

# 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 January 2016

**Time:** 2.00 pm

**Chair:** Councillor Paul Lloyd

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### Membership:

Councillors: A C S Colburn, D W Cole, A M Cook, P Downing, M H Jones, E T Kirchner, C L Philpott, I M Richard, M Thomas, D W W Thomas and T M White

## AGENDA

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- 1 **Apologies for Absence.**
- 2 **Disclosures of Personal and Prejudicial Interests.**  
[www.swansea.gov.uk/disclosuresofinterests](http://www.swansea.gov.uk/disclosuresofinterests)
- 3 **Minutes.** 1 - 5  
To approve & sign the Minutes of the previous meeting as a correct record.
- 4 **Items for Deferral / Withdrawal.**
- 5 **Determination of Planning Applications under the Town & Country Planning Act 1990.** 6 - 30
- 6 **Planning Application No.2008/0912 - Former Walters Yard, Pontlliw, Swansea.** 31 - 83
- 7 **Adoption of Ffynone & Uplands Conservation Area Review as Supplementary Planning Guidance & Proposal to Serve an Article 4(2) Direction.** 84 - 209

**Next Meeting:** Tuesday, 9 February 2016 at 2.00 pm



**Patrick Arran**  
**Head of Legal and Democratic Services**  
**Thursday, 7 January 2016**

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**Contact: Democratic Services - 01792 636923**



## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON  
TUESDAY, 8 DECEMBER 2015 AT 2.00 PM

**PRESENT:** Councillor P Lloyd (Chair) presided

<b>Councillor(s)</b>	<b>Councillor(s)</b>	<b>Councillor(s)</b>
A C S Colburn	E T Kirchner	D W W Thomas
D W Cole	C L Philpott	M Thomas
A M Cook	I M Richard	T M White
M H Jones		

Also Present: Councillors M C Child, C E Lloyd, J A Raynor, R C Stewart & D G Sullivan.

Apologies for absence: Councillor P Downing.

#### 74 **DISCLOSURE OF PERSONAL & PREJUDICIAL INTERESTS.**

The Monitoring Officer read a statement to the Committee and Public Gallery and provided Members with the following advice, which he requested be recorded in the minutes of the meeting:

- When taking a decision Councillors must have regard to material considerations and only to material considerations, and to give fair consideration to points raised, whether in the Officer's report or in representations made to them at the meeting of the Planning Committee.
- Sufficient attention to the contents of the report must be given and you must consider all arguments advanced at Planning Committee in favour and against the proposal, including (but not limited to) any new arguments
- You are not bound by any previous support or opposition you have shown for the new school at Parc y Werin
- You must approach the decision with an open mind and be willing, if persuaded, to change your view;
- Previous indications – including membership of a Facebook page - are not pre-determination unless you have made statements or taken a position which indicates that you are unwilling to countenance changing your view.
- If you have made statements or taken a position which indicates not simply that you are pre-disposed to a particular view, but that you are unwilling to change your view - then you should not take part in the consideration of this item

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

Councillor A M Cook – Minute No.76 – Application to Register Land North of Caergynydd Road – Personal and Prejudicial as I was involved with residents on the application and left prior to discussion.

Councillor D W W Thomas – Minute No.78 – Planning Application 2015/2074(Item1) – Personal – as Deputy Cabinet Member for Education.

75 **MINUTES.**

**RESOLVED** that the Minutes of the Planning Committee meeting held on 10 November 2015 be approved as a correct record.

76 **APPLICATION TO REGISTER LAND NORTH OF CAERGYNYDD ROAD, WAUNARLWYDD, SWANSEA AS A TOWN OR VILLAGE GREEN.**

The Head of Legal and Democratic Services presented a report which outlined the recommendation of the Inspector relating to the application made to register land in Caergynydd Road, Waunarlwydd.

The background history to the application, the legal tests undertaken, the objection received, the legal advice received and the conclusion of the Inspector were all outlined and detailed to the Committee.

**RESOLVED** that

1) the application for the above registration be refused in accordance with the recommendation of the Inspector.

2) no part of the land of the application site be added to the Register of Town or Village Greens under Section 15 of the Commons Act 2006.

77 **COMMONS REGISTRATION - APPLICATION FOR THE REGISTRATION OF LAND CLAIMED TO HAVE BECOME COMMON LAND AFTER 2 JANUARY 1970 - REGISTER UNIT 54, STAFFORD COMMON, COMMUNITY OF LLWCHWR.**

The Head of Legal and Democratic Services presented a report to amend the Register of Common Land by the inclusion on the register, land forming part of the dismantled railway line, south of Swansea Road, Kingsbridge, Llŵchwr, Swansea in substitution for land forming part of Stafford Common, East of Victoria Road, Kingsbridge, Llŵchwr, Swansea which is claimed to have ceased to be common land.

The background to the application, the legal process followed, the objection received and the grounds for amending the register were all outlined and detailed in the report.

**RESOLVED** that

- 1) the application for the above amendment to the Register of Common Land be granted,
- 2) the land identified in the report as the 'substituted land' be added to the Register of Common Land under Section 13 of the Commons Registration Act 1965,
- 3) the land identified in the report as the 'taken land' be removed from the Register of Common Land under Section 13 of the Commons Registration Act 1965.

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

The Head of Economic Regeneration and Planning presented 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.2015/2074 - Land at Parc Y Werin, Gorseinon, Swansea.**

Aaron Phillips & Crispian Huggill (objectors) and Christine Evans, Glenda Gibbon & Summer Thomas (in support) addressed the Committee.

Councillor R C Stewart(Leader), Councillor J A Raynor(Cabinet Member for Education), Councillor M C Child(Cabinet Member for Wellbeing & Healthy City) and Councillor C E Lloyd(St Thomas Ward Member) and all spoke in favour of the application.

A visual presentation was provided.

Late letter from Suzy Davies AM raising residents concern reported.

15 further letters of objection and 1 letter of support reported.

The Pollution Control Officers response to issues raised by the late letters of objection in particular the issue of arsenic on site was outlined. Condition 17 deleted as a result of this response.

**#(Item 2) Planning Application.2015/1515 - Land at Bryntywod, Llangyfelach, Swansea.**

Vince Hide(objector) & Oliver Taylor(applicant) addressed the Committee.

Councillor D G Sullivan(Local Member) addressed the Committee in support of the local residents and spoke against the application.

Councillor R C Stewart(Leader) addressed the Committee regarding the current council policies relating to the application. He suggested that the current policy could be reviewed and updated.

Late letter of objection from Friends of the Earth supporting the Swansea Branch objections reported.

Late correspondence from Swansea Friends of Earth reported querying response of NRW to Dwr Cymru/Welsh Water comments. NRW confirmed they were satisfied with details submitted.

Later petition of objection (257 signatures) and 2 late letters of objection reported.

**#(Item 3) Planning Application.2015/1493 - Eastmoor House, Westlands Avenue, West Cross, Swansea.**

Georgina Hayman & John Thomas(objectors) and Steve Kissick(agent) addressed the Committee.

Councillor M C Child(Local Member) addressed the Committee and outlined residents concerns in particular relating to the proposed access to the site.

Late letter from Glamorgan Gwent Archaeological Trust reported. Condition 12 deleted as a result of the comments.

Two late letters of objection reported.

A visual presentation was provided.

**#(Item 4) Planning Application.2015/1209 - Killan Fach Farm, Dunvant, Swansea.**

Charlotte Norton(Welsh Government Officer) addressed the Committee and spoke in support of the application.

Councillor J A Raynor(Local Member) addressed the Committee and spoke further to her written objections against the application.

Two late letters from applicant and Ynni'r Fro reported.

**#(Item 5) Planning Application.2015/1546 - Land at Carn Nicholas Farm, Bonymaen, Swansea.**

28 late letters of support reported.

Bob Morgan(applicant) addressed the Committee.

The Chair read out a statement of support for the application from Councillor V M Evans(Local Member).

A visual presentation was provided.

**#(Item 6) Planning Application.2015/1739 - Beaufort Reach, Siemens Way, Swansea Enterprise Park, Swansea.**

**#(Item 7) Planning Application.2015/2119 - Lidl UK Gmbh, Trallwn Road, Llansamlet, Swansea.**

79 **APPROVAL OF DRAFT SUPPLEMENTARY SHOP FRONT & COMMERCIAL FRONTAGE GUIDANCE FOR CONSULTATION.**

The Head of Economic Regeneration and Planning submitted a report which provided an overview of the draft shop and commercial frontage Supplementary Planning Guidance (SPG) document and sought authorisation to undertake public and stakeholder consultation.

The five main design approaches of the proposals and the proposed length of the consultation exercise were outlined.

Members welcomed the proposals.

**RESOLVED** that the draft SPG as outlined at Appendix A to the report be approved as a basis for public consultation.

The meeting ended at 5.15 pm

**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: 12<sup>TH</sup> JANUARY 2016

<b>Bay Area</b> Team Leader Liam Jones - 635735	<b>Area 1</b> Team Leader: Ian Davies - 635714	<b>Area 2</b> 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 77 and 78 of the Constitution) will need to be reported to Council 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	2015/1786	Land associated with Castell Ddu Farm, Off Allt -y- Graban Road, Pontarddulais Swansea SA4 8DH <b>Construction of a ground mounted solar PV generation project and associated works</b>	APPROVE



**PLANNING COMMITTEE – 12<sup>TH</sup> JANUARY 2016**

ITEM 1

APPLICATION NO.

2015/1786

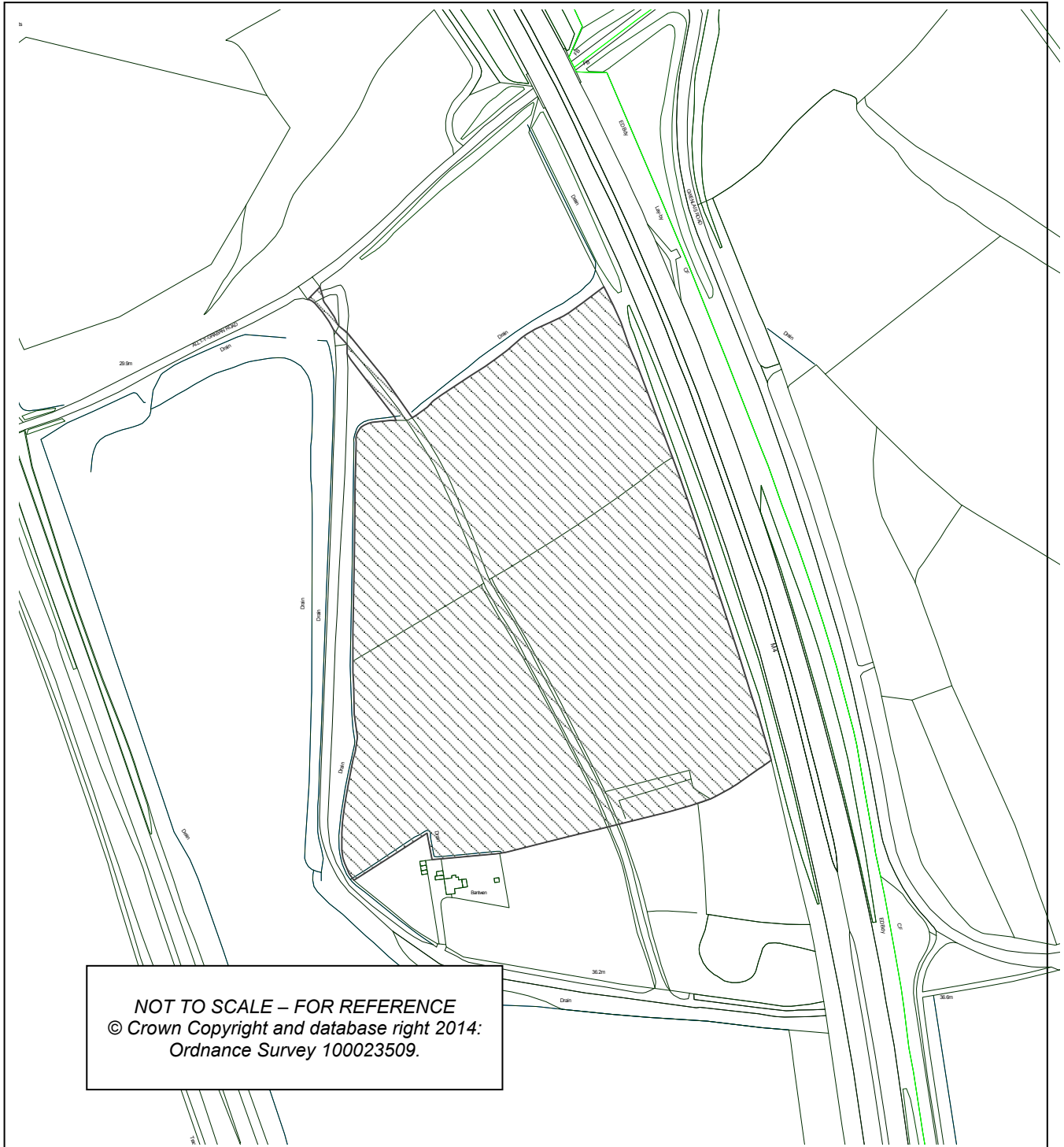
WARD:

Penyrheol

**Location:** Land associated with Castell Ddu Farm, Off Allt -y-Graban Road, Pontarddulais Swansea SA4 8DH

**Proposal:** Construction of a ground mounted solar PV generation project and associated works

**Applicant:** Solar Power Parks Ltd



**BACKGROUND INFORMATION**

**POLICIES**

**Policy Policy Description**

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)

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)

## PLANNING COMMITTEE – 12<sup>TH</sup> JANUARY 2016

ITEM 1 (CONT'D)	APPLICATION NO.	2015/1786
Policy EV29	Common land will be protected from development in recognition of its importance for agriculture, natural heritage, the historic environment and as an informal recreation resource. (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 EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).	
Policy EC13	Development that would result in the loss of the best and most versatile agricultural land will not normally be permitted. (City & County of Swansea Unitary Development Plan 2008)	

### SITE HISTORY

App No.	Proposal
2015/0866	PRE APP for a 5MW solar park Decision: Mixed Response Decision Date: 23/06/2015

### RESPONSE TO CONSULTATIONS

The application was advertised on site and in the press and one individual property was consulted. ONE LETTER OF OBJECTION has been received, which is summarised as follows:

- I am particularly concerned about the impact of the development on our living conditions and amenity and also on the condition of the access to my home which is shared with the application site.

**Grovesend and Waungron Community Council** – Objects on the grounds of severe and significant disruption from large vehicles travelling through the villages of Grovesend and Waungron, infringement of developing greenbelt land and the potential for glare from the panels to affect vehicles travelling on the M4 motorway immediately adjacent to the site.

**The Gower Society** – Comment as follows:

1. We have not inspected the site in great detail but we are aware of its location and accept that it *may not* significantly impact upon the landscape.
2. There could be issues relating to the designated Common Land adjacent and this must be looked at.

