Vetch site, to improve development viability and retain as many of the key aspirations of the original masterplan as possible, whilst maximising community open space on the site and having regard to the comments arising from the ORS report.

3.2 In order to maximise community open space on site, the proposal is to contain development in the short term to the northern part of the Vetch site. Whilst the provision of the community open space is desirable at this stage, the potential (at least in theory) to develop the remainder of the site would remain.

3.3 An indicative layout has been prepared and is attached as Appendix 1. The key features of the indicative layout are:-

- 0.7 ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
 5. Informal open space
- 40 new homes arranged as short terraces
- A care home or flats on the corner of Madoc Place and William Street which could incorporate shared community facilities.
- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the original masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate

developable spaces adjoining the Vetch Field as proposed by the original masterplan.

- 3.4 Sustainable development will form one of the core guiding principles for any future proposals for the site. It is also proposed that any development will be designed with the capability to connect to any future district heating.
- 3.5 The proposed increase in the provision of public open space will of course impact the developable area and the potential capital receipt that could be derived from the sale of the site for development. It is estimated that the potential loss would be in the region of £0.5M. However as previously stated any capital receipt would have to be allocated to the repayment of the SRA and Sports Council for Wales grants.

4.0 Conclusion

- 4.1 The existing masterplan is neither deliverable nor meets the needs of the local community and requires updating.
- 4.2 The form of development shown indicatively on the layout plan, following a review, offers a multitude of opportunities for innovative and contemporary designs moving forward, whilst providing flexible community space within the site.
- 4.3 The proposed residential development is believed to be deliverable in current market conditions and the site has the potential to become an exemplar scheme which demonstrates the Council's commitment to sustainable development. It is however evident that no matter what future scheme is developed at the Vetch the likelihood of securing a capital receipt for the site is very low.
- 4.4 The draft proposals will need to be subject to a full consultation exercise with the local community and appropriate stakeholders to confirm their views. Its future adoption will provide developers with more certainty about the acceptability of development proposals.

5.0 Equality and Engagement Implications

Approval has been obtained from Access to Services following the completion of an Equality Impact Assessment Screening Form. In terms of consultation and engagement requirements, responses from the public will be considered in during the proposed consultation process.

6.0 Financial Implications

- 6.1 The Sports Council of Wales has a charge on the Vetch property/land together with 2 other sites which will require the Authority to pay over any capital receipt up to the value of £2.9m received for these sites. Also, the Authority is obliged to repay the SRA grant for the demolition of the Vetch. However, it is likely that after the Sports Council has been repaid there will be nothing remaining from any capital receipt to repay WG.
- 6.2 The current Capital Programme has not allocated any budget towards any possible Capital scheme arising from this Masterplan review. The Authority will rely on seeking grant and contributions from external funders to meet any capital costs.
- 6.3 There is no current Revenue budget for ongoing maintenance works.

7.0 Legal Implications

- 7.1 Any proposed amendments to the masterplan following the consultation process will need to be reported to Cabinet for endorsement then referred to Council for adoption as Supplementary Planning Guidance.
- 7.2 The terms of the strategy will then form a material planning consideration in the determination of any planning application which may be made.
- 7.3 Supplementary Planning Guidance (SPG) should be reviewed regularly to ensure that it reflects current development plan policies.
- 7.4 Paragraph 1.6 above is noted and the Head of Legal and Democratic Services and Procurement should be instructed immediately to undertake a comprehensive Report on Title to ascertain what possible other Charges or Clawback may affect the site as well as reporting on the rights of any current occupiers and public open space issues.

Background Papers: Cabinet report 5th April 2007

Appendices: Appendix 1 - Proposed Indicative Layout
Appendix 2 – Existing Vetch Field Masterplan

Appendix 1 – Proposed Indicative Layout



The key features of the indicative layout are:-

- 0.7 ha Public Open Space comprising (as numbered and annotated on the layout drawing):
 1. Vetch Veg area fully retained
 2. Potential additional growing area for the Vetch Veg in the short term with capability to site a future community centre subject to funding becoming available.
 3. Wild flower meadow on centre circle
 4. Community orchard and informal open space and potential for natural play. (Whilst this area is currently grassed, much of the foundations of the former football stand remain, so it may be necessary to explore the growing of orchard trees in planters rather than into the ground).
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- A care home or flats on the corner of Madoc Place and William Street which could incorporate shared community facilities.
- Direct natural surveillance of the open space from the new homes
- Direct and well connected street network which is well overlooked. This could be a HomeZone type design as proposed by the original masterplan.
- One car parking space per home and significant space for street planting
- The potential to still reinstate gardens which have been reduced to the construction of the football stands, and to integrate developable spaces adjoining the Vetch Field as proposed by the original masterplan.

Item No. 5 (B) (1)

Report of the Cabinet Member for Economic and Strategic Development

Cabinet – 5th April 2007

VETCH MASTERPLAN

Summary

Purpose:

To advise on the consultation undertaken in the development of the draft Vetch Masterplan. To seek agreement that a new community facility be provided as part of the redevelopment of the site. As a consequence of this, the existing St Phillips centre be closed and that site be marketed for development.

Reason for Decision:

To allow adoption of the Final Report as Supplementary Planning Guidance. To obtain authority to progress the provision of a community facility within the redevelopment scheme.

Policy Framework:

Swansea Community Plan – Prosperity theme. Corporate Plan – regeneration of our local communities. Swansea Local Plan Review No.1 Policy H2

Consultation:

Financial Services; Legal Services; Community Regeneration; Economic & Strategic Development; Corporate Property; Planning Services

Recommendations: that

- the Vetch Masterplan be adopted as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2
- the Vetch site be marketed in line with the Masterplan
- a new community facility be provided by the successful developer as part of the redevelopment at a cost not exceeding £1m and that a specification be agreed and included in the marketing brief.
- developers be given the option of bringing forward for consideration a design solution for a new community facility based on a mixed use building unit.
- the Head of Community Regeneration engages with the community in the development of the specification for this facility
- St Phillips Community Centre be closed as a consequence of this, on completion of the new facility, and that the site be marketed for redevelopment
- authority be given to submit any planning or other applications necessary to allow development of the site to proceed
- the target for Asset Disposals and the Capital Programme be adjusted to reflect a reduced capital receipt for the premises

1. Introduction

- 1.1 Hyder Consulting was appointed in December 2005 to produce a Masterplan for the Vetch site which is owned by the Council. The objectives of the study were to: identify appropriate uses for redevelopment of the site; engage the community, balancing their aspirations with a developable package; apply the principles of Homes Zones; and to resolve the issues relating to Flooding with the Environment Agency.
- 1.2 The Head of Corporate Property has indicated that the Council could have expected a capital receipt of approximately £3.1m for a cleared site. However a Physical Regeneration Fund application to fund the demolition of the stadium was unsuccessful and the Council is liable to repay a Sportlot Grant (see para 5.3). Therefore the net receipt for the site is estimated at £2.1m.

2. Summary of Masterplan Proposals

- 2.1 Draft proposals were prepared which were subject to extensive public, external organisation and internal departmental consultation and this report summarises this consultation exercise and recommends the attached Masterplan be referred to Council for adoption as Supplementary Planning Guidance for the area. A copy of the Final Masterplan is being circulated with this report. Appendix A provides a comprehensive assessment of the consultation undertaken in developing the Masterplan.
- 2.2 The key components of the Masterplan for the Vetch are:
 - The optimisation of the housing development potential through a series of 2/3/4 storey terraces (approx 120 units) integrated into the surrounding pattern of streets providing both family housing and some flats at an overall density of 50 properties per hectare.
 - The development of a landmark community centre which will include a multi functional local public open space at the centre which emphasises its association with football, incorporating open space and children's play, enclosed by 3 and 4 storey terraces;
 - The organisation of streets and spaces as a safe but accessible 'home-zone' allowing only slow vehicle speeds;
 - The creation of permeability through seven limited gateways into the development for vehicles and pedestrians;
 - The reinstatement of gardens which have been reduced to the construction of the football stands;
 - The integration of developable spaces adjoining the Vetch Field

3. Planning Policy Framework

- 3.1 The UDP (Pre Inquiry Modifications version) identifies the land for housing in association with community/recreation use (Policy HC1 62 refers) and includes the adjoining Madoc Street site. In terms of the adopted Swansea Local Plan Review No.1, there is no site specific allocation for the Vetch. The area is covered by Policy CC11 - which seeks to resist proposals to expand commercial activity within the Sandfields/ Brunswick area. It is recommended that the Masterplan be

adopted as Supplementary Planning Guidance on the basis that it provides an expansion to Policy H2 – Infill and Windfall housing sites.

4. Provision of New Community Centre

- 4.1 The consultation exercise in respect of the draft masterplan clearly indicated that there is local dissatisfaction of St Phillips as a “local” community centre which it is considered serves the whole of Swansea and beyond. There is a clear expectation from the Sandfields community that the redevelopment of the Vetch will provide a community centre to serve local needs.
- 4.2 To inform a decision on the provision of facilities in the area, the Head of Community Regeneration has undertaken a community consultation exercise to identify what current provision exists for community activities within the Sandfields area, the number of local residents accessing these facilities and the demand for a new facility.
- 4.3 The consultation exercise indicated that the Sandfields community would like to have a community facility on the site of the Vetch Field. The ideal facility would incorporate a multi purpose hall, kitchen and meeting rooms. It is proposed however that options are put forward which reflect both the ideal and a more modest facility. Full details will have to be prepared following further engagement with the community and stakeholders as part of the design process. 34% of those who replied stated that they would be prepared to be involved in the running of a community facility.
- 4.4 A condition survey of the St Phillips centre indicates that the Centre is in poor condition and is in need of significant investment to bring it up to an acceptable standard. The estimated cost of these maintenance works is approximately £750,000. If it is agreed that a new centre be provided on the Vetch site and that St Phillips be closed, then provision will need to be made for existing users of St Phillips to be relocated to the new facility and to other facilities in the area. A capital receipt of £150k could be expected from the sale of the St Phillips site for a residential development.
- 4.5 It is recommended that a new community facility, be provided as part of the Vetch Field redevelopment at a maximum cost of £1m. It is recommended that this be provided by the successful tenderer for the site, and that a specification be agreed and included in the marketing brief. It is possible also that financial savings will be made if the community facility is provided as part of a mixed use centre, possibly including residential units (subject to satisfactory noise attenuation etc) or health centre (doctors surgery etc). It is considered that the developer be given the option to bring forward a solution for consideration on this basis.
- 4.6 Once this facility has been provided St Phillips will be closed and the site redeveloped. If this course of action is agreed the Head of Community Regeneration will engage with the community to develop specification options.

5. Legal Implications

- 5.1 The Strategy will be reported to Cabinet for endorsement then referred to Council for adoption as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2.
- 5.2 The terms of the strategy will then form a material planning consideration in the determination of any planning application which may be made.
- 5.3 Supplementary Planning Guidance (SPG) should be regularly reviewed to ensure that it remains reflective of the current development plan policies. If the master plan has not been implemented by the time the UDP is adopted it will be necessary to carry out a review of this SPG.
- 5.4 Title Information. With reference to the Vetch Field, the Council's freehold title is registered. Two entries on the Charges Register affect the Council's use of the site:
 - a. a perpetual yearly rentcharge of £472 created by the deed of 1st June 1900 affects the greater part of the site. The Head of Corporate Property is dealing with the repayment, surrender or otherwise extinguishment of the charge.
 - b. a charge in favour of the Sports Council for Wales dated 11th February 2005. The charge also relates to St Helens Ground and part of the Morfa redevelopment. The grant was made for the distribution of Lottery funds for Sports in Wales. The charge provides that the grant payment "shall be repaid in whole or in part should the properties (i.e Vetch, St Helens and part of Morfa) be sold, leased transferred or disposed of whereupon the amount to be repaid to Sportlot shall be that proportion of the net value of proceeds of sale of the properties at the date when the money becomes repayable. Furthermore, the Council must seek the consent of Sportlot to any change "in purpose or ownership during the project or within twenty one years of its completion". Sportlot's approval is not to be unreasonably withheld or delayed but if consent is not sought, this failure could trigger repayment of the grant. If the Council applies for change of use to any of the Properties, then it must obtain the prior consent of Sportlot. A release from this charge must therefore be sought from Sportlot.
- 5.5 With reference to the St Phillips Community Centre, there is no restriction on the Council's freehold title.

6. Financial Implications .

Capital

- 6.1 The Council could expect a net capital receipt of approximately £2.1m from the sale of the Vetch and if Members are minded to support a new community centre then a commitment is required to funding the new facility as a cost to this receipt. If the closure of St Phillips is agreed a capital receipt of approximately £150k could be expected from the disposal of the site for redevelopment and a saving of £750k would be made on the essential repairs and upgrading.. No additional costs are currently identified however large financial contributions from the developer towards any planning obligations arising from the development may have an impact on the level of capital receipt for the

site. The cost of providing the community facility can be met by the successful developer with a reduced receipt for the Council but with no additional call on Council capital budgets. This would require an adjustment in the corporate asset disposal programme to reflect the reduced capital receipt from this site.

Revenue

- 6.2 St. Phillips Community Centre currently receives a grant from Council towards utility costs of £2,669 p.a. This funding would transfer to the new facility when St Phillips closes. The closure of St Phillips and the provision of a new facility would also address the outstanding maintenance requirement of £750,000. There is no further revenue budget allocated to support the facility. A business plan will be prepared to confirm that the facility is financially sustainable. The business plan will need to demonstrate that the cost of maintaining the premises can be supported by the project, throughout its life. This includes both the new community centre and public open space.

7. Recommendations

It is recommended that:

- the Vetch Masterplan be adopted as Supplementary Planning Guidance to Swansea Local Plan Review No.1 Policy H2
- the Vetch site be marketed in line with the Masterplan
- a new community facility be provided by the successful developer as part of the redevelopment at a cost not exceeding £1m and that a specification be agreed and included in the marketing brief.
- developers be given the option of bringing forward for consideration a design solution for a new community facility based on a mixed use building unit.
- the Head of Community Regeneration engages with the community in the development of the specification for this facility
- St Phillips Community Centre be closed as a consequence of this, on completion of the new facility, and that the site be marketed for redevelopment
- authority be given to submit any planning or other applications necessary to allow development of the site to proceed
- the target for Asset Disposals and the Capital Programme be adjusted to reflect a reduced capital receipt for the premises

Contact Officer: Neil Ranft
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Appendix A

Report of Consultations

1. Introduction

- 1.1 The draft masterplan and options were presented to the public in the form of an exhibition, manned by Council officers and consultants, at the Salvation Army Swansea Citadel on May 18th and 19th 2006.
- 1.2 Invitations to the event were sent to all key stakeholders and those consulted during the early stages of the study. Approximately 160 people (representing largely local residents) attended the exhibition and were invited to complete a comments form. Following the exhibition, the panels were displayed in the foyer of County Hall for a further two weeks.
- 1.3 82 comments sheets were returned, the results of which are detailed below. During the exhibition verbal conversations were also recorded to ensure opinions that were not written down were still acknowledged.
- 1.4 The proposals were generally well received. However a clear message from the public consultation exercise was that many residents felt that St Phillips Community Centre was not a community centre for the Sandfields and served an all Swansea role. Many respondents indicated that they didn't use St Phillips because the centre was always fully utilised. Therefore local groups and residents had nowhere to go. The consultation indicated that there is a need for new or improved community facilities whether in a refurbished or new building. The adequacy of the proposed children's play space was also a key issue with detailed representations made regarding the need for greater provision of play space than currently planned.