## PLANNING COMMITTEE – 12<sup>TH</sup> JANUARY 2016

ITEM 1 (CONT'D)

APPLICATION NO.

2015/1786

3. The proximity of any adjacent domestic dwellings must be carefully considered and the reasons given by the Planning Inspector in recently dismissing case 3005095 (relating to Pencefnarda Farm) be fully applied here.
4. We have previously expressed our concerns about the large number of such applications (both approved and still not determined) in the area North of Swansea and the lack of any clear published vision by the CCS on their possible eventual collective impact upon the surrounding landscape and people who live near to them.

**Glamorgan Gwent Archaeological Trust** – We note that the supporting information includes an Archaeological and Heritage Assessment (H\_EDP3018\_01a). However, we find that this document overall does not meet acceptable professional standards for such an assessment. Nevertheless, in this particular instance we concur with the assessment's conclusion that no additional archaeological investigation is required.

As there is unlikely to be an archaeological restraint to this proposed development, consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of this Trust.

**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.

### European Protected Species – Dormice

We note that a 'Preliminary Ecological Appraisal Report' has been carried out by Wildwood Ecology Ltd dated September 2015. We understand that it is not intended to remove trees and entire hedgerows; however, as part of the development, cabling for the arrays will go underground through the existing hedgerows in trenches. We therefore assume that the hedgerows will need to be removed on a temporary basis whilst these works are being carried out.

To ensure that the removal of the hedgerows do not cause detriment to the maintenance of the favourable conservation status of the local dormouse population, we recommend that the following condition be attached to any planning permission your Authority is minded to grant;

### Condition

No development approved by this permission shall be commenced until a Method Statement detailing all necessary protected species mitigation measures is submitted to and approved in writing by the Local Planning Authority. Method Statement to be implemented as agreed.

The Method Statement should address the likely impacts of the scheme, setting out what precautions will be undertaken to ensure that animals are not killed or injured during the course of the works, and addressing any breaks in connectivity. It should also set out how the hedgerows to be removed as a result of the required cabling will be re-instated as quickly and efficiently as possible.

ITEM 1 (CONT'D)

APPLICATION NO.

2015/1786

Dormice are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Under the Habitats Regulations, it is an offence to injure or kill the species, to disturb it, or to damage or destroy its breeding or resting place. Should dormouse be found, then work should stop immediately, and NRW contacted for further advice.

#### Pollution Prevention

We note that the site is located approximately 1.4km from the boundary of the Carmarthen Bay and Estuaries SAC and the Burry Inlet and Loughor Estuary SSSI. Watercourses to the northern, southern and western boundaries of the site appear to provide a direct hydrological link between the application site and the SAC/SSSI.

We would request that the developer produce a method statement detailing all necessary pollution prevention measures for the construction phase and lifetime of the development.

#### Condition

No development approved by this permission shall be commenced until a Method Statement 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 method statement should identify the following as a minimum;

- Highlight the temporary offloading storage areas.
- Storage facilities for all fuels, oils and chemicals.
- Details on any water features on the site and how they will be protected.
- Full details of how any watercourses will be crossed or confirmation that this is not applicable.
- Any sources of pollution (including silt), potential pathways for that pollution to enter any watercourses within the vicinity of the site and appropriate pollution control measures to be implemented on site.
- Measures for dealing with any contaminated material (excavated waste).
- Details on waste types that will be produced and how they will be managed.
- Details on any invasive species on site and how they will be managed.
- Details of emergency contacts, for example Natural Resources Wales' Pollution hotline 0800 807 060

The Method Statement should then be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately. The developer should plan any haul routes, excavations and electricity cable runs carefully, so that contaminated water cannot run uncontrolled into any watercourses (including ditches).

Further guidance on pollution prevention can be found via the following link;

#### Protected Sites

We consider it unlikely that the on-site works would have a significant adverse effect on the Carmarthen Bay and Estuaries SAC and the Burry Inlet and Loughor Estuary SSSI, providing appropriate mitigation is provided in the form of pollution prevention method statement is in place.

ITEM 1 (CONT'D)

APPLICATION NO.

2015/1786

There is also a requirement to assess any potential impacts under the Conservation of Habitats and Species Regulations 2010. Regulation 61 of the Regulations, requires the competent authority to undertake a test of the likely significant effects of the proposal on the SAC.

If it cannot be demonstrated that there will not be a significant effect, either alone or in combination with other plans and projects, you are required to undertake an appropriate assessment of the implications of the proposed scheme for the SAC in view of its conservation objectives, before granting planning permission.

#### Flood Risk

The site is located within zone A, 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 solar park approximately 6 hectares in size which is classed as less vulnerable development according to TAN15. A flood consequences assessment (FCA) has been prepared by Waterman dated July 2015 in support of the application. The FCA identifies the current surface water runoff regime on the site and concludes that the proposals will not increase flood risk at the site. The assessment also highlights that the solar panels will have rain gaps between the modules to allow rainwater to fall beneath the panels and infiltrate into the ground.

Ultimately, the drainage system design is a matter for the local authority engineers and therefore we would advise that they are consulted with regards to this proposal.

#### Landscape

The proposal would not have any landscape or visual impact on the Gower Area of Outstanding Natural Beauty (AONB) which is approximately 8km away. The site is well screened by the undulating topography and intervening woodland and vegetation and therefore would not be perceptible from the AONB.

**The Coal Authority** - The Coal Authority acknowledges the Coal Mining Risk Assessment but comments that the Report fails to consider any risks posed by the 'high wall' associated with the previous extraction, and considers that the site investigations should extend to identify the line of the extraction in order to inform a layout that would not include solar PV panels or any other development being placed/built over it. The Coal Authority therefore **has no objection** to this planning application, subject to the imposition of an appropriate condition to ensure this.

**Council's Drainage Section** - We have reviewed the submitted information which does demonstrate that the proposed development will not have any impact on land drainage or surface water flows on site due to the use of permeable materials and rain gaps on the solar panels so a natural field surface will be maintained.

Given that no surface water management scheme is required we do not have any objection to the scheme nor wish to recommend any conditions.

ITEM 1 (CONT'D)

APPLICATION NO.

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**Council's Ecologist comments and appropriate assessment** – The proposed solar farm at Castell Ddu Farm is approximately 1.4 km from the Bury Inlet SAC. The Bury Inlet SAC was designated for its estuarine habitats, lamprey species and otters. The estuary is also an SPA for over wintering wildfowl. There are no aspects of the proposed development which could adversely affect features of the Bury Inlet SAC or SPA. The development will not produce any pollutants and will not cause any physical disturbance to the protected site. It can be concluded that the development will not have any significant effect on the SAC or SPA features.

**Council's Common Registration Officer** - I wish to inform you that part of the land edged red on your plan is registered common land (CL53 Mynydd Lliw Common) and part of the land abuts the common land.

**Highways Observations** - The site is located at Castell Ddu located off Allt-y-Graban Road approximately 1.2km north west of Pontlliw and 1km north east of Grovesend. The developable area of the site is 6.75 hectares. The site is defined by Mynydd Lliw Common to the north west and south and the eastern boundary is defined by the M4 Motorway. There are no bridleways, byways or other routes with open public access.

The original submission detailed the use of an area to allow for heavy loads to be decanted to smaller vehicles due to the presence of a weak bridge but this has since been amended as it had been determined that the area for the transfer should possibly have been included within the red edge area. Now the proposal is to bring in the movements by smaller vehicles hence the transfer area is no longer required.

The appraisal submitted considered the principal traffic impacts associated with the construction of the site

1. The existing highway network including the existing access point to the site.
2. The proposed access arrangements including routes to and from the strategic highway network.
3. The likely volume of construction traffic including vehicle type for the most intensive phase of construction.

Traffic movements associated with the operating of the solar farm are minimal, the impact is concentrated in the construction phase.

Access to the site is gained directly off Allt y Graban Road which forms a simple priority junction. Allt Y Graban Road is an unclassified rural road approximately 2km in length that runs west-east direction from Bolgoed Road. There is a large area of hardstanding in the vicinity of the access roads intersection with the highway Allt Y Graban Road links with Pentre Road to the west and with the A48 principal route to the east. In the vicinity of the proposed access the average carriageway width is approximately 5.0-5.5m width. There are localised narrowings along the road which remove the ability for two cars to pass. The speed limit is 60mph at the access point and the road is unlit. The speed limits are 30mph at the Pentre Road end and 40mph at the Bolgoed Road end. Adequate visibility is available subject to some minor hedge trimming in one direction being undertaken.

The speed limits are well signposted, as are the weak bridges in the vicinity.

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ITEM 1 (CONT'D)

APPLICATION NO.

2015/1786

There are three main routes that could be used to access the site two that link to junction 48 of the M4 and one to junction 47 of the M4. The weak bridges in the area will largely dictate the route of the proposed construction vehicles. The majority of the vehicles will therefore be largely travelling from junction 47 towards Pontlliw (as seen on figure 2.2 of the amended access appraisal) along Bolgoed Road, then turning onto Allt y Graban.

The route that is most likely to be used for construction vehicles has been assessed in terms of accidents records and it is noted that there are clusters of accidents around the principal junctions. The most accidents at a single location (13) were recorded at the grade separated junction that is Junction 47 of the M4. There have been no recorded fatalities from any of the routes linking the site to junction 47 or junction 48.

Whilst there are constraints on all of the available routes to the site (weak bridges, narrow carriageways and the horizontal alignment to the east of the railways line) it is considered that the route from junction 47 is the most suitable route to transport the component parts for the solar farm, subject to the vehicles being of an appropriate weight classification.

The access to the site is as existing and consists of a bell mouth access. There is sufficient carriageway for the first 35m for two goods vehicles to pass each other internally. After 35m the access forks into two and it is the easternmost access that will provide access to the construction compound area.

A temporary construction compound and car parking area for contractor's vehicles will be made available during the construction phase. A swept path analysis has been submitted for a 16.5m articulated HGV, a 10m rigid vehicle and a large mobile crane. The construction phase is expected to last between 5 and 8 weeks to construct with approximately 30-50 staff maximum at any one time. Staff trips will be made primarily by car or van and a temporary car parking area will be available. Operational hours are detailed between 0730 and 1800 Monday to Friday and 0730 to 1300 Saturday. All deliveries will be made using vehicles appropriate to the surroundings i.e. taking into account the weak bridge. No deliveries via abnormal loads are expected and this would be subject to separate procedures anyway.

Temporary Traffic management and signage may also be used and approval will be required (these will be both covered under the condition relating to approval of the Construction Traffic Management plan). Whilst not specifically mentioned a condition survey will be required to be undertaken to chart and repair if required, any deterioration in the road construction. There will also be wheel washing facilities to ensure that the highway is kept clear of dirt and this can be secured by condition.

Traffic movements during this phase for the contractors has been estimated at a total of 90 movements spread over the three week period, this equates to 5-6 trips per day which is not a high volume of traffic. Overall, the total predicted movements are not considered to be of a high volume.

Following completion of the construction phase, traffic movements will be minimal and relate to occasional maintenance visits only, approximately 10-20 visits per year.

Given the limited traffic movements associated with the development I recommend no highway objection, subject to:



## PLANNING COMMITTEE – 12<sup>TH</sup> JANUARY 2016

ITEM 1 (CONT'D)

APPLICATION NO.

2015/1786

1. The submission of a Construction Traffic Management Plan prior to commencement of any work at the site. All works shall be completed in accordance with the approved management plan.
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 Local Planning Authority. The dilapidation surveys shall be undertaken in accordance with the approved details and the results together with any remediation works proposed shall be submitted to and approved in writing by the Local Planning Authority within two months of completion of the dilapidation surveys. Any remediation works shall be undertaken in accordance with the approved details within 6 months of the date of approval of such details.
3. Wheel washing facilities in accordance with details to be submitted for approval shall be available at all times to ensure that the highway is kept clear of dirt and debris.

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 Team Leader e-mails to, tel. no. 01792 636091

### APPRAISAL

#### Description

Full planning permission is sought for the installation of a solar photovoltaic (PV) array on land at Castell Ddu Farm, Allt-Y-Graban Road, Pontarddulais, Swansea. The array would comprise approximately 8694 individual panels and associated works and structures over a site area of approximately 6.04 hectares and will have a total installed capacity of 5MW. Ancillary development would include a small number of buildings in the form of substations, transformers and switchgear buildings, security fencing and associated security features (including CCTV cameras), and a temporary construction compound.

#### Site Location and Use

The application site lies in the open countryside and between the settlements of Pontlliw and Grovesend, which are located approximately 750m east and 500m south-west of the site, respectively. The application site extends over an area of 14.9 acres/6.04 hectares and occupies some 5 no. agricultural field parcels, the gradient of which are generally level in nature.

An existing, gated, private road extends the length of the site in a north-west to south-manner. It is infrequently used, apart from movement associated with the agricultural fields. Ground conditions appear to be such that they are in active use for grazing and hay harvesting purposes. There are no structures situated within the application site.

The site's northern, western and southern boundaries are bounded by mature trees and hedgerows which serve to enclose the site and restrict views from associated land in these directions. A single residential dwelling is situated adjacent to the site's south-western boundary, accessed via a rural, un-named road which runs along the entire western site boundary. The eastern boundary comprises the M4 motorway and associated embankment lined with trees and hedgerows providing an element of screening.

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The site and its immediate surroundings does not contain any listed buildings or scheduled ancient monuments and does not include any trees which are subject to Tree Preservation Orders. The adjacent open access land to the north-west and south forms part of the Bryn Lliw Grasslands SINC.

The nearest residential property to the site is a single dwelling named Banwen, whose boundary lies approximately 23m to the southern most solar farm boundary and approximately 20m from its eastern most boundary. The access to Banwen lies to the west of the application site and both sites share the same turn off from Allt-Y-Graban Road.

### Screening Opinion

The Authority has undertaken a screening opinion on the submitted scheme and it has been determined that an EIA is not required for the proposal.

### 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 site at Castell Ddu can accommodate a new solar development with no impacts upon the landscape character and visual amenity of its immediate surroundings and no impact upon the wider Bryn Lliw Grasslands SINC.

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.

An Access Appraisal document 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 approximately 5-8 weeks.

During the construction phases it is anticipated there will be up to 30- 50 construction staff on site at any one time, and their trips will be primarily by car or van. 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. The proposal is likely to generate a total of 90 construction and delivery vehicle trips (two-way) during the most intensive phase of construction. Based on a three week period, this will equate to approximately five – six goods vehicle trips (two-way) per day. The majority of these trips would be undertaken by rigid goods vehicles less than 18T in gross weight.

A Glint and Glare Assessment has been included in the Planning Statement and covers the potential effects on potential visual receptors within the vicinity of the site. Some receptors in this area comprise of M4 to the north of the site, the Swansea to Pontarddulais railway which runs approximately 300m to the east of the site and nearby dwellings (i.e. Banwen). The report concludes that the solar effects on these receptors will be negligible.