2. Housing

- 2.1 Comments received regarding the proposed housing scheme were generally positive.
- 2.2 31% of respondents strongly supported private market housing for the site although support was stronger for affordable housing which was supported by 80% and 48% of respondents named affordable housing as one of their top three priorities for the area.
- 2.3 The provision of sheltered housing on the site raised the most concern with 33% of respondents against the idea. There were fears that this may reduce the residential amenity, and could create anti-social behaviour problems. One respondent believed the area was saturated with rental accommodation already.
- 2.4 The size of the homes was also a concern with respondents indicating there were not enough affordable 3-bedroom homes in the area. Three respondents did not think that four-storey townhouses are a good idea indicating that the buildings would look claustrophobic. The development of 3 and 4 storey townhouses behind properties on William Street was also a concern for local residents in terms of 'overlooking'.

- 2.5 The design of new housing was important for one respondent who suggested the developments should reflect SA1 waterfront. Another emphasised avoiding the standard volume house builder style homes.
- 2.6 With regards to existing residential property, returning garden spaces previously taken by the stadium development was well received. Specific reference was made to returning garden space to 17 Madoc Street, and the last 2-3 houses on Williams Street. The possibility of creating rear access to properties along Williams Street was also mentioned.

3. Public Open Space

- 3.1 The proposed central open space and grassed area was supported by 85% of respondents; with 72% of respondents strongly supporting the proposal and 53% identified it as their top priority for the masterplan.
- 3.2 Comments received not only identified the fact that there should be an emphasis on creating new space but specifically what this space should be used for. Suggestions included: a Lido to perhaps reflect a sea/water theme, 'boules' area, a non-specific multipurpose youth activity area and even an ice rink. Themes evident throughout these comments were the importance of an area the children will be able to use safely and ensuring green space was a central theme to the masterplan.
- 3.3 The multipurpose play area was strongly supported by 59% of respondents with 31% of respondents identifying the multipurpose play area as one of the three priorities for the area. 32% of respondents also supported the potential for a youth shelter.
- 3.4 A criticism of the masterplan is the apparent loss of existing play areas and their replacement with insufficient new play space. One such comment identified an overcrowding of the whole area and needing more space for children than currently proposed.

4. Home Zone

- 4.1 Respondents positively welcomed the concept of introducing a home zone. Some suggested this should be extended from the Vetch Field into nearby streets such as Spring Terrace and Western Street which include areas surrounding local schools. Reference was made specifically to the need for speed restrictions on Richardson and Western Streets. One respondent believed the restriction will be impossible to enforce with 'boy racers intent on speeding through the area'. Another criticism included home zones creating a potential problem for emergency services accessing properties and the corner of William Street was identified as a likely area for a road traffic accident.

5. St Philips Community Centre

- 5.1 This was identified as a major issue for the masterplan based upon dissatisfaction with St Phillip's as a "local" centre and the communities desire for a new centre to meet local needs. The potential for environmental improvements to the setting of St. Phillips Community Centre was supported by 53% of the respondents (31% strongly supported and 23% supported). The refurbishment of the Centre was supported by 47% with 27% disagreeing with this option. Just under 30

% of respondents supported the creation of a new car park on the Recorder Street site to serve the needs of the Centre.

5.2 Respondents expressed a range of views regarding the need to replace or renovate the existing centre.

- § The community centre by implication should be located in the centre and not the periphery of Sandfields.
- § St. Philips is already overused and too small. Youth clubs are looking for a building where you can play 5-a-side football, have boxing classes and play basketball.
- § The existing community centre is located too close to a dual carriageway and the majority of pedestrians are not willing to go through the underpass to access it.
- § Pedestrian access to St. Philips community building does not suite elderly, disabled or mothers with prams.

6. Landmark Building - Community Facility

6.1 There is strong community expectation that the redevelopment of the Vetch will provide a landmark community building to meet the various needs of the Sandfields community. 24% of respondents put the landmark building with community related uses in their top three priorities. Respondents emphasised the need to develop an area that stood out in terms of design and layout. Three members of the public suggested the need for a landmark that converts the Vetch Field into 'a state of the art, innovative and show case area, the rest of Swansea can be proud of.'

6.2 Whilst one respondent believed the a landmark building needed to be a historical monument that portrayed the history of the Vetch site, another respondent indicated the landmark should be a building that could be the benchmark to sustainability in the area using alternative energy sources and sustainable materials. Other comments received included:

- § The centre needs to have an innovative and fresh approach.
- § The need to develop a sustainable building that includes solar panels.
- § Need for a community building must be considered in relation to existing provision such as at Christchurch.
- § Childcare facilities must be incorporated into the building.
- § Requires a clinic/doctor's surgery as other facilities are too far away
- § To have a building which served the city as a whole because the residential area is so close to the city centre.

7. Transport

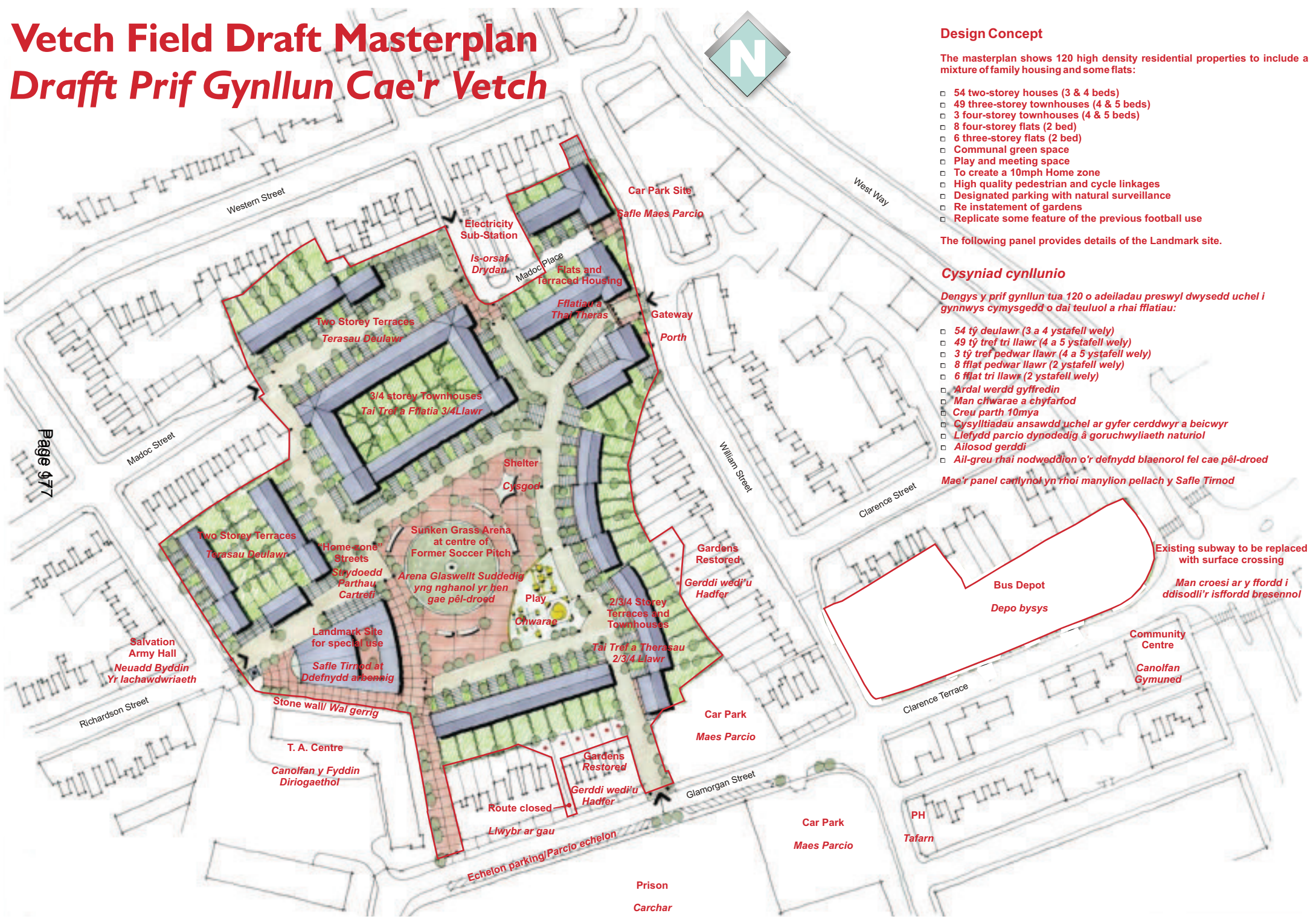
7.1 The main issues raised by individuals can be summarised as follows:

- § The bus station is some distance from the area – a problem for people with restricted mobility.
- § On street car parking conflicts exist with employees of nearby offices.
- § Existing car parking extremely limited for St Philips Community Centre.
- § Proposals for reduced speed restriction in the area have been well received and it is suggested to extend it further out of the masterplan area.