A Coal Mining Risk Assessment has been submitted. It shows that a single mine entry (adit) is within 20m of the application site and that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. The records also indicate that the site has been subject to surface mining operations and that the 'high wall' of the previous extraction bisects 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.

As the site lies within Zone A (according to the Development Advise Map referred to in TAN 15) and is considered to be at negligible risk of flooding, a flood consequences assessment has also been submitted for the site. The site is located outside of the extreme flooding extent and is therefore unlikely to be at risk from flooding from rivers and sea.

### **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 with regard to policies EV1, EV2, EV2, EV35, 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.

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.

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;

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- (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.

Policy EV2 states that the siting of new development should give preference to the use of previously developed land over greenfield sites and must have regard to the physical character and topography of the site and its surroundings. Policy EV21 refers to criteria for non-residential development in the countryside being permitted where it can be demonstrated that (v) it is essential for communications, telecommunications or renewable energy generation.

Policy EV30 states that 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. Policy EV35 relates specifically to considerations of surface water run-off.

### Amount, Scale and Layout

The development relates to a site area of 6.04 hectares and comprises three field parcels, which has the capacity to provide an output of up to 5 megawatts (MW), which equates to powering a total of approximately 4,000 homes. An existing access lane directed from Allt-y-Graban Road, to the north of the field parcels will accommodate the proposed access into the site.

The proposal constitutes the construction of PV panels laid out in rows running from west to east across the site. These modules will be allocated within solar arrays which encompass 46 panels. Each array will be mounted on a simple metal framework; the height of any installation will be limited to 1.90m above ground level. The framework will be driven into the soil, removing the need for deep foundations or piling. The panels will be raised off the ground to allow the land to be grazed by sheep, thus retaining agricultural productivity and keeping the grass down.

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

### Construction Phase & Access

The anticipated construction period for the proposed solar farm will be approximately 5 – 8 weeks and will include preparation, cable laying, assembly and erection of PV panels, installation of transformers and connection to the grid. Within the construction programme there is likely to be an intense period of activity over a two week period, when the majority of construction materials and panels will be brought to site.

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The proposal is likely to generate a total of 90 construction and delivery vehicle trips (two-way) during the most intensive phase of construction. Based on a three week period, this will equate to approximately five – six goods vehicle trips (two-way) per day. The majority of these trips would be undertaken by rigid goods vehicles less than 18T in gross weight.

A total of 17 deliveries of loads and components necessary to establish the solar farm are indivisible and these will be delivered to the site by way of Allt-Y-Graban (east).. These loads will access the site by way of Allt-Y-Graban (east) and temporary traffic regulation orders may be required.

All suppliers and contractors will be notified of the agreed construction routeing strategy and expected to comply. All goods vehicles in excess of 18 tonnes gross vehicle weight that are transporting indivisible loads will arrive at the site by way of Allt y Graban (East). A banksman will be stationed at the site access to ensure that deliveries do not attempt to depart the site when another vehicle is due to arrive. The banksman will also ensure there is no conflict with vehicles on Allt-Y-Graban which based on on-site observations undertaken during the preparation of this access appraisal is lightly trafficked.

No vehicle parking, loading or unloading will take place from the public highway and suitable wheel washing facilities will be installed, if required, to ensure no mud or debris is deposited on the public highway during the construction period. A construction signage strategy will be agreed with the Highways Authority and implemented prior to construction commencing on site. This signage strategy will be in place along the route from the M4 motorway or along part of the route as deemed necessary with the local highway authority to direct construction vehicles to the site. It will also provide road users with advance warning of the location of the site access and the potential for meeting construction traffic.

The original proposal was to transport everything to the site on 44 tonne trucks but, due to the presence of the weak bridge on Allt-Y-Graban Road, the goods would then be transferred onto smaller trucks in a nearby transshipment area to transport them to site. This plan has now been amended as indicated above to ensure the goods are brought straight to site on trucks that can use the 18 tonne restricted weight bridge to avoid the need to set up a transshipment area in the locality.

Following commissioning, minimal maintenance is expected in relation to the PV panels and other fixed elements of the site. Once operational there will be no staff based permanently on site. Visits for maintenance, cleaning and monitoring are likely to be infrequent, approximately four times a year. These trips will typically be made by small vans or 4x4's. There will be sufficient space on site for these vehicles to enter, park and manoeuvre without causing any undue impact.

### 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. A condition to this effect would be attached to any grant of consent.

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 below:

Viewpoint 1 - is a short range view looking south east from Allt-Y-Graban Road. The site is screened by intervening topography. *Developments visual impact: no change*

Viewpoint 2 - is a short range view looking south from Allt-Y-Graban Road. The site is screened by intervening woodland. *Developments visual impact: no change.*

Viewpoint 3 - is a short range view from the junction of Allt-Y-Graban Road and Gwenlais Road. The site is screened by intervening woodland. *Developments visual impact: no change.*

Viewpoint 4 - is a long range panoramic looking south west from the junction of Allt-Y-Graban Road, Bolgoed Road, Bryntirion Road and Heol Y Barna. The site is screened by a combination of intervening topography and vegetation. *Developments visual impact: no change.*

Viewpoint 5 - is a long range view looking west from Pontlliw on the junction of Carmel Road and Bryntirion Road. The site is screened by a combination of intervening topography and vegetation. *Developments visual impact: no change.*

Viewpoint 6 - is a mid-range view looking north east from a farm access track immediately to the east of the Gower Way National Trail. The site is screened by intervening vegetation. *Developments visual impact: no change.*

Viewpoint 7 - is a long range panoramic looking north from a public footpath linking the Gower Way National Trail with Grovesend. The site is screened by a combination of intervening topography and trees and vegetation associated with the Gower Way National Trail. *Developments visual impact: no change.*

Viewpoint 8 - is a long range view looking south east from a public footpath adjacent to the entrance to Castell Ddu Farm. The site is screened by intervening roadside trees and vegetation. *Developments visual impact: no change.*

The level nature of the site and the surrounding vegetation dictates that the proposal would not be highly visible in the surrounding landscape and although visible from the nearest residential property, the overall impact upon the visual amenities of the area is considered to be negligible.

Residential Amenity

Turning now to residential amenity, in general the site is well screened from the surrounding area due to intervening vegetation and landform as indicated above. There is one residential property close to the south and south western corner boundary of the site, and the solar farm will be legible from private views from this property at a distance of approximately 23m.

The LVIA considers the visual impact of the proposed development from this surrounding residential property and concludes that whilst it will be visible from this property, existing screening provided by hedgerows and proposed planting will mitigate this impact. 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 and woodland copses 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.

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 and it has been concluded that this would not result in any undue impact upon the nearest residential properties. The glint and glare assessment has also been considered from the adjacent M4 and surrounding roads and comments as follows:

*“Within the solar reflection arcs, there are unlikely to be any significant views of solar panels from the M4; there will be virtually no views of solar panels from the A48 or B4296; hence little possibility of solar reflections reaching any of these roads. Similarly, there are unlikely to be significant views of panels from nearby unclassified roads and public paths and rights-of-way.*

*If any solar reflections are received by traffic on these roads and rights-of-way, they will be in the early mornings for receptors to the west of the site, and evenings for those to the east. Solar reflections could only be seen fleetingly in gaps in hedgerows, trees or buildings and from the side of a driver’s view of the road ahead. The much brighter sun will be shining from close (in angular terms) to any reflecting panels and will therefore be the predominant source of any nuisance to either drivers or walkers.*

*Therefore, any effects from solar reflections on these roads and paths will be negligible.”*

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 5 – 8 weeks 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. In addition, no adverse comments have been received from the Council’s Pollution Control section on this issue.

#### Public Right Of Way/ Common Land

There are no public rights of way across the application site. The Commons Registration Officer has advised that part of the site is registered common land and part of the land abuts common land. It is acknowledged that the access crossed common land but it is not considered that the proposal would have an impact on the common land and would remain protected.

Hedgerow Planting and Management

The site is surrounded by large mature hedgerows and woodland and is not visible from surrounding areas accessible to the general public. However to enhance the sites ecological value and ensure the continuing effectiveness of the screening provided by the surrounding vegetation the operators of the proposed solar development propose to maintain the existing hedgerows at their current height. Any gaps / thin spots are to be infilled with new native planting and a natural woodland management regime is to be implemented to ensure the continuing health and quality of the adjacent woodlands.

Glimpses of the proposed development will be gleaned from the private garden of Bantwen. To mitigate any potential harm to the outlook of Bantwen, the applicants have proposed a linear buffer approximately 5 metres wide will be planted along the southern boundary of the site.

A condition to require the exact mix of species to be agreed before commencement of works is recommended.

Access and Highway Safety

The Head of Transportation and Engineering raises no highway objection given the limited traffic movements associated with the development subject to the submission of a Construction Traffic Management Plan, details of the methodology for the scope and nature of the dilapidation surveys on the adopted highway and details of wheel washing facilities prior to commencement of any work at the site. It is noted that there are three main routes that could be used to access the site; two that link to junction 48 of the M4 and one to junction 47 of the M4. Whilst there are constraints on all of the available routes to the site (weak bridges, narrow carriageways and the horizontal alignment to the east of the railways line) it is considered that the route from junction 47 is the most suitable route to transport the component parts for the solar farm, subject to the vehicles being of an appropriate weight classification.

Traffic movements during the contractor phase has been estimated at a total of 90 movements spread over the three week period, this equates to 5-6 trips per day which is not a high volume of traffic. Overall, the total predicted movements are not considered to be of a high volume and following completion of the construction phase, traffic movements will be minimal and relate to occasional maintenance visits only, approximately 10-20 visits per year.

**Other Relevant Local Appeal Decisions**

There have been three appeal decisions this year for solar parks within the authority's boundaries, all of which have been dismissed. The first at Webbsfield, Ilston (Planning Ref: 2014/0876) lies within the Gower AONB where the planning inspector, in reaching his decision on the 1MW development, was mindful of the statutory duty to in relation to the protection of the AONB and found the development would be significantly harmful in visual and landscape terms, which is of national importance given its statutory designation. The Inspector did note that the amount of renewable energy that would be generated by the scheme would equate to the needs of 300 households...and contrary to the views of objectors, considered that it was a significant contribution.



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Clearly the current application site is not located within AONB and therefore in assessing the current proposal the authority is not bound by this statutory duty. Instead the policy test outlined in Policy R11 is whether the development would have a significant adverse effect. For the reasons outlined above it is not considered the development would conflict with the criteria of R11.

An application for a solar park at Gwenlais Uchaf Farm in Pontlliw (Planning Ref: 2014/1620) was also dismissed due to the impact of the solar arrays on the nearby Listed Building having regard to the Council's statutory duty to protect it and its setting. There are no Listed Buildings within the vicinity of the current application site and to this end, the conclusions of the Appeal do not apply to the current proposal.

A more recent decision relates to a proposed 3.6MW development at land at Pencefnarda Uchaf Farm, Gorseinon (Planning Ref: 2014/0761). The appeal was dismissed on the grounds that the development would be in-appropriate within a green wedge, the inspector considered the proposed development would appear as modern industrial engineered structures that would be in contrast to the rural landscape surrounding it. He found the development would detract from and unacceptably harm the open character and appearance of the area. Moreover, the inspector found that the development would result in a significant level of harm to the outlook of occupiers of properties near to the site on Pencefnarda Road.

The current development proposed is not within a green wedge as such this aspect of the Pencefnarda Farm decision is not relevant to the consideration of this application.

The application site is however, within approximately 23m of the boundary of the nearest residential property to the south i.e. Bantwen and as such the comments of the Appeal Inspector are relevant in this regard. However, notwithstanding this, it is considered in this particular instance that as only part of the solar park would be visible from this property together with the consideration of the level nature of the site and the additional screening proposed by the applicants, it is not considered that the outlook of the owners of Bantwen would be so severely affected as to warrant a recommendation of refusal on this issue alone.

#### Other Issues

Natural Resources Wales and the Council's Planning Ecologist have raised no concerns with the contents of the Extended phase 1 Survey. However, it is recommended that the measures listed in section 5 of the survey to ensure the proposal has no impact upon protected species are followed and implemented.

The Council's Drainage Officer comments that having reviewed the submitted information which demonstrates that the proposed development will not have any impact on land drainage or surface water flows on site due to the use of permeable materials and rain gaps on the solar panels so a natural field surface will be maintained, no objection to the proposal are raised and no conditions are recommended.

The Coal Authority raises no objections to the proposal following consideration of the Coal Mining Risk Assessment, subject to the imposition of one recommended condition.

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The Glamorgan Gwent Archaeological Trust have reviewed the Heritage Assessment and have concurred with the assessment's conclusion that no additional archaeological investigation is required and there is unlikely to be an archaeological restraint to this proposed development. Natural Resources Wales have requested conditions regarding mitigation for protected species and pollution prevention measures and these would be attached to any grant of consent.

### Response to consultations

The issues raised by the objectors have been addressed above in the main body of the report.

### 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](http://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. Correspondence from Welsh Government has indicated that based on data for 2013, an output of roughly 10% of capacity for all types of solar panel in Wales was produced. This contribution to renewable energy targets has to be assessed against the impact of such schemes.

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. On balance therefore the scheme is considered acceptable and is in accordance with the criteria laid out in Policies EV1, EV2, EV21, EV23, EV30, EV35 and R11 of the City and County of Swansea Unitary Development Plan 2008. Approval is recommended.

## **RECOMMENDATION**

**APPROVE, subject to the following conditions:**

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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 planning permission is for a period from the date of this permission until the date occurring 25 years after the date of commissioning of the development. Written confirmation of the date of commissioning of the development shall be provided to the Local Planning Authority no later than 1 calendar month after the date of commissioning.

(Commissioning is defined as the point at which the solar farm is put into active service or becomes active, or is in a usable condition)

Reason: To ensure the landscape impact of the development exists only for the lifetime of the development.

3 The development shall be carried out in accordance with the following approved plans and documents: site location plan, P01.2 general PV plant layout, P01.3 equipment inverters, P01.4 equipment transformer, P015 substation, P01.6 equipment monitoring house, P01.7 communication box, P01.8 switchgear building, flood consequences assessment, archaeological and heritage assessment TDA/2152/TCP/RHC/08.15 tree constraints plan, TDA/2152/TS&A/RHC/08.15 tree survey and assessment, received 1st September 2015, glint and glare report, habitat survey received 9th September 2015, updated Landscape and Visual Impact Assessment received 3rd November 2015, amended transport access appraisal received 15th December 2015.

Reason: To define the extent of the permission granted.

4 Prior to the commencement of the development hereby approved, a Construction Traffic Management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of highway safety.

5 Prior to the commencement of the development hereby approved, a Site Waste Management Plan shall be 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 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.

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- 6 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.

- 7 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.

(iii) A timetable for completion of the works

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, and completed in accordance with the approved timetable for completion of the works.

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

- 8 No development shall commence until further intrusive site investigations have been submitted to, and approved in writing by the Local Planning Authority in order to establish the exact situation regarding coal mining legacy issues on the site and any remedial works required. 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.