- § Concerns of an increase in traffic congestion in the surrounding area for example on Clarence Terrace.
- § Parking and access must be integrated with housing – proposals do not account for this.
- § Not enough parking spaces proposed per ratio of housing.

Vetch Field Draft Masterplan

Drafft Prif Gynllun Cae'r Vetch



Page 977

Design Concept

The masterplan shows 120 high density residential properties to include a mixture of family housing and some flats:

- 54 two-storey houses (3 & 4 beds)
- 49 three-storey townhouses (4 & 5 beds)
- 3 four-storey townhouses (4 & 5 beds)
- 8 four-storey flats (2 bed)
- 6 three-storey flats (2 bed)
- Communal green space
- Play and meeting space
- To create a 10mph Home zone
- High quality pedestrian and cycle linkages
- Designated parking with natural surveillance
- Re instatement of gardens
- Replicate some feature of the previous football use

The following panel provides details of the Landmark site.

Cysyniad cynllunio

Dengys y prif gynllun tua 120 o adeiladau preswyl dwysedd uchel i gynnwys cymysgedd o dai teuluol a rhai fflatiau:

- 54 tŷ deulawr (3 a 4 ystafell wely)
- 49 tŷ tref tri llawr (4 a 5 ystafell wely)
- 3 tŷ tref pedwar llawr (4 a 5 ystafell wely)
- 8 fflat pedwar llawr (2 ystafell wely)
- 6 fflat tri llawr (2 ystafell wely)
- Ardal werdd gyffredin
- Man chwarae a chyfarfod
- Creu parth 10mya
- Cysylltiadau ansawdd uchel ar gyfer cerddwyr a beicwyr
- Llefydd parcio dynodedig â goruchwyliaeth naturiol
- Ailiosod gerddi
- Ail-greu rhai nodweddion o'r defnydd blaenorol fel cae pêl-droed

Mae'r panel canlynol yn rhoi manylion pellach y Safle Tirnod

Existing subway to be replaced with surface crossing

Man croesi ar y ffordd i ddisodli'r isffordd bresennol

Prison
Carchar

Agenda Item 7

Report of the Head of Economic Regeneration and Planning

Planning Committee – 12 May 2015

Plots D8 & E1, Langdon Road, SA1 Swansea Waterfront, Swansea

Referral of Planning Application Ref 2015/0030

Back to this Committee from the meeting on 14 April 2015

Construction of 49 residential units comprising of 22 three storey townhouses and 27 apartments in three / two storey blocks with associated access, car parking, bicycle / refuse storage, landscaping and ancillary works

Purpose:	To approve a Section 106 Planning Obligation Heads of Terms requirement for affordable housing
Policy Framework:	National and Local Planning Policies.
Reason for Decision:	Statutory responsibility of the Local Planning Authority.
Consultation:	Statutory consultations in accordance with planning regulations as set out in the attached planning application report.
Recommendation(s):	APPROVE, as set out in the report.
Report Author:	David Owen
Finance Officer:	Not applicable
Legal Officer:	Chris Allingham

BACKGROUND

1.0 Background

1.1 This application was reported to the Planning Committee on 14 April 2015 with the recommendation that the application be approved, subject to officers negotiating a Section 106 Obligation for affordable housing and that this be brought back to Members as an item report.

1.2 A copy of the report to the Planning Committee on 14 April 2015 is attached.

2.0 Policy Background

2.1 The need for affordable housing is a material planning consideration and UDP Policy HC3 states that in areas where a demonstrable lack of affordable housing exists, the Council will seek to negotiate the inclusion of an appropriate element of affordable housing on sites which are suitable in locational/ accessibility terms and where this is not ruled out by exceptional development costs. The Council's Planning Obligations Supplementary Planning Guidance (SPG) augments Policy HC3 and provides clarification on use, expectations and procedures and indicates that the Council will normally expect that 25 – 30% of all new dwellings will be affordable housing.

2.2 However, with respect to the SA1 Swansea Waterfront mixed use development area, the Section 106 Planning Obligation completed in August, 2003 under the original outline planning permission 2002/1000 requires a phased programme of affordable housing up to a total of 10% of the total number of residential units within the Development. This was the percentage agreed by the Head of Housing at that time.

2.3 To date, Registered Social Landlords (RSL's) provide 12% affordable housing at SA1.

3.0 Appraisal

3.1 The application from Coastal Housing (a RSL) seeks full planning permission for residential development of 49 units comprising of 22 no. 'open market' three storey town houses and 27 no. affordable apartments in the form of one and two bedroom apartments (20 x 2 bedroom & 7 1 bedroom units) over two and three storeys to the rear.

3.2 The provision of the 27 no. affordable housing apartments (55% of the development) would therefore make a significant contribution to the overall provision of affordable housing within the SA1 development. However, to ensure any element of affordable housing in perpetuity, it is necessary to control the provision by way of a Section 106 Obligation, in accordance with national and local development plan policy.

3.3 However, the concern of the Applicant is the effect that a S106 Obligation will have on their ability to draw down private finance from lenders against this development to enable further investment and regeneration opportunities in Swansea. It is advised that in the absence of a Section 106 Obligation or specific requirement for affordable housing within the terms of the permission, lenders would have been able to attribute full market values to all 49 units and thereby lend accordingly against that development. The effect of the affordable housing requirement is such that market values would not be able to be attributed to the percentage of specified affordable housing units. The Applicant has advised therefore that they would miss out on a significant amount of finance for future regeneration projects.

3.4 Following negotiations, the Applicant has agreed to enter into a Section 106 Obligation requiring the provision of 10% of affordable housing. This is considered to amount to a reasonable and pragmatic position that reflects the aforementioned extant Section 106 Obligation requirements for SA1 and would allow the Applicant to draw down private finance for 90% of the development, for future development proposals.

3.5 In practice, the Applicant RSL has stressed that 55% of the development would operate as affordable housing, however, it should be noted that planning permission runs with the land and if therefore the site is sold to another developer, the Section 106 Obligation will secure at least 10% affordable housing provision.

4.0 RECOMMENDATION

- 4.1 It is recommended that the application be **APPROVED**, subject to the conditions in the attached planning report and to the Applicant entering into a Section 106 Obligation to provide 10% of the total number of residential units within the development as affordable housing.

Background Papers

Local Government Act 1972 (Section 100) (As amended)

The following documents were used in the preparation of this report:
Application file together with the files and documents referred to in the background information section of the appended Planning Committee report

Appendices

Appendix A – Committee Report

ITEM

APPLICATION NO.