- 9 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 and the results together with any remediation works proposed shall be submitted to and approved in writing by the Local Planning Authority within two months of completion of the dilapidation surveys. Any remediation works shall be undertaken in accordance with the approved details within 6 months of the date of approval of such details

Reason: In the interest of highway safety

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- 10 Prior to the development hereby approved commencing on site a method statement shall be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority detailing the provision of suitable facilities on site to ensure vehicles leaving the site do not deposit mud or debris on the adjacent highway.  
Reason: In the interest of highway safety.
- 11 Prior to the commencement of development, details of the external colour and facing materials for the buildings hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in accordance with the approved details.  
Reason: In the interests of visual amenity.
- 12 The works hereby approved shall be undertaken in accordance with the recommendations listed in Section 5 of the preliminary Ecological Appraisal report prepared by Wildwood Ecology (Ref: WWE150602.PEA.2) received on 9th September 2015 survey shall be followed and implemented.  
Reason: To ensure the proposal has no impact upon protected species.
- 13 Prior to the commencement of the development hereby approved, a Landscape and Habitat Management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the hedgerows to be supplemented, the new hedgerow to be planted and the species to be used. The scheme shall thereafter be implemented in accordance with the approved details.  
Reason: In the interests of biodiversity and habitat management.
- 14 No development approved by this permission shall be commenced until a Method Statement detailing all necessary protected species mitigation measures has been submitted to and approved in writing by the local planning authority. The mitigation measures shall thereafter be implemented in accordance with the approved details.  
Reason: To protect and mitigate the impact of the development on protected species.

### INFORMATIVES

- 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 Team Leader e-mails to mark.jones@swansea.gov.uk , tel. no. 01792 636091

#### 2 STANDING ADVICE - DEVELOPMENT LOW RISK AREA

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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

- Continued -

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- 2 Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

This Standing Advice is valid from 1st January 2015 until 31st December 2016

- 3 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, EV21, EV29, EV30, EC13, R11

- 4 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
-

## Report of the Head of Economic Regeneration and Planning

Planning Committee - 12 January 2016

Planning Application Ref: 2008/0912

**Construction of 67 dwellings with associated access, roads, parking, open space and demolition of existing buildings.**

**Former Walters Yard, Pontlliw, Swansea**

### **1.0 Background**

- 1.1 This application was reported to Planning Committee on 13<sup>th</sup> October 2015 with the recommendation that planning permission be approved subject to conditions and subject to the applicant entering into a S106 planning obligation. A copy of the report to Planning Committee is attached as Appendix A.
- 1.2 Following initial searches by the Council's Legal Services, it has come to light that part of the application site, which includes the access from Swansea Road to the main body of the application site, is owned by the Council and is covered by a 125 year Lease to Seetall Furniture. As Seetall Furniture have a Lease of more than 7 years they are an "owner" under the Town and Country Planning (Development Management Procedure) Wales Order 2012 and should have had notice served on them under Article 10 of the Order to formally notify them of the planning application. It should be noted that the correct notice had been served on the Council as the freeholder of this land.

### **2.0 Main Issues**

- 2.1 The purpose of the notice is to make the owner aware of the applicant's intentions for the land. Members may recall that Seetall Furniture made several written representations objecting to the planning application and addressed the Planning Committee at the meeting. Seetall Furniture are therefore fully aware of the planning application and the applicant's intentions to develop the land.
- 2.2 In order to rectify this oversight, the applicant has confirmed that they have served the correct notice on Seetall Furniture as required by the above legislation. To date no further response has been received from Seetall Furniture. Following the advice of the Council's Legal Services, it is not considered that this procedural oversight would prejudice in any way the planning merits of the development that are set out in the report to the Planning Committee nor would this oversight prejudice the decision of the Planning Committee to resolve to approve the development.

### **3.0 Recommendation**

- 3.1 It is recommended that:
- 3.2 Legal Services be notified that the correct notice has now been served on Seetall Furniture and that the Section 106 agreement can now be progressed in accordance with the recommendation to approve the development.

## **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 Development Control committee report.

<b>Contact Officer:</b>	<i>Ian Davies</i>	<b>Extension No:</b>	<i>5714</i>
<b>Date of</b>	<i>16<sup>th</sup> December</i>	<b>Document</b>	
<b>Production:</b>	<i>2015</i>	<b>Name:</b>	<i>Former Walters Yard, Pontlliw</i>



ITEM

APPLICATION NO.

2008/0912

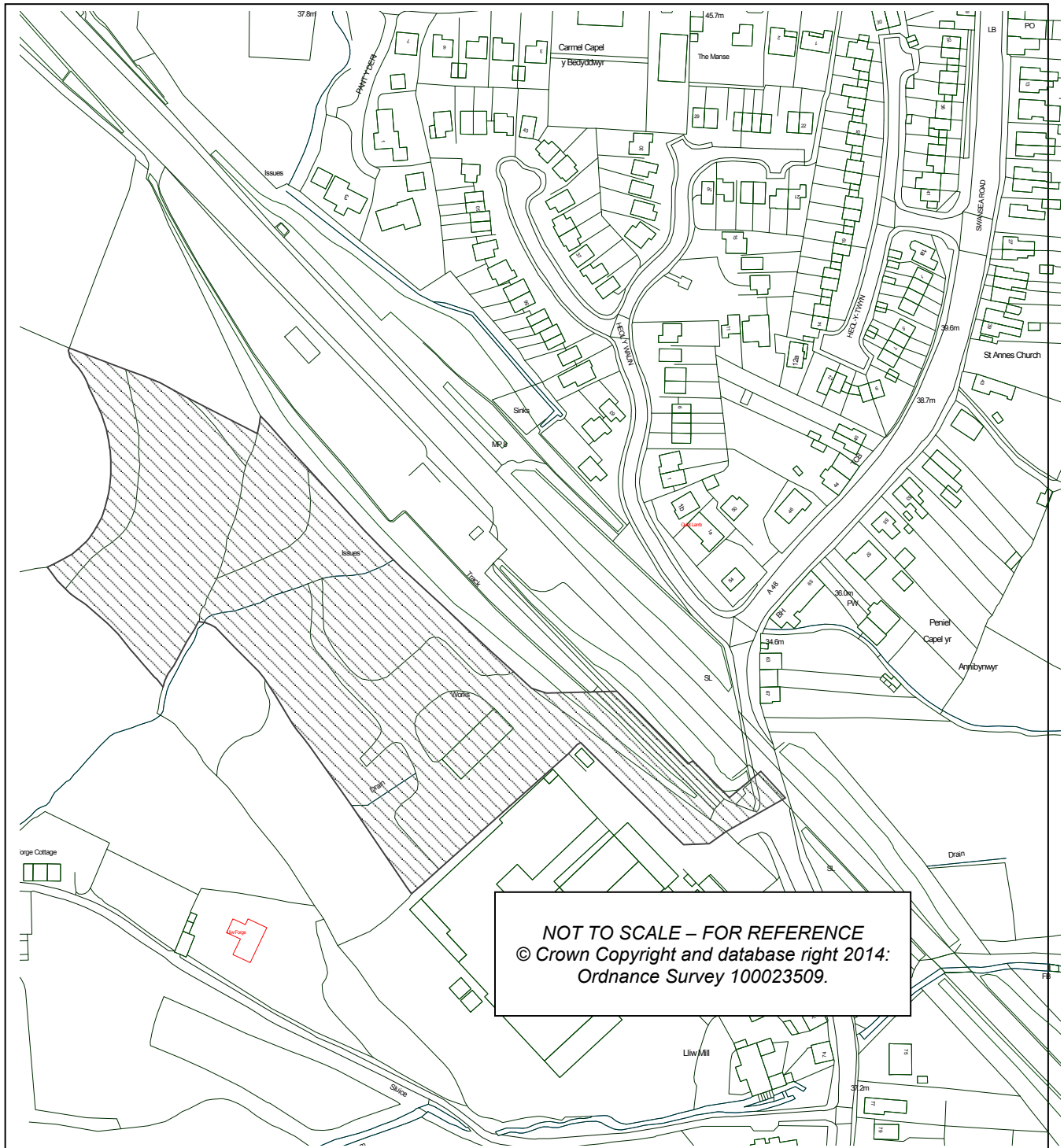
WARD:

Llangyfelach

**Location:** Former Walters Yard, Pontlliw, Swansea

**Proposal:** Construction of 67 dwellings with associated access, roads, parking, open space and demolition of existing buildings.

**Applicant:** Mr Hywel Walters



## **BACKGROUND INFORMATION**

### **POLICIES**

<b>Policy</b>	<b>Policy Description</b>
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 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)
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)
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)

- 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 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 HC3 Provision of affordable housing in areas where a demonstrable lack of affordable housing exists. (City & County of Swansea Unitary Development Plan 2008)
- Policy HC17 The Council will negotiate with developers to secure improvements to infrastructure, services, and community facilities; and to mitigate against deleterious effects of the development and to secure other social economic or environmental investment to meet identified needs, via Section 106 of the Act. (City & County of Swansea Unitary Development Plan 2008)
- Policy EV20 In the countryside new dwellings will only be permitted where justification is proved in terms of agriculture, forestry or the rural economy; there is no alternative existing dwelling in nearby settlements; and the proposed dwelling is located close to existing farm buildings etc. (City & County of Swansea Unitary Development Plan 2008)

## **SITE HISTORY**

<b>App No.</b>	<b>Proposal</b>
LV/80/0437/11	WORKSHOPS, OFFICE, STORED AND YARD Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 23/09/1980
LV/84/0186/11	CHANGE OF USE TO STORAGE OF SKIPS Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 15/05/1984
LV/90/0012/03	GENERAL PURPOSE STORE Decision: *HGPC - GRANT PERMISSION CONDITIONAL Decision Date: 22/03/1990

2013/1005      Diversion of overhead line (consultation from Western Power in accordance with Section 37 of the Electricity Act 1989)  
Decision: No Objection  
Decision Date: 22/08/2013

## **RESPONSE TO CONSULTATIONS**

### **First Consultation**

The application was advertised on site and in the press. A number of neighbouring and nearby properties were also consulted. SIXTEEN LETTERS OF OBJECTION (including a letter from Pontlliw and Tircoed Community Council) were received which may be summarised as follows:

1. The roads are busy and can get gridlocked.
2. It is not fair for existing residents who have to cope from the noise pollution from extra traffic.
3. Can the sewers and drains cope with the development? There was a flood in 2006 when the drains in the entire village were blocked.
4. The site is on a floodplain. It is on a lower level, this is bound to cause flooding. More concrete adds to flooding problems.
5. Concerns regarding the impacts on wildlife and the tranquillity of the village. 88 Dwellings is far too many.
6. The school has been extended to accommodate Y Llanerch and is nearly full again.
7. The village can only cope with small infill developments.
8. Concerns regarding visibility at the site entrance.
9. Residential and commercial traffic would mix resulting in delays and frustration. If Seetall decided to close it would result in a loss of a significant source of employment.
10. The development would be isolated from the rest of the village forming a colony that would intrude into the countryside.
11. Concerns regarding capacity at Pontlliw Primary.
12. Concerns the site is inconsistent with the draft UDP. The site is not an identified housing site.
13. The development site extends into the countryside and is an unwarranted intrusion into the countryside.
14. The application recognises a development of this scale will have an impact on infrastructure in terms of roads, sewers, drainage, school and park facilities yet it fails to adequately deal with how it would assist in alleviating that impact.
15. Concerns regarding the potential impacts on the neighbouring factory in terms of flooding, leaching of harmful substances, Japanese knotweed, vehicular conflict at the access, conflict between residential and industrial/commercial uses.
16. The site was withdrawn from consideration in the UDP there are no changes in circumstance that would now support the development.

Other consultation responses are summarised below:

#### Health and Safety Executive (HSE) 1.05.08

Does not advise on safety grounds against the granting of planning permission in this case.

#### Planning Ecologist 15.05.08

Please request an extended phase 1 ecological survey.

#### Environment Agency (EA) 28.05.08

The proposed site lies partly within zone C2 and partly within zone B, as defined by the development advice maps (dam) referred to under TAN 15, Development and Flood Risk (July 2004). We also understand that the factory site at Oaks End Industrial Park is liable to flooding. As a result they have had to raise the slab level of the buildings in order to remain operational.

Residential development is regarded as 'highly vulnerable' and should not be permitted within zone C2.

A Flooding Consequences Assessment (FCA) has been submitted but is out of date.

**Due to the requirement for a revised FCA and Hydraulic model, we would ask that determination of the application be deferred.**

Given the historic use of the site and the potential for contamination to be present a geotechnical report has been provided. We would strongly recommend this report is updated. **Ideally an updated report should be submitted prior to determination.**

We would request a development free buffer of at least 4m wide is maintained along either bank to facilitate access for maintenance and to provide some protection to habitats and wildlife that may be present along the river corridor.

**We would again request that determination of the application be deferred. If however your Authority are unable to defer consideration or the requested FCA is not forthcoming this constitutes a reason for refusal under TAN 15.**

#### Environment Officer 10.06.08

Recommends standard condition is included for a scheme for the eradication of Japanese knotweed.

#### Planning Ecologist 3.06.08

The ecological report has within it a series of recommendations and suggestions for mitigation measures. These should be followed during the development. It seems very unlikely that there are any bats in any of the buildings. Would it be possible to retain the boundary hedge and trees? These are the habitats of most value on the site.

#### Pollution Control Division 20.06.08

Having looked at what's been submitted we're not inclined to disagree with their opinion on road traffic noise from the M4, despite their reliance on only 3 hours of data which doesn't necessarily give the strongest basis for such a conclusion.

However, this was never our principal concern which, as you know, is the potential noise issue arising from the adjacent scrap yard which I believe is still in operation. Even if operations should cease here, while the site still has permission for such operations then the potential problem will remain, as will our objection to residential development on this site.

#### Urban Design Comments 10.07.08

As the scheme stands I would recommend refusal on design grounds on the basis that the scheme is overdevelopment in this village context and does not work as a place in its own regard, contrary to policies EV1 – Design, EV2- Siting, EV4 – Public Realm, EV17 – Large Villages of the UDP, plus TAN12: Design and the Model Design Guide for Wales.

### Highways Comments 3.07.08

There are some issues that have arisen that require amendments prior to highways support being given.

The principle of the access point is acceptable and the Transport Assessment indicates that the traffic generated by the proposal can be accommodated safely on the highway network. Parking provision appears to be acceptable too. However, the layout of the internal road gives cause for concern and the status of the extensive parking areas.

### Urban Design Comments (following amended layout) 17.11.08

Whilst the concept is welcomed and the revised scheme is a significant improvement on the original submission, it is still too tight as demonstrated by the amenity issues.

### Countryside Council for Wales (CCW) (29.03.10)

CCW objects to the proposal, because there is not enough information to assess possible effects on interests in the Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Bury Inlet Special Protection Area (SPA) and Bury Inlet Ramsar.

We would look to the applicants to supply a bat survey of the buildings.

We note the Hawkswood report recommends that otter surveys are carried out. We would support this recommendation.

There are some habitats identified on the site which are listed in the Swansea Local Biodiversity Action Plan. We would refer you to your authority's ecologist for advice on protecting and enhancing these important LBAP habitats.

We can give further views when provided with the information requested above. In the meantime, CCW objects to the proposals.

### Housing Department 27.04.15

There is a demand for affordable housing in the area and the Housing Service would be seeking a 30% provision of affordable housing on the development site, subject to standard negotiation. It is envisaged that the Affordable Housing units would meet DQR and be a mixture of family size accommodation (2/3/4 bed houses) & affordable tenure, and ideally pepper-potted throughout the development.

### Environment Agency 11.04.11

We note your query as to whether there is still a need for a revised Flood Consequences Assessment (FCA) and hydraulic model to be provided given that the site is now shown on the Council's flooding constraints map to be outside of the flow model.

Our original modelling of the River Lliw, which we used to formulate our response in May 2008, was a catchment wide model and did not include any in-river structures. In November 2009, we re-modelled the River Lliw in more detail.

The old Mill Leat runs closer to the application site but was not included in this revised model. Additionally, our flood maps do not take into account climate change allowance or blockages of in-river structures.

Furthermore, an ordinary watercourse runs through the centre of this site, which our flood maps does not take into account. There may also be culverts located both within the site and/or in close proximity to it that our flood maps don't consider.

We would therefore advise that the above points would need to be considered as part of a full FCA.

#### Planning Ecologist 9.06.11

The bat surveyor found no evidence of bats using the site, a bat and bird informative will be sufficient.

The otter survey found evidence of otters using the small watercourse on the site. Otters are protected under the Wildlife and Countryside Act and the Habitats Regulations, I think that a WAG licence may be required. The best way to resolve this is to consult with CCW.

#### EA 20.06.11

We are pleased to note that an FCA will be carried out. This should consider all potential sources of flooding to the site (e.g. the stream running through the site and culverts) as well as the potential impact the development may have in terms of flood risk on existing property/land in the vicinity of the site, as required by TAN15.

#### CCW 15.07.11

We welcome the submission of the submitted bat and otter surveys.

We note the conclusions of the report on the buildings surveyed and consider that the proposed development will not result in any detriment to the favourable Conservation Status of bats in their natural range. Based on the level of use by bats observed at the site the CCW are of the opinion that a licence from Welsh Government will not be required.

The recommendations in the report are appropriate and should be conditioned as part of any permission your Authority may issue.

We note the otter report found no signs of breeding or resting places and as such consider that the development will not result in any detriment to the Favourable Conservation Status of otter in their natural range. The CCW are of the opinion that a licence from Welsh Government will not be required. The recommendations in section 8 of the report are appropriate and should be conditioned as part of any permission your authority may issue.

#### EA 8.10.12

Our stance remains the same on this application; therefore, if a FCA is not submitted or any subsequent FCA fails to show that the consequences of flooding can be acceptably managed over the lifetime of the development, then the application should be refused.

### **Second Consultation**

Following the submission of amended plans indicating 65 dwellings the application was advertised on site and 21 properties were consulted. NINE LETTERS OF OBJECTION (including a letter from Pontlliw and Tircoed Community Council) AND ONE LETTER OF COMMENT have been received which are summarised below (note that those points raised in the first consultation have not been repeated):

1. Would it be possible to have the culvert adjacent to Forge Cottages enlarged as part of this planning application?
2. The development of the site would increase runoff, remove part of the flood plain and add to existing flooding problems.
3. Concerns regarding the contents of the submitted FCA.
4. A development of this scale would have an adverse environmental impact on the local community and its residents.
5. The development in the countryside would create pressure for further releases which could result in the loss of the rural character of Pontlliw.
6. There are more suitable alternative sites.
7. Concerns regarding the loss of habitat for wildlife.
8. Concerns regarding contamination from the adjacent scrap yard.
9. Developments within Pontlliw and the surrounding area are straining both the environment and infrastructure.
10. Concerns regarding the contents of the submitted Transport Statement.
11. Concerns regarding the inadequacy and unsuitability of the access to the Walters Yard site to cope with the type and volume of traffic that exists and would be generated by the proposal.
12. Concerns regarding the elderly and children being able to pass the site and conflict between proposed residents and the traffic generated by the proposal.
13. Concerns regarding dangers to road safety by vehicles tailing back on Swansea Road.
14. Concerns regarding wider traffic impacts arising from the development in relation to the M4 slip road and other access roads onto the roundabout at Junction 47.
15. Concerns the increase in the number of residents would have a detrimental effect on Pontlliw's viability as a 'natural Welsh community'.
16. Additional youngsters could lead to anti-social behaviour.
17. The removal of the railway embankment would open up the industrial park to the detriment of the existing housing.
18. The proposal would have a devastating effect on the character and ethos of the community. This development would pose a significant threat and harm to the way of life of the village due to a large influx of new residents.
19. Concerns Pontlliw has limited local facilities, the development should be low priority for housing as the nearest district centre is 3km away.
20. Concerns regarding the capacity of the local school to cope with the development.
21. Concerns the development would increase parking problems and congestion at the school.
22. Concerns the development would create demand for new facilities such as takeaways that would not be welcomed by local residents.
23. The potential for blockages to the culvert running through the site increase the risk of localised flooding.
24. There is a right of way through the site and steps should be taken to make sure it is preserved.
25. Concerns that the development should provide adequate parking for the residents of the development.
26. In the event planning permission is granted the layout should ensure that the proposal is for rounding off with no ability for future development through the site and into the countryside.
27. If the site is developed the Community Council would ask that consideration is given to requiring the developer to make a contribution to the improvement of the amenities in the area. A possible area for improvement would be Pontlliw Park.
28. Concerns the proposed increase in the slab levels of the dwellings may increase surface water runoff and flooding into the neighbouring adjacent factory premises.
29. Comment from Edwina Hart AM that due consideration should be given to the comments and queries of Seetall Ltd.



## Education 20.11.12

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

Primary: 20.15 (£208,996)

Secondary: 14.3 (£226,626)

### Primary

The development will generate 20.15 primary pupils. This will impact on Pontlliw Primary school (the natural catchment) as the school has currently very little capacity (10 places in September 2012) and pupil numbers for September 2018 is estimated to be 17 places.

Pontlliw Primary school is on a very restricted site (1.4 acres) with little scope for expansion. This development, together with the cumulative affect of other small developments in the area will push the school beyond its physical capability; there is already pressure on core facilities and additional pupils will exacerbate this.

There is also little capacity at the Welsh Medium Primary school of YGG Bryniago, currently 34 but in September 2018 the estimated figure will be that of **over capacity by 32**. In this instance, we would therefore request a developer's contribution for this school at this time and not for Pontlliw Primary School itself.

### Secondary

This development will create a requirement for 14.3 secondary places in Pontarddulais Comprehensive. This school currently (September 2012) has only 2 surplus capacity places, which is expected to rise to 70 places in September 2018 but this surplus has been allocated to another approved development and therefore cannot be credited in this case. The cost for creating the required number of additional places is £226,626.

### Conclusion

Any extra housing within this catchment area of Pontlliw will result in additional demand for places.

In summary, therefore, the request is for Developer's contributions of £208,996 towards enhanced facilities at Y.G.G Bryniago and also £226,626 for enhanced facilities at Pontarddulais Comprehensive; both amounts being indexed – linked

## Drainage and Coastal Management 26.11.12

The FCA discusses the management and disposal of surface water drainage and indicates separate solutions for the road runoff and the private plots. The engineer drawings indicate the likely layout of the drainage for the site however no calculations have been submitted to demonstrate the performance of the system during the 1 in 100 year critical storm including 30% allowance for climate change.

We would also expect to see the run-off rates for the existing hard standing and greenfield areas on site in line with the principles established at the site meeting.

The contributing areas for the two discharge points should be established and the runoff rates pro-ratad accordingly based on the positively drained contributing areas.

In regards to the management of surface water from the private plots the drawings indicate that porous fill will be used to create storage volumes, the principle of which are acceptable. The drawing also seems to indicate that there will be an overflow from the system. The drawings must show where the water will be going and at what rate, if it is proposed to discharge to the watercourse via the attenuation systems the discharge rate will need to be carefully controlled to avoid increasing runoff volumes from the greenfield portions of the site.

We have only considered the site from a surface water management perspective, we are expecting EAW to comment on the fluvial flood risk aspects assessed within the FCA.

#### EA 27.11.12

As raised in previous responses, we have requested deferral of the application pending the submission of an appropriate FCA which can demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development.

The FCA dated October 2012 does not sufficiently demonstrate that the proposed site complies with TAN 15.

We would continue to request deferral of the application pending the submission of an appropriate FCA.

#### Pollution Control Comments 19.12.12

The areas of concern were as follows:

1. Griffin Stringer Scrap Yard – This business is eligible for T9 – Recovery of scrap metal Exemption. The exemption enables the site to treat scrap metal by sorting, grading, shearing by manual feed, baling, crushing or cutting it with hand-held equipment to make it easier to handle and to help with its recovery. This exemption allows the site to store or treat up to 1,000 tonnes at any one time.

The exemption, unlike an environmental permit, would not contain conditions relating to noise or hours of operation. At present there are no times or operating restrictions on the current business.

The operations listed above are inherently noisy and have the potential to generate complaint from the residents of the proposed residential development.

However, since the application first came to the attention of the Division in 2011 there have been no complaints from the existing housing development in Heol Y Waun as regards the Griffin Stringer Scrap Yard. There is doubt as to whether the business is in operation.

Following discussions with the applicant and his consultants the amended development plan does take into consideration the views of the Division by using the preferred method of mitigation which is through design and layout. There is a landscaped area between the development and the Scrap yard and the buildings have been positioned so as to minimise any noise disturbance.

Given this information it would be unreasonable to object to the proposed housing development.

2. Commercial Freight Line – Noise measurements were taken during a train by-pass and although the level of noise generated would not constitute a statutory nuisance there was a concern that if, according to a senior Route Manager of Network Rail there was an increase in the number of freight trains then there would be potential for complaints.

This Department have not received complaints about freight train noise or of any increase in freight movements since the application first came to the attention of the Department in 2011.

The amended plans have used design and layout to mitigate this potential problem by using landscaping and positioning of the proposed houses away from the freight line bridge over the A48 Swansea Road.

Given this information it would be unreasonable to object to the proposed housing development.

3. Seetall Furniture Ltd – This is a light industrial and manufacturing business. This premises currently accepts and delivers from 06.00hrs until 18.00hrs six days per week, although there are no formal time restrictions on the operating hours.

The noises associated with this business include noise from transfer processes i.e. vehicle movement of HGVs and fork lift trucks, including the use of reversing alarms; unloading and loading of materials; washing, cleaning and maintenance operations; and use of on-site compressors and generators.

The applicant has used the amended layout of the buildings to reduce the effects of noise disturbance on those residents closest to the business. This Department have not received noise complaints about this light industrial and manufacturing business.

Given this information it would be unreasonable to object to the proposed housing development.

#### Parks Department 14.01.13

With regard to the above mentioned Planning Application, having looked at the attached site plans of the proposed development, I wish to make you aware of the following observations which I wish to be taken into consideration by the Parks Service which are as follows:

- A commuted sum will be required from the developer for any future maintenance of POS carried out by The Parks Service.
- The provision of an appropriate planting schedule which will list the proposed species of trees and shrubs to be planted prior to approval where we can determine any maintenance or safety implications involved, although I do appreciate, that as this is an outline planning application we would not require a full planting scheme at this stage.
- Areas of POS to be in an acceptable and maintainable condition prior to adoption for future maintenance and to be accepted only upon whole completion of the development and not in phasing.
- Provision of a copy of an up to date Tree Survey of existing trees which are to be retained and which will be included on any areas of POS within the development prior to any adoption for future maintenance.

- Protection of watercourse required – either by fencing or by piping/culvert, extending the existing culvert area by approx. 200 metres. Further comments required from CCS Drainage engineers.
- Future maintenance liability and responsibilities required for an open watercourse which would be subject to regular maintenance i.e. removal of leaves/debris falling from surrounding trees/shrubs.
- Confirmation required for the future maintenance liability and responsibilities of any boundary walls and fences adjoining POS.
- As a result of this new development we envisage additional use on an existing play facility at neighbouring Pontlliw Park, I therefore propose we seek to enter into a planning obligation to secure an offer of a financial contribution from the developer for the upgrading of the play surfacing at this facility. In line with the SPG, Parks would be looking for a financial contribution in the region of £31,774.06 (2010 costs plus inflation) for the provision of a tarmac base with appropriate safety surfacing.
- The Parks Service would not be in a position to adopt the POS if the roads were to remain in private ownership and only upon adoption by the highway authority.

#### EAW 25.01.13

It is our understanding that the combined sewage infrastructure which serves the location of the proposed development is hydraulically overloaded. This has manifested itself in the number of spills from a downstream combined sewer overflow (CSO) at Bach Y Gwereddyn Farm. This CSO has an indirect impact on the designated shellfish waters and should not spill on more than 10 occasions per annum, averaged over a 10 year period.

In the light of this information EAW has grave concerns in allowing further connections and input to this hydraulically overloaded system. The EC are currently scrutinising the local situation with a view to a possible infraction in relation to the Urban Waste Water Treatment Directive. Hence any further deterioration must be avoided. The spills from the Bach Y Gwereddyn Farm CSO discharge into the River Lliw which then enters the Burry Inlet. The Burry Inlet, in addition to the shellfish waters designation also constitutes part of the Camarthen Bay Estuaries European Marine Site, which is a sensitive receptor.

Dwr Cymru/Welsh Water (DCWW) is aware of the capacity issues on this part of the Swansea network and has provisionally programmed works to remedy the problem in AMP 7 (2020 – 2025). This would mean that the issue would not be addressed before 2020. We would therefore recommend that the development be allowed to go forward under a Grampian condition:

‘No development shall take place until the DCWW works to upgrade the relevant local sewerage infrastructure provisionally programmed for AMP 7 (2020-2025) have been completed and adequate capacity made available. If however the aforementioned works are satisfactorily completed prior to these dates then the development can commence at that earlier time’.

If the developer is not able to wait until these works have been duly completed then they may propose works which will free up adequate capacity in the system to avoid any detriment from their connection. This could take the form of their removal of existing surface water which currently enters the system in the vicinity of the development.

Alternatively they may enter into a legal agreement with DCWW to undertake relevant works on their behalf that will free up local capacity on a suitable timescale.

It should be noted that the volumes of clean surface water will need to be in excess of the volumes of foul which the development will generate in order to prevent the load increasing (concentration of pollutants in the system will increase, so the spills need to decrease to compensate). The actual volumes of surface water removal may be constrained by other factors and will require final agreement on their appropriateness from DCWW upon submission to the local planning authority.