2015/0030

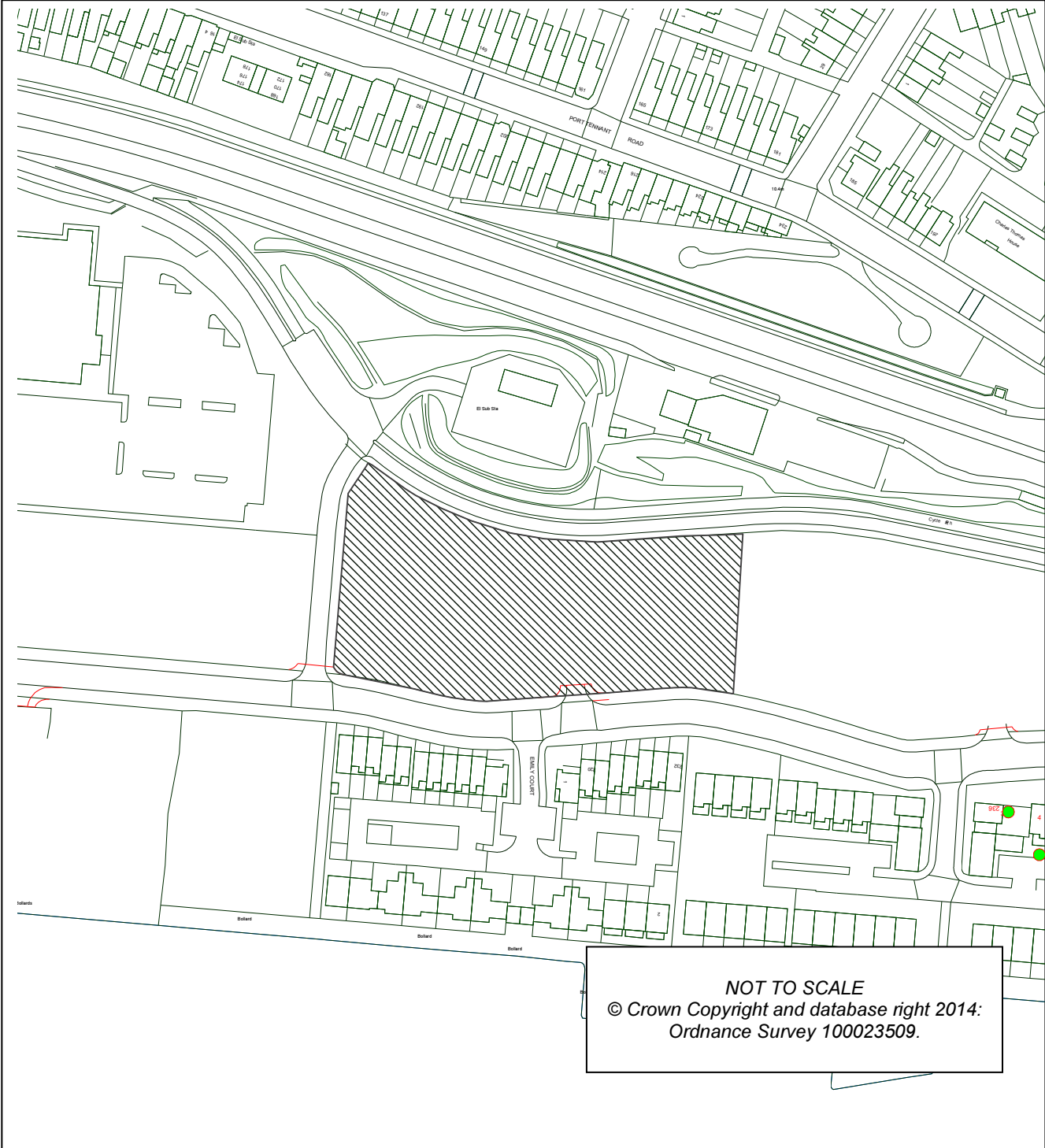
WARD:

St Thomas

Location: Plots D8 & E1 Langdon Road, SA1 Swansea Waterfront, Swansea

Proposal: Construction of 49 residential units comprising of 22 three storey townhouses and 27 apartments in three / two storey blocks with associated access, car parking, bicycle / refuse storage, landscaping and ancillary works

Applicant: Coastal Housing Group Ltd.



BACKGROUND INFORMATION

RELEVANT PLANNING POLICIES

National Planning Guidance

Planning Policy Wales (PPW – Edition 7 (July, 2014))

Technical Advice Note 12 – Design

Swansea Unitary Development Plan

- Policy EV1 New development shall accord with a defined set of criteria of good design.
- Policy EV2 The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings.
- Policy EV3 Proposals for new development and alterations to and change of use of existing buildings will be required to meet defined standards of access.
- Policy EV4 New development will be assessed against its impact on the public realm.
- Policy EV33 Planning permission will normally only be granted where development can be served by the public mains sewer or, where this system is inadequate, satisfactory improvements can be provided prior to the development becoming operational.
- Policy EV34 Development proposals that may impact upon the water environment will only be permitted where it can be demonstrated that they would not pose a significant risk to the quality and or quantity of controlled waters.
- Policy EV35 Development that would have an adverse impact on the water environment due to:
- i) Additional surface water run off leading to a significant risk of flooding on site or an increase in flood risk elsewhere; and/or,
 - ii) A reduction in the quality of surface water run-off.
- Will only be permitted where it can be demonstrated that appropriate alleviating measures can be implemented.
- Policy EV38 Development proposals on land where there is a risk from contamination or landfill gas will not be permitted unless it can be demonstrated to the satisfaction of the Council, that measures can be taken to satisfactorily overcome any danger to life, health, property, controlled waters, or the natural and historic environment.
- Policy EV40 Development proposals will not be permitted that would cause or result in significant harm to health, local amenity, natural heritage, the historic environment or landscape character because of significant levels of air, noise or light pollution.
- Policy EC1 SA1 Strategic Mixed use Site

- Policy EC2 A major redevelopment area identified at SA1 Swansea Waterfront for mixed employment and residential development together with supporting leisure, tourism, community use and ancillary services
- Policy HC1 Land allocated in SA1 Swansea Waterfront for housing
- Policy HC3 Affordable Housing
- Policy AS1 Accessibility - Criteria for assessing location of new development.
- Policy AS2 Accessibility - Criteria for assessing design and layout of new development.
- Policy AS5 Accessibility - Assessment of pedestrian and cyclist access in new development.
- Policy AS6 Provision of car parking in accordance with adopted standards.

Supplementary Planning Guidance:

Port Tawe and Swansea Docks - Supplementary Planning Guidance (12th September 2002).

SA1 Swansea Waterfront Design and Development Framework (August 2004).

Places to Live: Residential Design Guide (January, 2014)

RELEVANT PLANNING HISTORY

- 2002/1000 Mixed use development comprising employment (Use Class B1, B2) residential (C3), retail (A1), commercial leisure (D2), food and drink (A3), hotel (C1), and educational (D1/C3) uses, car parking, associated infrastructure (including new highway access and pedestrian overbridge), hard and soft landscaping
Planning permission 19 August, 2003 subject to the completion of a Section 106 Agreement
- 2002/0743 Construction of highway infrastructure including cycle ways, footways, drainage and service
Planning Permission July, 2002
- 2008/0996 Variation of Conditions 1 (review of phasing programme), 2 (land use masterplan), 3 (review of urban design framework), 5 (development capacity), 7 (scale, nature, distribution and design of Class A3 and commercial leisure uses), 14 (air quality), 16 (noise and vibration), 20 (waste management and recycling), 21 (ecology and wildlife) and 27 (archaeology) of outline planning permission 2002/1000 granted on 19th August 2003)
Planning Permission 11 Oct. 2010

RESPONSE TO CONSULTATIONS

The application was advertised on site and in the local press. TWO LETTERS OF SUPPORT / OBSERVATION have been received. The principal points may be summarised as follows:

1. From the view of a prospective buyer the internal layout does not flow well – living space should be on one floor and bedrooms on the other floors. The house looks long and thin, should be a little shorter and slightly wider.
2. In favour of housing but concerns over lack of visitor parking.
3. There is only provision for 6 visitor parking spaces which is inadequate.
4. The site opposite (Emily Court) has 2 parking spaces for each house with 8 visitor spaces for 30 houses and is insufficient.
5. There is no waiting or unloading on Langdon Road.

NRW –

Pollution Prevention

As your Authority will be aware there can be no deterioration of water bodies under the Water Framework Directive. It is therefore vital that all appropriate pollution control measures are adopted on site to ensure that the integrity of controlled waters (surface and ground) is assured.

As best practice, we would advise the developer to produce a site specific construction management / pollution prevention plan with particular reference given to the protection of the surrounding land & water environments.

Waste Management

Given the scale and nature of this development, we would recommend that a site waste management plan (SWMP) for the project is produced. Completion of a SWMP will help the developer / contractor manage waste materials efficiently, reduce the amount of waste materials produced and potentially save money.

Flood Risk

The site is located within zone B, as defined by the development advice maps referred to under TAN 15 Development and Flood Risk (July 2004). Our Flood Map information, which is updated on a quarterly basis, indicates the site to be outside the current flood zones. The proposal is for a residential development which is classed as highly vulnerable development according to TAN15.

The Flood and Drainage Statement (Ref. C14218, dated January 2015) prepared by Jubb Consulting indicates in Section 5.4 that the finished floor level of the properties will be 10m AOD. We are satisfied that this level is above both the 1% and 0.1% tide levels when climate change allowances have been applied.

Surface Water Disposal

We note that existing surface water connections into the dock will be utilised. Whilst we acknowledge that this is an existing system, should any opportunity arise to utilise SUDs on the site then we recommend that this should be taken, subject to a prior assessment to ensure that there are no risks to groundwater from any contaminated land.

Foul Water Drainage

We note that foul water flows are to be discharged to the main public sewer. This is our preferred means of foul water discharge and is considered to be the most sustainable. We would recommend that Dwr Cymru Welsh Water (DCWW) are consulted and asked to confirm that there is sufficient hydraulic capacity within the sewer network at this location to accommodate the flows generated without causing pollution.

Ecology

We welcome the submission of the document entitled; 'Phase 1 Habitat Survey and Reptile Mitigation Strategy: Plots D8 and E1, Swansea Waterfront SA1', dated November 2014 by Hawkeswood Ecology. We note the recommendations made in sections 7 and 8 of the survey and advise that these are discussed and agreed with your Authority's Planning Ecologist.

To conclude, we would not object to the application, providing appropriately worded conditions are attached to any planning permission your authority is minded to grant.

Glamorgan Gwent Archaeological Trust – An archaeological desk based assessment was made prior to the wider development of the sa1 Waterfront area commencing, which resulted in the attachment of a condition for an archaeological Written Scheme of Investigation for the wider area. The applicants have taken this into consideration and provided in the support information a rapid archaeological assessment, which re-lists the archaeological interests within the area.

It remains apparent that archaeological remains are likely to be present in the application area, and any impact on these will need to be mitigated. As such we recommend that a condition should be attached to the consent, requiring the applicant to submit a programme of archaeological work in accordance with a written scheme of investigation should be attached to any consent. We envisage that the programme of works would be an archaeological watching brief, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed.

Welsh Water – No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Request that conditions be included within any planning permission granted to ensure no detriment to existing residents or the environment and to Welsh Water assets.

Head of Environment, Management and Protection – no objections subject to conditions in respect of unsuspected contamination and for a Construction Pollution Management Plan to be submitted.

Highway Observations

Construction of 49 residential units comprising of 22 three storey townhouses and 27 apartments in three / two storey blocks with associated access, car parking, bicycle / refuse storage, landscaping and ancillary works. The site was identified as being suitable for residential development under the outline consent for the re-development of SA1, thus the principle of the residential use has already been established. A Transport Statement was also submitted with the application which summarised that the development would have minimal impact on highway safety and could be accommodated within the existing strategic Highway Network. The development is expected to generate 21 movements in total in both the a.m. and p.m. peaks which is not a significant amount of traffic given the existing flows in SA1 and the surrounding area.

Vehicular and pedestrian Access is gained directly off Langdon Road via a priority junction. Adequate visibility onto Langdon Road is available. The site is well served by public transport and in addition is well sited to take advantage of the local cycle network.

A series of amendments have been sought on various issues and the current proposed site plans (3958/A-90-100C) reflect those requests.

Parking is provided at 1 space per plot on the 27 apartments with an additional 6 visitor spaces. There are 2 spaces provided for each of the 3 bed townhouse types (including a garage). There are 2 spaces also being provided for the 4 bed townhouses. Cycle parking is also provided at 1 stand for each of the apartments. The cycle parking is provided in three clusters of 10, 10 and 12 spaces respectively. These levels of parking both the car and cycles are appropriate for the site. It is not evident as to which of the spaces are designated for visitor use only and this can be secured via an appropriate condition for the avoidance of doubt.

The layout of the site in the main complies with our adopted standards in terms of geometry. The palette of materials to be used has been previously agreed. There appears to be space for a refuse vehicle to enter the site and turn around thus access should be available as the submitted Autotrack demonstrates. The layout is such that there are no boundary walls that would impact on visibility and thus visibility is unlikely to be compromised by the siting of plots 12 and 13 at the sole access to the site, or indeed at any other location.

Pedestrian access is catered for with 2 m footways on the main access into the site, and also to the rear of plots 1-22. There is a service strip fronting the rest of the plots and this should be adequate to ensure that the services are catered for.

I recommend that no highway objections are raised to the proposal subject to:

1. The road to be constructed under a section 38/278 agreement with the Highway Authority.
2. The parking areas to be retained for parking purposes only in perpetuity.
3. The visitor parking to be identified as such.
4. The applicant be required to submit a Travel Plan for approval within 12 months of consent and that the Travel Plan be implemented prior to the beneficial use commencing.
5. Permitted development rights being removed with respect to the garages.

Note 1: The Developer must contact the Highway Management Group , The City and County of Swansea, Penllergaer Offices, c/o The Civic Centre, Swansea SA1 3SN before carrying out any work. Please contact the Senior Engineer (Development), e-mails to: jim.marshall@swansea.gov.uk or the Team Leader, e-mails to mark.jones@swansea.gov.uk, tel. no. 01792 636091

APPRAISAL

The application seeks full planning permission for residential development of 49 units comprising of 22 three storey town houses and 27 apartments in three and two storey blocks with associated access, car parking, refuge and bicycle stores, landscaping and associated works at SA1 Swansea Waterfront, Swansea. The site is located between the northern side of Langdon Road and the dedicated priority bus and cycle route along the northern boundary which runs parallel with Fabian Way (the footway in this area is currently

the route of the Wales Coastal Path) and comprises land incorporated within Plots D8 and E1 of the SA1 Swansea Waterfront Masterplan.

The land to the north of Langdon Road (which includes the application site) has recently been cleared and regraded to form platforms for development in the eastern quarter of SA1. The vacant site is roughly rectangular in plan with a site area of 0.60 hectares. The site has a general fall of approximately 2m from the bus roadway to the north and Langdon Road and the level change across the site would be absorbed as the site gradually rises to the rear.

The general layout concept comprises two parallel blocks with frontages onto Langdon Road and the bus roadway to the north. It is proposed to construct 22 no. 'open market' three storey townhouses (10 x 3 bedroom units & 12 x 4 bedroom units) along Langdon Road and 27 no. affordable apartments in the form of one and two bedroom apartments (20 x 2 bedroom & 7 1 bedroom units) over two and three storeys to the rear. The townhouses are designed to provide a strong street frontage to Langdon Road with a dual aspect with the principal entrance from the rear. The respective blocks will look over a central courtyard car parking area. The primary materials would comprise reconstituted slate roofs and facing brickwork. Windows and doors would be composite powder coated aluminium and timber. A total of 77 car parking spaces are proposed including 6 visitor spaces with a cycle store provision of 32 spaces. Full details of the application are as per the accompanying plans and design and access statement.

Main Issues

As detailed above, planning permission was granted in August 2003 for a mixed-use development of SA1 Swansea Waterfront, including residential Class C3 use. (Planning application 2002/1000 refers). The general land use principle within SA1 has therefore been established and further support is given to the principle of a major redevelopment area at SA1 for mixed employment and residential development together with supporting leisure, tourism, community uses and ancillary services by Policy EC2 of the adopted UDP. The main issues for consideration in this instance relate to whether the proposed development at this location, having regard to the prevailing Development Plan Policies, is an acceptable form of residential development in terms of the layout, design and visual impact of the proposal. In addition, consideration is given to the impact of the proposed development on the character, appearance and relationship to the surrounding area, including residential amenity. There are in this instance no additional overriding issues for consideration under the provisions of the Human Rights Act.