If however, the developer feels unable to wait for DCWW's programmed works and is unwilling / unable to enter into agreement with DCWW to undertake works to free up capacity in the short term, then we would object to the application and recommend your authority refuse the application.

#### CCW 1.02.13

CCW has no objection in principle to the proposal.

#### **Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Burry Inlet Special Protection Area (SPA) and Burry Inlet Ramsar site**

We refer to the following document:

'Habitats Regulations Assessment of the effects of wastewater associated with new development in the catchment of the Carmarthen Bay and Estuaries European Marine Site (Final Report David Tyldesley and Associates, 17 April 2012)'.

We have previously confirmed that we are content with the approach that you will be using this report as the Habitats Regulations Assessment for all planning applications in Swansea that fall within the drainage catchment area for the Burry Inlet and Loughor Estuary (unless there are other ecological concerns that fall outside the water quality issues covered by this final report). This enables you to complete the assessment (TLSE) under the Conservation of Habitats & Species Regulations 2010 for this development.

#### Site drainage/hydraulic capacity

We understand that you are discussing this application with EAW and DCWW, and we would refer you to the advice of EAW and DCWW on hydraulic capacity and the planning conditions/ surface water removal requirements for this application. We would also refer you to the EAW and DCWW for advice regarding the separation of surface water drainage from the site and any attenuation requirements. While it has been demonstrated that this is no longer an HRA issue, it is in the interests of all stakeholders around the Burry Inlet to work towards improving the water quality, not only to help secure the long term objectives for the European and international nature conservation sites, but also to achieve compliance with the Water Framework, Urban Waste Water, Shellfish and Bathing Waters Directives. Therefore, we recommend that the schemes should be provided to the satisfaction of the EAW and DCWW prior to determination.

#### EAW 7.03.13

**An FCA has been prepared by Mr Chris Dartnell, Land Drainage and Flood Defence Consultant and is dated 13<sup>th</sup> February 2013.**

***Note – detailed comments on the FCA are contained within the EAW response.***

**We would again ask that determination of the application be deferred until all our concerns raised and within previous letters have been fully addressed.**

Natural Resources Wales (NRW) 18.04.13

Further to our response of 7 March 2013, we have received correspondence from the Land Drainage and Flood Defence Consultant, Mr Chris Dartnell (dated 28 March 2013).

Based on the content of this letter, we can confirm that we are now satisfied with the information submitted regarding the ordinary watercourse that runs through the proposed site, providing the post development dimensions are adhered to.

With regards to the comments from Mr Dartnell concerning the new flow calculations, we accept his observations and are satisfied that in this instance the flows used are acceptable. However, as the impact of the latest 0.1% flows has not been considered, we cannot confirm that there will be no increased flood risk elsewhere.

With regard to surface water management on site, we note that on-site underground attenuation storage has been proposed. This is to have capacity for the 100yr storm including an allowance for climate change. We would prefer to see overground storage used as underground storage can result in future/long term maintenance issues. The applicant should also be encouraged to investigate other sustainable drainage systems (SUDS), which could be implemented as part of the development for example grassed swales, attenuation pond, grey-water recycling, permeable paving etc.

It is also not clear whether the attenuation tank is intended to manage surface water run-off during construction. Experience has shown that pollution of surface water drains and attenuation tanks with sediments during the construction phase of this type of development is common. These issues can be difficult and expensive to resolve and again, an above ground system would be preferable to manage surface water during construction.

However, if your Authority is satisfied that underground storage is appropriate then an agreement must be in place to ensure the long term maintenance of the surface water system.

No storage calculations etc have been provided to support the proposed attenuation system. However we accept that the detailed design of the storage tank (or any other attenuation system), is a matter for Welsh Water and your Authority's Drainage Engineers to advise on as the adopting authorities. Prior to determination your Authority should be satisfied that the surface water management scheme is adequately designed so as not increase flood risk elsewhere or result in pollution of controlled waters during construction.

If your Authority is minded to approve the application, then we would strongly recommend that a full surface water management plan is undertaken and submitted in writing for approval by your Authority. This must be agreed in writing prior to any development commencing on site.

Conditions are recommended (set out in the letter) in relation to: surface water drainage; a scheme to treat and remove suspended solids from surface water runoff during construction works; the provision of a construction method statement; and land contamination/remediation conditions.

Within our response of 28 May 2008, we also noted that the existing watercourse was to be enhanced and utilised as a focal space. We would again recommend that this is incorporated into the site design in its current form and the channel is not routed through the boundaries of properties to prevent any issues of riparian ownership arising. If planning permission is secured, we would ask that a development free buffer zone of at least 4 metres is maintained along either bank. This is to enable long term access for maintenance and also to provide some protection to habitats and wildlife that may be present along the river corridor.

Please note that any culverting of this ordinary watercourse will require the prior consent from the Lead Local Flood Authority (LLFA) which in this instance is Swansea Council. We have concerns with culverted watercourses due to the adverse ecological and flooding effects that are likely to arise. We also have concerns with culverted watercourses within the curtilage of domestic dwellings due to the burden of riparian ownership. In our experience, developers and private sellers do not always declare culverted watercourses and they are often not picked up on legal searches. This can result in future maintenance responsibilities coming as a surprise to owners, the financial implications of which are unlikely to be covered in standard insurance policies.

#### Rights of Way Officer 3.07.13

Are you are aware of the public right of way affecting this site and that if they are planning to divert (as the plan indicates) they will need to apply officially?

#### Dwr Cymru Welsh Water (DCWW) 26.07.13

We would request that if you are minded to grant planning consent for the above development that the conditions and advisory notes provided are included within the consent to ensure no detriment to existing residents or the environment and to DCWW assets.

A key fundamental issue associated with any proposed development located on both the Carmarthenshire and Swansea side of the Estuary is the potential impact additional water discharges, either foul or surface water, will have on the local drainage systems and ultimately the designated waters. DCWW is contributing towards improving the water quality in the Estuary by undertaking key infrastructure improvements at its Northumberland Avenue and Llanant Waste Water Treatment Works which are designed to improve arrangements for dealing with surface water, provide ultra violet treatment and phosphate removal.

Equally developers too can play a significant part in mitigation measures by incorporating sustainable drainage features within their proposals. It is essential therefore that as a pre-requisite of any development being considered for approval that such matters are effectively controlled through planning conditions.

Therefore we seek you Authority's co-operation in imposing the following condition to any grant of planning permission:

No development shall take place until full details of a scheme for the foul and surface water sewerage disposal (incorporating sustainable drainage principles) of the whole site has been submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details.

Note: DCWW have also recommended other standard conditions and advisory notes.

The proposed development site is crossed by a 9" public surface water sewer and a 300mm storm overflow. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewerage assets.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

DCWW has no objection to the proposed development on water supply grounds.

#### Tree Officer Comments 30.04.13

I have a number of significant concerns regarding the accuracy of the submitted tree report. Many of the trees that I inspected were considerably larger than that stated within the report produced by Julian Wilkes of Treescene dated 13<sup>th</sup> November 2013. These inaccuracies have led to many trees above ground (Canopy spread) and below ground (Root protection area) to be shown incorrectly on the tree plan...

....Out of the trees I inspected many were inaccurately measured, some by a large margin. Further to this all inaccuracies were smaller than the measurements taken on site. Measuring stem diameter correctly is extremely important in determining the constraints the trees have to a development site. The stem diameter is used to calculate the root protection area (RPA) of a tree. The RPA of a tree is the area of rooting environment around a tree that needs to be protected to ensure the continued health of that tree. For example the stem diameter of T33 was recorded as a multi stemmed tree of 0.4 metres which would calculate to give a 4.8 metre RPA radius. T33 was a single stemmed tree that measured as having a 0.65 metres stem diameter which would calculate to give a 7.8 metre RPA radius. These methods are clearly detailed within the *British Standard 5837:2012 Trees in relation to design, demolition and construction. Recommendations*.

Due to my significant concerns regarding inaccuracies within this tree survey a full tree survey including a clear and accurate scaled tree constraints plan, Arboricultural Impact Assessment and Tree Protection Plan/Method to *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations* must be submitted. Please ensure that all trees individually surveyed are tagged with tree identification tags.

#### **Following the submission of further tree information by the applicant:**

#### Tree Officer comments 28/05/2013

This information still does not meet the BS5837:2012 standard. As previously requested a clear and accurate scaled tree constraints plan, Arboricultural Impact Assessment and Tree Protection Plan/Method to *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations* are required. Also if possible please can the applicant ensure that all trees that are individually surveyed are tagged with tree identification tags. Comments also made on individual trees.

#### **Third Consultation**

Following the submission of amended plans indicating 67 dwellings the application was advertised on site and 28 properties were consulted. SIX LETTERS OF OBJECTION (including a letter from Pontlliw and Tircoed Community Council) AND ONE LETTER OF COMMENT have been received which are summarised below (note that those points raised in the first and second consultations have not been repeated):



1. Concerns that the development would result in additional congestion at the roundabout at Penlleger between 7.30am and 9:00am. Other housing developments who have conducted traffic surveys at Penlleger roundabout have stated that it is 'operating at capacity'.
2. Concerns that the contents and conclusions of the Traffic Survey do not accurately reflect traffic movements in the area throughout the day.
3. Concerns Hospital facilities cannot cope with the numbers in the area and there is a lack of GPs.
4. Concerns schools in the wider area are at capacity.
5. The position of the foul pumping station so close to the adjacent land is not acceptable and will place unwanted restriction on this parcel of land.
6. A 5m maintenance corridor for the watercourse cannot be delivered as part of the corridor would not be within the ownership of the applicant.
7. A full bat survey of the existing buildings should be carried out and mitigation measures will have to be proposed for their relocation.
8. In relation to contamination no bore holes were taken in the embankment which runs most of the length of the site. There is a concern this is a deliberate omission as this area may contain batteries, oil drums etc from when the site was used as a scrap yard.

#### Urban Design Comments 5.01.15

The revised plan (ref 1526/100 rev B) addresses all my concerns from email of 18<sup>th</sup> November plus the house type revisions are acceptable too.

#### Drainage and Coastal Management 3.3.15

We have reviewed the amended plans and while we have no concerns with the drainage plans, we are concerned with respect to the Planning Layout. It illustrates that trees are to be planted over the attenuation and adjacent to the culvert, this should not occur as it will create a maintenance hazard due to root ingress over time. We recommend that the planting plan is altered so the area is grassed over only.

#### Drainage and Coastal Management 16.09.15

Having reviewed the information we can consider it satisfactory and does demonstrate that 1 in 1000 year flows from this watercourse/culvert are contained within channel through the site.

Please also be aware that any alterations to this watercourse as part of the development will require separate permission irrespective of any planning permission granted under section 23 of the Land Drainage Act 1991 (as amended).

#### Pollution Control Comments 12.03.15

I have no comments to make about the amendments

#### Planning Ecologist 20.03.15

You sent me a consultation for the amended plans for the Walters Yard development. Broadly I think they look fine, my only comment is that the intention was to maintain a functional wildlife corridor along the small watercourse that runs through the site the new plan shows that the watercourse has been culverted for a longer length than in the original plan. The stream should be kept open for as much as possible and should be planted up with semi natural vegetation on at least one side.

### Planning Ecologist 24.04.15

I've visited the Walter's Yard site. I don't think any of the trees marked to be felled have any features that are likely to be used by bats. At this point I don't think there is any need for further survey work. Some of the trees that are to be retained do have possible roost features as a precaution I think we should add a condition or informative requiring the developer to survey any tree for bat roosts that is to be felled if it has a suitable feature that could be used by bats.

### Planning Ecologist 1.07.15

The trees that have bat potential are covered by TPOs so if work was to be carried out on these we would get an application on which we could comment, so a bat informative would be sufficient.

### Planning Ecologist 7.07.15

The suggested culvert diameter of 1200mm is fine the length though is too long at 40m culverts suitable for otter use should be shorter than about 15m.

### NRW 17.04.15

We note that this current consultation relates purely to an amended site layout and the submission of the following reports.

- Letter dated 25 November 2014 - Ecology Inspection on 20 November 2014. Land at Walters Yard, Pontlliw, Swansea. Prepared by Barry Stewart & Associates Ecological Consultants.
- Remediation Strategy Report. Hywel Walters. Walters Yard, Pontlliw. Referenced 10857-3/MJE/14/RSR. Dated November 2014. Prepared by Integral Geotechnique.

Whilst our detailed comments on the above reports are provided below...please note that the comments and requested conditions provided by our legacy bodies are still applicable (i.e. EAW response dated 18 April 2013 and 2 September 2013 and CCW response dated 15 July 2011).

### Ecology

We welcome the submission of the aforementioned letter and note that this has been produced in discussion with your Planning Ecologist.

With regard to European Protected Species we note that the searches of targeted fauna specifically for Otter signs and roost sites for bats, proved negative. We therefore continue to refer your Authority to our legacy body's comments dated 15 July 2011. In addition, we note from the report that the trees around the boundary of the site have the potential to support bat roosts. As no indication has been provided that these trees will be felled as part of the proposed development we offer no objection to the proposal. However, as highlighted in the report further surveys would be required if works are to be carried out on the larger boundary trees.

We also note from the report that a number of invasive species were highlighted on site, including Japanese Knotweed. The developer should be mindful that if not treated properly, Japanese Knotweed will continue to grow and spread and can easily compromise the structural integrity of all hardstanding areas and built structures of the development.

We therefore advise the developer to produce a detailed method statement for the removal or the long-term management/control of invasive species on site.

## Land Contamination

As your Authority will be aware from previous correspondence from our legacy body, EAW, controlled waters at this site are of high environmental sensitivity and contamination is known/strongly suspected due to its previous industrial uses. In addition, we note that the site has residual structures including basements therefore it is anticipated that further investigation is required to understand if these are areas of contamination that may pose a risk to controlled waters.

We are satisfied that there are remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that the risks are appropriately addressed prior to development commencing. We therefore consider that planning permission should only be granted subject to the inclusion of planning conditions (see letter for full details) to address this matter. Without these conditions, the proposed development would pose an unacceptable risk to the environment. Please note that we would need to see the information outlined in the recommended conditions before we can make comment on any remediation strategy.

### NRW 16.09.15

Thank you for forwarding the additional information in respect of the above development, which we received on 25 August 2015. We have reviewed the FCA addendum submitted by WYG, in which they have utilised Mannings calculations to estimate the capacity of both the culvert which runs underneath the railway and the downstream ordinary watercourse which runs through the proposed development site. We are satisfied that the flows are suitable for use and that the calculations indicate that the ordinary watercourse running across the site has capacity to carry both the 1% plus climate change and 0.1% flows. However, we also advise that the Local Authority Drainage Engineers are consulted with regards to this additional information as they are the responsible authority for the watercourse in question.

### DCWW 9.04.15

No issues raised over and above those highlighted in DCWW's letter of 26.07.13.

### Parks Department 14.01.15

Parks commented on this proposed development on the 14/1/2013 with a view to obtaining a £31,774.06 contribution.