An application submitted under section 73 of the 1990 Act to vary Conditions 1, 2, 3, 5, 7, 14, 16, 20, 21, and 27 of outline planning permission 2002/1000 was approved on the 11th October 2010 (planning application 2008/0996 refers). The application was made principally to allow changes to the timing of the programme of phasing, for a review of the approved Land Use Masterplan and the Design and Development Framework to take place at appropriate intervals and also to allow for a revision to be made to the total development capacities for SA1 and for the capacity levels to be set by an addendum Environmental Statement. Condition 2 of the outline planning permission as varied requires development to accord with the SA1 Swansea Point Masterplan (April 2010). Any departures from the approved Masterplan are to be considered on their merits having specific regard to the provisions of the adopted City & County of Swansea Unitary Development Plan Policy EC2 and relevant and related policy. In this respect, the land use element of the approved Masterplan allocates plots D8 / E1 for residential use over 2 - 3 storeys. The proposal is therefore considered in principle to be acceptable in land use and general massing terms.

The Section 106 Planning Obligation under the planning permission 2002/1000 requires a phased programme of affordable housing up to 10% of the total number of residential units within the development. The provision of the 27 no. affordable housing apartments would contribute to the overall provision of affordable housing within the SA1 development and would accord with the aspirations of Policy HC3.

In considering the specifics of the scheme, Policy EV1 of the UDP requires new development to accord with 11 specified objectives of good design whilst Policy EV2 states that the siting of new development should give preference to the use of previously developed land over greenfield sites and should have regard to the physical character and topography of the site and surroundings by meeting specified criteria relating to siting and location.

Within the context of the overall development, the proposal further strengthens the approach to this eastern area of SA1 providing contemporary sustainable models of family housing. The general layout concept comprising two parallel blocks with frontages onto Langdon Road and the bus roadway around a central parking courtyard is welcomed. The scale of the development is appropriate to the context of the overall SA1 development. The roof design links together pairs of townhouses to form symmetrical pitched roofs with the strategy of attempting to replicate the aesthetic of a 'dockside warehouse'. The 4 bedroom townhouses are arranged in pairs providing a strong presence to Langdon Road. A similar approach is taken for the 3 bedroom townhouses, albeit each pair is slightly staggered along Langdon Road. The smaller scale apartments to the rear are predominantly 2 storeys in height, but incorporating elements of 3 storeys.

The two southern blocks of three storey townhouses creates a strong frontage onto Langdon Road which is enlivened by front doors, feature window projections and balconies. The townhouses would be set back off Langdon Road with modest front gardens with the front boundary treatment consisting of a low level (1100mm) high wall and black galvanised steel railings which will provide a clear definition between public and private ownership. This approach would strengthen Langdon Road as an active residential street with a domestic character as opposed to the more formal and commercial character which can be found at the western end.

The access road is proposed to be adopted and to avoid extensive areas of tarmac and to visually reduce the perception of a car dominated environment, it is proposed to utilise granite setts in the form of a vehicular cross-over, at the T-junction of the internal site road and the inclusion of the bands of setts extending from the entrance paths serving the northern/rear blocks to break up the linearity of the tarmac. The use of this material has already been widely agreed and used within the SA1 development area. Additionally, the car parking areas around the periphery of the courtyard would incorporate a permeable concrete block surface. The precise material and detailing may be approved through conditions.

Again, as explained above, the three storey houses use traditional materials including reconstituted slate and facing brick in a robust and modern manner to give the scheme a sense of place. This contemporary character is further demonstrated through the asymmetrical roofs and detailing to openings. This can be addressed by the standard materials condition. Overall, the design of the development is appropriate to its context and would provide a good mix of building forms with well-articulated elements.

Further relevant criteria of Policy EV1 is that new development does not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements. In this respect it is considered that the size and

design of the development proposed would not unacceptably impact on any existing residential development within SA1. Moreover it is considered that the approved SA1 Masterplan provides sufficient comfort that the current proposal can be successfully integrated into the scheme as a whole without undue detriment to future occupants. In terms of future occupants within the development itself, it is considered that that the design and layout is such that the proposal would result in a good standard of residential amenity.

Overall the proposed development is considered to be of an acceptable standard of design that would fulfil the design objectives for sustainability, sense of place and community. The contemporary design approach is well-suited to its SA1 context. Having regard to the foregoing, it is considered that proposal is in accordance with the requirements of UDP Policy EV1. Furthermore, as per the provisions of Policy EV2 the site utilises previously developed land and the nature of the development is such that it would not result in conflict with the criteria forming part of that policy.

Policy EV3 of the UDP requires new development proposals to provide access and facilities for all; provide satisfactory parking in accordance with Council adopted design standards; contribute to a high quality public realm by improving pedestrian linkages with adjoining spaces and attractions and be accessible to pedestrians, cyclists and users of public transport. In this respect the Design and Access Statement confirms that the development will be designed using inclusive design principles to provide ease of access for all and will be in full compliance with Part M of the Building Regulations. Langdon Road is generally level, whilst levels within the site have been set to ensure that gradients are acceptable for wheelchair use without the need for ramps. It is the intention that Langdon Road will have a regular bus service whilst at present bus services are available approximately 300 metres to the West on Langdon Road. The proposed development is sustainably located close to the centre of Swansea on a brownfield site and is well linked by shared cycle and pedestrian routes. The proposal is therefore considered to be in accordance with the requirements of Policy EV3.

Policy EV4 of the UDP relates to public realm. In this respect, the proposed active residential use for Langdon Road is considered to provide a good degree of active frontage to that key area of public realm. The proposal is therefore considered to be in accordance with the provisions of Policy EV4 of the UDP. As stated, a condition is however recommended to provide appropriate control of the precise design of the hard/soft landscaping scheme and means of enclosing the site, as well all other aspects of the development's interface with adjoining areas of public realm.

Transportation

The development will provide a total of 77 spaces. Each townhouse is allocated 2 spaces, with the affordable apartments allowing for 1 space for unit, with a provision of 6 visitor parking spaces. This is considered to be an appropriate level of parking provision in the context of the Council's car parking standards, the site's sustainable location and the likely car ownership levels across the development as a whole. Having regard to the site's proximity to the City Centre, its accessibility by a range of transport modes and the provision made to encourage pedestrian and cycle access/use, it is considered that the proposal satisfactorily accords with UDP Policies AS1 (new development proposals), AS2 (design and layout), AS5 (walking and cycling) and AS6 (parking).

Archaeological Constraint

UDP Policy EV6 seeks to protect, preserve and enhance sites of archaeological potential. An archaeological desk based assessment was made prior to the wider development of the SA1 Waterfront area commencing, which resulted in the attachment of a condition for an archaeological Written Scheme of Investigation for the wider area. The Archaeological

Assessment provided in the support of this current proposal has re-listed the archaeological interests within the area. Glamorgan Gwent Archaeological Trust (GGAT) indicate that archaeological remains are likely to be present in the application area and the impact will need to be mitigated. GGAT recommend that a condition be imposed requiring the applicant to submit a programme of archaeological work comprising an archaeological watching brief, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed. Subject to the imposition of such a condition, it is considered that the development would be in accordance with the provisions of Policy EV6.

Drainage and Flood Risk

A Flooding and Drainage Statement has been submitted with the application. This indicates that the application site is fully serviced with a foul drainage connection on Langdon Road. The surface water will be connected to the existing SA1 infrastructure which discharges into the Prince of Wales Dock. Welsh Water advise that no problems are envisaged in terms of the treatment of domestic waste from this site and request that conditions be included within any planning permission granted to ensure no detriment to existing residents or the environment and to Welsh Water assets. Subject to the imposition of such conditions, it is considered that the proposal would be in accordance with the requirements of UDP Policies EV33 (sewage disposal), EV34 (protection of controlled waters) and EV35 (surface water run-off).

The wider SA1 Flood Consequences Assessment indicates that the extreme flood event for the 1 in 1000 (0.1%) is 6.82m. Whilst the minimum proposed level across the application site is 10m AOD and therefore there is no flood risk across the site. NRW raise no objections accordingly.

Ground Contamination

Policy EV38 indicates that development proposals on land where there is a risk from contamination will not be permitted unless it can be demonstrated to the satisfaction of the Council, that measures can be taken to satisfactorily overcome any danger to life, health, property, controlled water, or the natural and historic environment. A Geo Environmental Report has been submitted with the application. NRW and the Head of Environment, Management and Protection have raised no objections subject to the imposition of conditions in respect of land contamination. Additionally, for a condition to be imposed for a Construction Management Pollution Plan to be implemented and informatives in respect of construction noise, smoke/burning of materials and dust control.

Ecology

Policy EV2 (v) requires undertaking, at the earliest opportunity, an assessment of species and habitats on site and when planning permission is granted, implementing any necessary mitigation measures. A Phase 1 Habitat Survey and Reptile Mitigation Strategy has been submitted with the application. This concluded that the site was of low biodiversity value with limited potential to support reptiles. The Council's Ecologist has endorsed its conclusions but recommends that a condition be imposed for a reptile mitigation strategy to be implemented in accordance with the submitted A Phase 1 Habitat Survey and Reptile Mitigation Strategy report.

Conclusion

In conclusion it is considered that the proposed development is acceptable when assessed against the provisions of Development Plan policy, adopted Supplementary Planning Guidance and the approved Design and Development Framework for SA1. There are considered to be no additional issues arising from the provisions of the Human Rights Act and approval is therefore recommended.

RECOMMENDATION:

APPROVE, subject to the following 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 The development shall be carried out in accordance with the following approved plans and documents: [A-90-01 Site Location Plan (12 Jan 2015), A-90-100 (Site Plan), A-90-300, A-90-301, A-90-302, A-90-140, A-00-100, A-00-200, A-00-300, A-00-201, A-21-500, A-21-501, A-00-500, A-00-501, A-00-600 & A-00-700 (amended plans received 24 March, 2015)]

Reason: To define the extent of the permission granted.

- 3 Notwithstanding the details shown on any approved plan, samples of all external finishes, including windows and doors and the precise pattern and distribution of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to the development of superstructure works. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

- 4 Prior to the commencement of super structure works, details at an appropriately agreed scale of the following shall be submitted to and agreed in writing by the Local Planning Authority:

- Typical window unit within its opening;
- Typical external door within its opening;
- A sectional elevation indicating the juxtaposition of various facing materials and how typical junctions are to be detailed;
- Details of the location, extent, design and finish of all visible external ventilation;
- Balconies;
- Rainwater goods.

The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

5 Notwithstanding the details shown on any approved plan, the precise design, extent and height of all means of enclosure within and around the development shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be built in accordance with the approved details.

Reason: In the interests of visual amenity and general amenity.

6 Notwithstanding the details shown on any approved plans, no superstructure works shall take place without the prior written approval of the Local Planning Authority of a scheme for the hard and soft landscaping of the site. The scheme shall include details of all external lighting, bin stores, bicycle parking, and external surfacing to vehicular and pedestrian circulation and car parking areas within the communal areas and shall be carried out as an integral part of the development. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and to accord with Section 197 of the Town and Country Planning Act 1990.

7 The levels of the residential buildings and access road shall be constructed in accordance with the details indicated in the approved drawings unless otherwise amended by details submitted to and agreed by the Local Planning Authority in writing.

Reason: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, and the amenities of adjoining occupiers.

8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reason: It is considered that the controlled waters at this site are of high environmental sensitivity, being on Secondary Aquifer and contamination is known/strongly suspected at the site due to its previous industrial uses.

9 Prior to occupation of any part of the permitted development, a verification report demonstrating

completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

10 Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
Reason: There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.
- 13 No development approved by this permission shall be commenced until a Construction Pollution Management Plan detailing all necessary pollution prevention measures for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To prevent pollution of controlled waters and the wider environment.
- 14 No development approved by this permission shall be commenced until a Site Waste Management Plan has been produced and submitted in writing for approval by the Local Planning Authority. The development 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.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Order) 2013, (or any Order revoking or amending that Order), Classes A, B, C, D, E, F, G & H of Part 1, Classes A, B and C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Order) 1995 and Part 40 (micro-generation) of the Town and Country Planning (General Permitted Development) (Amendment) (Order) 2012 shall not apply.
Reason: The development hereby approved is such that the Council wish to retain control over any future development being permitted in order to ensure that a satisfactory form of development is achieved at all times.
- 16 The garage(s) indicated in the submitted plans shall be retained for the parking of vehicles and purposes incidental to that use and shall not be used as or converted to domestic living accommodation.
Reason: To ensure adequate on site car parking provision in the interests of highway safety, and residential and visual amenity.
- 17 Unless otherwise agreed in writing by the Local Planning Authority, details of a single satellite television system solution incorporating all residential units shall be submitted to and approved in writing prior to the commencement of superstructure works. The system shall be implemented in accordance with the approved details.
Reason: In the interests of visual amenity.

- 18 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.
- 19 Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occur to the environment or the existing public sewerage system.
- 20 Foul water and surface water discharges must be drained separately from the site and no surface water shall be allowed to connect (either directly or indirectly) to the public foul sewerage system. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system and pollution of the environment.
- 21 The access spur from Langdon Road into the development shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety.
- 22 The development shall be carried out in accordance with a travel plan to be submitted to and approved in writing by the Local Planning Authority prior to any beneficial use of the development commencing. The Travel Plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary.
Reason: In the interests of sustainability and to prevent unacceptable highway congestion.
- 23 The development shall be implemented in accordance with the recommendations of the Phase 1 Habitat Survey and Reptile Mitigation Strategy.
Reason: In the interests of ecology.

INFORMATIVES

- 1 The Council is responsible for the naming and numbering of streets within the administrative area. All new property addresses or changes to existing addresses arising from development for which planning consent is sought must be cleared through the Council's Street Naming and Numbering Officer as soon as building work commences. Street naming and numbering proposals must be agreed with the Council prior to addresses being created or revised. Please note that there is a charge for the provision of some street naming and numbering services.

For further information please visit www.swansea.gov.uk/snn or contact the Council's Street Naming and Numbering Officer, City & County of Swansea, Room 2.4.2F, Civic Centre, Swansea, SA1 3SN. Tel: 01792 637127; email snn@swansea.gov.uk

- 2 The Construction Pollution Management Plan (CPMP) shall include the following:
- a) Construction programme and timetable
 - b) Detailed site plans to include indications of temporary site offices/ compounds, materials storage areas, proposed compounds, delivery and parking areas etc
 - c) Traffic scheme (access and egress) in respect of all construction related vehicles;
 - d) An assessment of construction traffic generation and management in so far as public roads are affected, including provisions to keep all public roads free from mud and silt;
 - e) Proposed working hours;
 - f) Principal Contractor details, which will include a nominated contact for complaints;
 - g) Details of all on site lighting (including mitigation measures) having regard to best practicable means (BPM);
 - h) Details of on site dust mitigation measures having regard to BPM;
 - i) Details of on site noise mitigation measures having regard to BPM;
 - j) Details of waste management arrangements (including any proposed crushing/screening operations).

note: items g - i inclusive need to take particular account of the potential for statutory nuisance from site related activities [see Informatives].

- 3 Construction Noise:
The following restrictions should be applied to all works of demolition/ construction carried out on the development site
All works and ancillary operations which are audible at the site boundary shall be carried out only between the hours of 08.00 and 18.00 hours on Mondays to Fridays and between the hours of 08.00 and 13.00 hours on Saturdays and at no time on Sundays and Public Holidays and Bank Holidays.
The Local Authority has the power to impose the specified hours by service of an enforcement notice.
Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.
- 4 Smoke/ Burning of materials:
No burning of any material to be undertaken on site.
The Local Authority has the power to enforce this requirement by service of an abatement notice.
Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.
- 5 Dust Control:
During construction work the developer shall operate all best practice to minimise dust arisings or dust nuisance from the site. This includes dust and debris from vehicles leaving the site.
The Local Authority has the power to enforce this requirement by service of an abatement notice.

Any breaches of the conditions attached to such a notice will lead to formal action against the person[s] named on said notice.

- 6 Lighting:
During construction work the developer shall operate all best practice to minimise nuisance to locals residences from on site lighting.

- 7 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: (UDP Policies EV1, EV2, EV3, EV4, EV33, EV34, EV35, EV38, EV40, EC1, EC2, HC12, HC3, AS1, AS2, AS5 & AS6)