### Tree Officer 27.04.15

I had a look at this site with the planning ecologist. I'm in agreement with most of the things picked up in the tree survey. The only things I disagree with are the felling of the small oak, T7, and the felling of the goat willow, G2, G3, G39 and G43. The oak is in reasonable condition and the goat willow is in good condition, it is in the nature of goat willow that it grows in a low multi-stemmed form. G39 forms part of the hedge at the south-west corner of the site and G39 and G43 will screen the site from the M4.

I note that some of the trees along the edge of TPO567:W001 are earmarked for felling, this will be ok as long as it is restricted to the small semi-mature trees which have encroached onto Walters Yard. The planning layout seems to differ from the tree survey in the details of what trees are to be removed and retained. This needs to be clarified.

An Arboricultural Method Statement needs to be submitted detailing how the trees will be protected during development, what the proposed building methods for any encroachment into the root protection area are and the extent of any tree works such as crownlifting.

#### Pollution Control Comments (Noise) 7.07.15

I have considered the information in the Appeal Decision David Wilson Homes vs Ryedale District Council 2012. The points made relate to a much larger general industrial estate with many different noise sources from different business with varying hours of operation. It is acknowledged that there will be periods when the light industrial and manufacturing business (Seetal Furniture Ltd) will be audible to future residents but I refer to my memo dated 19<sup>th</sup> December 2012 and still have the same views that it would be unreasonable to object to the proposed housing development. The layout of the proposed dwellings will assist in reducing the effects of noise disturbance on those residents closest to the business. In order to reduce these effects further the applicant should construct a close boarded 2.2m fence on the Eastern side of the development adjacent to the light industrial and manufacturing business.

#### Pollution Control Comments (Land Contamination) 15.07.15

The report IGG Remediation Strategy Report [10857-3/MJE/14/RSR] addresses all the issues of concern. The site itself doesn't appear to be grossly contaminated though there is some contamination that will require remediation.

I'm happy with the assessment process and with the proposed remediation strategy.

Section 5 of the report details the proposed Remediation Verification process and I'm happy with this as well.

The requirements for a Phase 1 report: Desk Top Study, Phase 2: Detailed Investigation and Phase 3: Remediation Strategy Options Appraisal, which would normally be the subject of a condition, have been met by the contents of the IGG Remediation Strategy Report [10857-3/MJE/14/RSR] already submitted.

However, conditioning the application is appropriate as follows on the premise that ALL the works specified in the above mentioned report are undertaken as detailed, including "the provision of suitable hydrocarbon vapour resistant gas membranes to all buildings pending the findings of the supplemental grid sampling" [IGG Remediation Strategy Report [10857-3/MJE/14/RSR] 2.7 para.5].

Please note that my comments do not extend to issues relevant to controlled waters which come under the jurisdiction of Natural Resources Wales.

#### Highways Observations

##### 1. Introduction

1.1 This application is for full consent for the construction of 67 dwellings with associated access and parking. The site has previously been used for transport, storage yard and haulage and hence had a certain level of HGV activity and traffic movements associated with it. The planning application was first submitted in 2008 and due to issues mainly regarding the Land allocation the application has been in abeyance since then. A number of amendments and redraws have been forthcoming and it is now considered by the applicant that the outstanding issues have been addressed with this current layout.

- 1.2 In order to assess the impact of the development on the adjacent Highway Network, a Transport Assessment was submitted with the application in 2008. Highways were consulted again more recently regarding the validity of otherwise of the 2008 TA and we advised that a 12 hour count needed to be undertaken and if the results were within 10% of the previous document then we would accept that without requiring a new updated document.
- 1.3 The site is currently used as haulage yard with an operator licence (in 2008) for 17 HGV'S and 27 Trailers. There were no limitations on hours of operation although mainly movements were between 4am and 8pm.
2. Transport Assessment (TA).
  - 2.1 The TA was submitted in support of the planning application for land on Walters Yard. Originally there were 88 dwellings proposed but subsequently this number has reduced to 67. The document has been produced following National Guidelines and using the TRICS database which is the universal standard for the UK
  - 2.2 The site is accessed off the main road- Swansea Road which is between 7.5m to 8m width with footways on both sides.
  - 2.3 Access amendments have been agreed in principle with the Highways Section that provide a safer access for all users than that currently at the site. The works will be undertaken under a Section 278 Agreement with the Highway Authority. The revised access will give the required visibility when leaving the site.
  - 2.4 Personal injury statistics showed only two accidents in the three year period up to December 2007. Within the last three years there have been no new accidents in the vicinity of the site junction (which is as existing).
  - 2.5 A 12 hour survey was undertaken in April 2008. This showed approx. 6000 daily movements with 600 and 700 in the am and pm peak respectively with an average % of 6% of HGV's.
  - 2.6 The TRICS database provided a trip rate of 8.5 movements daily (based on survey sizes for between 50 and 200 houses) with between 0.6 and 0.7 movements per dwelling in the peak houses. These are as expected from dealing with other sites in the Swansea Area. In the morning peak the site was expected to generate 53 movements- less than one per minute, similarly in the afternoon peak the figure was 61 with a total of 756 for a 24 hour day.
  - 2.7 When compared to the existing uses there is an increase in traffic movements associated with the residential use. However the priority junction access has been tested using PICADY and was found to be working well within capacity with a maximum wait of 11 seconds when egressing the site.
  - 2.8 Given the length of time delay for determination a request was made for another 12 hour traffic count. This was undertaken in December 2014 and showed 580 in the morning peak and 704 in the afternoon peak so overall very little change, if anything a slight reduction. An intermediate traffic count was undertaken in 2012 by CCS and this showed flows of 454 in the morning peak, 617 in the afternoon peak and 24 hour flows of 5933. The applicant was subsequently advised that a new TA was not required.

- 2.9 It is worth noting that the original TA was written for 88 dwellings and now the scheme has been reduced to 67 so any trip generation impacts can be further reduced by 23%.
- 2.10 The conclusions of the TA were that the scheme (subject to the usual conditions, legal agreements and amended access) could be accommodated without any detriment to the Strategic Highway Network
3. Vehicular Access and Traffic
- 3.1 The only vehicular access to the site is gained directly off Swansea Road Pontlliw. The application proposed an amended access, splitting off the Seetall access from the residential/scrap yard access and the design was drawn up in consultation with Highways who have in principle approved the access design. The proposed access will allow safe access to the residential site, and the existing scrapyards and furniture factory which are being retained.
- 3.2 The amended access will have to be constructed under a Section 278 agreement with the Highways Authority. The Transport Assessment indicated that the Highway Network could cope with the additional traffic generated by the proposal.
- 3.3 The layout of the site accords with our adopted standards and the pinch point when entering the site would act as a natural traffic calming feature. Most of the carriageways have footways/service strips associated with them. Thus the layout is suitable for adoption under a section 38 Agreement with the Highway Authority. There is a watercourse also being traversed and the design of this culvert/bridge will need to be designed to HA standards and be subjected to an independent verification process.
- 3.4 The small parking courtyards dotted throughout the site, the access to the substation (between plots 18/19) and the shared drive adjacent to plot 32 will not be adopted and will remain in private ownership.
4. Car Parking
- 4.1 The development has been assessed against adopted parking guidelines. Residential parking is in accordance with the standards for zones 2-6.
- 4.2 The parking is largely provided on drives within the private curtilage, in garages and also there are forecourt areas when shared provision is available. Where garages form part of the parking provision the permitted development rights will be removed by condition to ensure that adequate parking is retained.
- 4.3 Notwithstanding the boundary treatments indicated on the submitted plans the boundary wall of any boundary fronting any highway or parking area shall be kept below 1m in the interests of visibility. This can be secured via condition.
- 4.4 The majority of the roads within the site should not require any on street controls as the parking meets the standards. However, should any Traffic Regulation Orders (TRO's) be deemed necessary during the Section 38 process then they will be included at the applicant's cost at this point. This may include Double Yellow Lines or keep clear hatching where turning for deliveries/refuse lorries may take place. These should keep the highway free from parking and maintain the routes obstruction free.

## 5. Pedestrian and Cycle Access

5.1 Pedestrian and cycle facilities are to be enhanced by the development. The footways are 2m in width and run throughout the site on at least one side of the road at any point. Whilst no dedicated cycle parking is available the availability of garages will allow safe secure parking to take place. The nature of the estate road being a no- through road should ensure low speeds to encourage on road cycling to take place.

## 6. Public Transport

6.1 There is public transport provision that runs along between Pontlliw and Pontarddulais (going from Ammanford to Swansea and vice versa) the service X13. This runs at 20minute frequency and the site is considered to be well served by public transport as an alternative means to the car.

6.2 Pontlliw is served by local amenities such as primary school, post office, hair salon, garage, local shop and pubs.

6.3 The TA makes reference to a section 106 contribution (clause 4.7 of the TA) towards bus stops upgrades and following discussion with the relevant officer I have been advised that sum of £2000 will be sufficient for remarking/repainting.

## 7. Conclusions

7.1 The Transport Assessment demonstrated the scheme can be developed without detriment being caused included with the outline consent indicated that the main access junction can accommodate the increased traffic and remain within its capacity.

## 8. Recommendations

8.1 No highway objection subject to the following;

- i. All adoptable highway works including the internal road layout and amended access being completed to Highway Authority Standards and Specification under section 38/278 Agreements. The culvert/bridge over the watercourse will require separate approval/verification from the Bridges and structures section.
- ii. Garages shall remain for parking purposes only incidental to the residence only and not for any other use.
- iii. Notwithstanding the submitted details the boundary walls along the estate road boundary shall be kept below 1m in the interests of visibility to ensure that adequate visibility is maintained for accessing/egressing vehicles and pedestrians.
- iv. A sum of £2,000 to be made payable under a section 106 agreement for upgrades associated with the two closest bus stops of Swansea Road Pontlliw.
- v. 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.

- vi. 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.
- vii. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Note 1: All off-site highway works are subject to an agreement under Section 278 of the Highways Act 1980. The design and detail required as part of a Section 278 Agreement will be prepared by the City and County of Swansea. In certain circumstances there may be an option for the developer to prepare the scheme design and detail, for approval by the City and County of Swansea. However, this will be the exception rather than the rule. All design and implementation will be at the expense of the developer.

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.

Note 3: All direction signage on the highway is subject to separate consent and further information on this aspect should be sought from The Traffic Management Group, City and County of Swansea, Tel: 01792 636168.

## **APPRAISAL**

This application has been called to Committee for decision by Councillor Gareth Sullivan in order to consider the impact on the surrounding area and infrastructure.

This application seeks planning permission for the construction of 67 houses with associated access, roads, parking and landscaping at Walter Yard, Swansea Road, Pontlliw.

The application site, which is elongated and irregular in shape, is currently used as a haulage yard with access derived off Swansea Road which is shared with the adjacent furniture factory and scrap yard. The site is bound by a scrapyard and rail line to the north east which are separated from the site by a high embankment. The neighbouring furniture factory is located to the south east and is separated from the site by a line of conifer trees. To the west is open countryside.

There is one large single storey building on the site with the residual areas covered in a mix of, scrub, bare ground and various hard surfaces. Lorry parts, other vehicles and containers are scattered around the site. The site is generally level with a change across the site of approximately 1.5-2m. The site is surrounded by mature shrubs and trees which along the northern and north western edge are covered by a Tree Preservation Order (TPO). There is a culvert which runs in a south westerly direction through the site beyond which the site is less well used.



There is an 11KV overhead line crossing the site which is proposed to be diverted across the site or grounded. The Local Planning Authority has already been consulted on the diversion under Planning Ref: 2013/1005 and offered no objection to the proposals, which would divert the line along the alignment of the access road.

The north western parcel of land that forms the site is identified in the UDP proposals maps as being within the open countryside, as such the proposal has been advertised as a departure to the provisions of development plan. Policy EV20 states that in the countryside new dwellings will only be permitted where justification is proved in terms of agriculture, forestry or the rural economy; there is no alternative existing dwelling in nearby settlements; and the proposed dwelling is located close to existing farm buildings etc. (City & County of Swansea Unitary Development Plan 2008). This land, however, benefits from a Lawful Development Certificate issued in 1988 which has established that the use of this land and the residual areas of the site, save for the access, as a haulage contractors business is lawful. Moreover, visually and spatially this land is considered to more closely relate to the wider brownfield site rather than the open countryside. It is considered that this should be given significant weight in the determination of this application, notwithstanding the countryside boundary indicated in the UDP proposals maps, subject to other planning policy and technical requirements which are discussed below.

## **Main Issues**

The main issues to consider in the determination of this application relate to the acceptability of the residential development at this site in terms of its impact on visual and residential amenity, highway safety, ecology, drainage and water quality issues, and compatibility with adjacent land uses, 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.

### Policy considerations/ Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan is the City and County of Swansea Unitary Development Plan (UDP) which was adopted on 10th November 2008.

The application site was put forward as a housing site in the draft Interim Housing Land Policy Statement 2002-2009 (IHLPS) but was withdrawn from consideration in 2004 following unresolved issues relating to flooding, access and the proximity of the adjacent scrap yard.

In terms of the emerging Local Development Plan (LDP), the site has been promoted for housing through the LDP and was included as a housing site within the Pre-Deposit Draft.

The north western parcel of land that forms the site is identified in the UDP proposals maps as being within the open countryside, as such the proposal has been advertised as a departure to the provisions of development plan. This land, however, benefits from a Lawful Development Certificate issued in 1988 which has established that the use of this land and the residual areas of the site, save for the access, as a haulage contractors business is lawful. Moreover, visually and spatially this land is considered to more closely relate to the wider brownfield site rather than the open countryside. Given this planning history, and notwithstanding countryside boundary indicated in the UDP proposals maps, there is no objection in principle to the use of this parcel of land as housing subject to other planning policy and technical requirements which are discussed below.

In line with the objectives of Planning Policy Wales 2014 (7th Edition) and TAN 12: Design (2014), UDP policies EV1 and EV2 seek to ensure new development is appropriate, inter alia, to its local context and integrates into the existing settlement with no detrimental impact on local amenity. In addition, UDP policies EV3, AS1, AS2 and AS6 require that new development provide satisfactory access and facilities for parking. These Policies are expanded upon and supported by the Supplementary Planning Guidance (SPG) document 'Places to Live: A Design Guide' adopted in 2014.

The current proposal needs to be considered in the context of the surrounding area. The natural environment of this site is further supported by Policy EV30 which particularly seeks to protect and improve woodlands.

With regard to drainage from this site, full regard has to be given in this case to Policy EV25 and the impact of drainage on the water quality of the European protected sites in the Carmarthen Bay and Estuaries Special Area of Conservation, Carmarthen Bay Special Protection Area; and Carmarthen Bay RAMSAR (CBEEMS), and the requirements of related policies EV33, EV34, EV35 and EV36 regarding sewage disposal, surface water run-off, development and flood risk.

Affordable Housing provision on a site of this scale should be provided in accordance with Policy HC3 and Policy HC17 allows the Local Planning Authority to enter into negotiations with developers to deliver planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), and these provisions should be fairly and reasonably related in scale and kind to the individual development.

## **Visual Amenity**

The proposal has been the subject of significant negotiations in order to ensure that the density, layout and design of the development has sufficient regard to its location at the edge of the countryside. Significantly the number of dwellings has been reduced from 88 dwellings as originally proposed to 67 dwellings.

In visual and spatial terms, the site is somewhat isolated from the main road which runs through the village due to access being derived from a dedicated road which runs between the scrap yard access and railway embankment to the north and the grounds of the furniture factory to the south. A pedestrian link will be provided from the main part of the site to Swansea Road. The link would be relatively pleasant as there are trees on both sides of the access, however, the palisade fence boundary treatment with the factory should be screened where possible and street lighting would be required as the portion of the link closest the Swansea Road is not overlooked.

Once into the main part of the site the spine road meanders through the development which is characterised in the main by detached and semi-detached dwellings fronting directly onto the road with small front gardens. Other good design principles incorporated into the development include the effective use of corner buildings, side parking to limit the visual impacts of parked cars, and frontages onto the watercourse, which will provide a focal point in the central part of the development.

The majority of mature trees around the site perimeter are indicated to be retained which will provide some screening to the development from surrounding views to the west and will ensure the site reflects its sensitive location at the edge of the village. In this regard it will also be necessary to ensure that suitable boundary treatments are provided along the western edge of the site to ensure a soft edge to the perimeter of the development.

In this respect it is noted that a new native hedge is indicated along the rear of plots 12-26 to define the boundary. The provision of suitable boundary treatments can be addressed by condition.

In terms of the house types proposed there is a good mix of 2 bed (10), 3 bed (32) and 4 bed (25) dwellings. Again the provision of satisfactory house types has been the subject of negotiations as has the mix of materials. The three storey properties previously proposed have been deleted resulting in the whole development being two storey, thus reflecting the scale and character of the properties within the village. The majority of the dwellings (50) would be in facing brick with rendered dwellings generally used on important corners facing the access road. This will provide the variety in the street scene that reflects the variety of facing materials found within the wider context of Pontlliw.

A landscaping plan has not been submitted with the scheme, however, there is scope within the development to provide planting within both public and private areas of the site. It will also be important that the boundary treatments facing the road are robust and of good quality design.

As stated earlier there is a pedestrian link through the development to Swansea Road. There is also a public right of way which crosses the north western part of the site. This will be re-aligned to follow the line of a new path. The provision of a satisfactory treatment for this path can be secured by condition and an informative note will be included advising the applicant to contact the Rights of Way Team to discuss the re-alignment of this path.

In light of the above the proposal is considered to represent a satisfactory form of development in terms of its impacts on the character and appearance of the area. The layout and design of the development would create a good quality and distinctive streetscape and would accord with the provisions of Policies EV1, and EV2.

### **Residential Amenity**

In terms of residential amenity impacts, the nearest existing residential property to the development is Lliw Forge sited over 60m to the south west as such there would be no material residential amenity impacts to this property.

The layout has been amended to improve the separation distances between dwellings within the development. Back to back and back to side separation distances now generally accord with the guideline separation distances outlined in the adopted SPG. In addition for the vast majority of the plots a standard 10 metre separation distance would be maintained where first floor windows would overlook neighbouring private amenity space. In this respect the development is considered to be satisfactory.

The site is surrounded by mature trees. Following officer concerns the layout has been amended to pull the dwellings away from these trees particularly in the north westernmost corner of the site where plot 42 is sited. The amended plans have now addressed previous concerns with regard to the potential conflict between the development and the canopies and root systems of the trees in this area. Furthermore, it is not considered the siting of the dwelling on plot 42 would give rise to any significant overbearing or overshadowing impacts from the surrounding trees.

The eastern boundary with the furniture factory is defined by high conifer trees, which will result in some overshadowing and overbearing impacts to the occupiers of those plots nearest to this boundary (plots 1, 11 and 12). To mitigate these impacts the plots have been orientated with their side gables facing this boundary which will ensure the front and rear elevations of these properties benefit from sufficient outlook and would not experience any significant overbearing impacts from these trees, despite their height.

In terms of overshadowing impacts the main impacts would be to plots 1 and 11. These plots would be overshadowed by these trees for part of the day, however, it is considered that sufficient natural light and outlook would be afforded to these properties to ensure that their siting in proximity to these trees would not result in any significant residential amenity impacts to the occupiers of these properties.

UDP Policy EV2 requires new development to have regard to the physical character and topography of the site and its surroundings and under criteria xiii, development must have full regard to existing adjacent developments and the possible impact of environmental pollution from those developments, as well as the creation of any environmental pollution to the detriment of neighbouring occupiers (including light, air and noise).

Additionally, UDP Policy EV40 states that 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. The amplification to the policy states: where proposed development is to be located in close proximity to a source of noise pollution, or includes possible noise conflicts within the proposed site, proposals will be required to incorporate design, landscaping and other measures to minimise the effects on future occupants. The layout of buildings can frequently be designed or modified to reduce the effects of noise disturbance. Similarly schemes can be designed to incorporate materials, features and landscaping which reduce the impact of noise on the surrounding buildings. Where there are potential noise implications, developers may be required to provide an assessment of noise impact, together with proposals for mitigation in support of planning applications. Planning permission will be refused if the Council is not satisfied with the results of the assessment and proposed mitigation measures. Notwithstanding the use of good design and materials, there will be some instances where new residential and other noise sensitive uses such as hospitals and schools will not be acceptable in close proximity to existing noise generating uses or activities.

In terms of noise generated from the scrap yard, the proximity of the scrap yard some 15 metres to the nearest of the proposed dwellings would have the potential to result in noise disturbance to these properties by virtue of the nature of the activities taking place at the site typically for such uses this would involve receiving and treating scrap metal by sorting, grading, baling, crushing or cutting. However, the Pollution Control Division is satisfied that the intervening embankment and the design and layout of the scheme would be sufficient to address any significant impacts to the occupiers of the development. Whilst this may be the case, there is a residual concern that this use does have the potential to generate high levels of noise that would be incompatible with the residential use proposed. This view is consistent with the earlier comments from the Pollution Control Division and one of the fundamental reasons why the site was withdrawn from the IHLPS. The scrap yard is currently vacant, and has now been acquired by the applicant in order to provide satisfactory access and egress from the site. This provides an opportunity to ensure that the use of the scrap yard ceases which shall remove the possibility of any significant noise or disturbance impacts to the occupiers of the proposed development arising from this land use. The applicant has indicated that they would be willing to surrender the use of the scrap yard and this can be achieved through a S106 planning obligation.

There is an operating commercial freight rail line to the north of the scrap yard which will have the potential to result in noise disturbance to the future occupiers of the development. In commenting on the application in 2013 the Pollution Control Division reported there may be a potential increase in the number of trains that would be using the line. Noise surveys have been taken during a train bypass which confirmed that the noise levels would not constitute a statutory nuisance.

Furthermore the noise survey submitted in support of the application confirmed that the noise generated from the operation of the rail line did not cause any increase in the noise levels on the site over and above the noise of the M4 to the west. The rail line is a similar distance to the proposed dwellings as it is to the existing dwellings on Heol Y Waun. The Pollution Control Division has not received any complaints about freight noise and as such, within the noise context of the site, it is not considered that the noise arising from the proximity to the operational rail line would result in any significant noise disturbance to the future occupiers of the proposed development.

Turning to the noise impacts from the adjacent furniture factory, Seetall Furniture have made representations concerning the potential impact of the proximity of the residential use upon the operation of the business. It is important to consider not only the impact of the proposal on the amenity that can reasonably be expected by residents of the proposed development but also the impact on neighbouring commercial operations by the proposed noise sensitive residential use.

Seetall consider that the proposed residential use is not compatible with the manufacturing processes taking place at the factory. The factory comprises a fully automated metal production plant, a foundry and upholstery factory. Its manufacturing operations take place six days a week between the hours of 07:00 and 17:00, although it is noted that deliveries may be received from 06:00am. Seetall's concern is that their manufacturing operations could be curtailed should residents not wish to live next to a busy factory, which may result in noise nuisance complaints to the Pollution Control Division which could undermine the ability of the factory to operate and, in a worst case scenario, result in closure and job losses. These legitimate concerns have been raised and are an important material planning consideration.

An acoustic report has been submitted with the application conducted in 2008 which reported no noise from the furniture factory, however, it is considered that little weight should be given to the findings of this report given the limited hours the site was surveyed (between 14:15 and 17:00) and the distance of the survey points from the factory premises. Notwithstanding this, the Pollution Control division has considered the impact of the existing operations at the furniture factory on the future occupiers of the development and are satisfied that the layout of the proposed dwellings, with their side elevations facing the application site would mitigate any significant impacts to the amenity of the future occupiers. It is noted that there are residential properties on the eastern side of the factory including a property located in close proximity to the factory access and buildings. If the premises were operating in a manner which resulted in excessive noise it would be reasonable to expect that complaints may be received on noise nuisance grounds, however, the Pollution Control division has received no noise complaints relating to the furniture factory site.

Seetall's has cited an appeal in England that was dismissed on the grounds that introducing housing adjacent to an established industrial area would prejudice the ability of the businesses to operate. Comparisons can be drawn with this decision in terms of the issues that are relevant to the consideration of this proposal, however, each application is considered having regard to the specific circumstances of the application.

On site, some intermittent noise from the factory was audible from machinery within the buildings and delivery lorries, as such it is acknowledged that whilst there will be periods when the activities within the site will be audible to future residents, as is no doubt the case for the current residents near the premises, it is considered, on balance, that these effects would not have a significant adverse impact on the living conditions of the future occupiers. It is acknowledged there is a potential for the factory premises to be occupied by a different operator, however, it is considered that the siting of the factory within a village context would not appeal to operators undertaking inherently noisy or dirty manufacturing activities.

It is considered the mitigation proposed in terms of the orientation of the dwellings would address any significant noise impacts to the occupiers of the dwellings and further mitigation has been requested by the Pollution Control division in the form of a 2.2m high fence along the eastern boundary with the factory. This can be secured by a condition.

In the absence of any significant harm to the future occupiers of the proposed development from the activities taking place at the factory, it follows therefore that the future occupiers would be unlikely to raise concerns either to the factory operators or the Council regarding noise or disturbance. As such it is not considered that the proposed development would undermine the ability of the factory to operate its business.

In view of the above the proposed development is considered to be acceptable in residential amenity terms and would accord with UDP Policies EV2, EV40 and HC2.

### **Parking, Access and Highway Safety**

Responses to the public consultations have raised concerns regarding the suitability of the access for commercial and residential use together with the impact of additional traffic on: Swansea Road; the roundabout and slip road at J47 of the M4; and the Penllergaer Roundabout near the Primary School. Concerns have also been raised that the parking provision would not be sufficient within the development. Moreover concerns have been raised regarding the accuracy and findings of the transport assessment.

A transport assessment was submitted with the application for 88 dwellings in 2008. Given the time that has passed, an additional traffic count has been undertaken in 2014 and this has been cross referenced with CCS counts undertaken in 2012. The counts indicate a slight overall reduction in traffic since 2008.

The TRICS database which is the universal standard traffic database for the UK has been used to determine traffic flows to and from the site. In the morning peak the site was expected to generate 53 movements - less than one per minute, similarly in the afternoon peak the figure was 61 with a total of 756 for a 24 hour day.

The proposed development would result in an overall increase in the volume of traffic movements at the junction, however, the priority junction access has been tested and was found to be working well within capacity with a maximum wait of 11 seconds when egressing the site. This indicates that the development would not result in any significant delays for commercial traffic exiting the furniture factory.

The access onto Swansea Road is proposed to split the traffic arising from the proposed development and scrap yard with that arising from the furniture factory. The access has been designed in consultation with the Highways Department and the Head of Highways and Transportation considers that the revised access will give the required visibility when leaving the site access and will provide a safer access for all users than currently exists.

In term of the impacts on the surrounding road network, the conclusions of the TA were that the scheme, subject to conditions, legal agreements and amended access could be accommodated without any detriment to the Strategic Highway Network. In terms of the impacts of the development on the Penllergaer Roundabout and Junction 47, the TA has not assessed impacts on these areas. Notwithstanding this, in view of the trip rates described above the development is not considered to result in such a significant increase in traffic in these areas that further detailed analysis would be required to quantify this impact which, it is considered, would not be significant.

Turning to the development layout the access road through the site accords with adopted standards and the design provides a natural traffic calming feature when entering the site. There is a watercourse also being traversed and this culvert/bridge will need to be designed to satisfactory standards. This can be secured by condition.

Parking within the development is largely provided on drives within the plots, in garages and also on forecourt areas when shared provision is available. The provision accords with adopted standards however, it is recommended that where garages form part of the parking provision this parking is retained by condition to ensure that adequate parking is available.

The Head of Highways and Transportation has confirmed the majority of the roads within the site should not require any on street controls as the parking meets adopted standards. However, it is recommended that an informative is included to advise that if any Traffic Regulation Orders (TRO's) are deemed necessary during the Section 38 process, then they will be included at the applicant's cost at this point. This may include Double Yellow Lines or keep clear hatching where turning for deliveries/refuse lorries may take place. These should keep the highway free from parking and maintain the routes obstruction free.

In view of the scale of the development within the village it is recommended that further information is required to be submitted to inform how vehicle movement will be managed during the construction phase. This information can be secured by an informative note.

In light of the above the development is considered to be acceptable in terms of parking, access and highway safety subject to a contribution of £2,000 for upgrades to the existing bus stops in Pontlliw, this is considered to be reasonable and necessary in order improve these facilities in the interests of promoting sustainability.

## **Ecology and Trees**

Several objections have been received with regard to the impact of the proposal on wildlife.

In terms of trees, a tree survey has been submitted which has been considered by the Council's tree officer. The majority of the boundary trees are proposed to be retained, however, some 21 individual trees or groups of trees have been indicated to be removed. These trees have been described as 'U' category trees which are in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. The majority of the trees proposed to be removed are located along the northern boundary. Those trees located outside of the application site which are indicated to be removed and are covered by TPOs, will need to be the subject of a separate TPO application.

Following initial concerns regarding the accuracy of the survey and the impact of the development on the protected trees surrounding the site, the layout has been amended to mitigate the impact on existing trees and the tree officer has offered no objection to the proposal subject to the submission of further information to indicate how the trees will be protected during development, the proposed building methods for any encroachment into root protection areas and confirmation of the extent of any tree works such as crown lifting to the trees located within the application site. This information can be secured by condition. Within the context of the vegetated embankment and the overall tree coverage around the perimeter of the site, it is considered that the loss of the trees identified would not have a significant detrimental visual impact on the character and appearance of the area.

The application was accompanied by an ecological assessment in 2008 which has been subsequently updated in consultation with the Council's planning ecologist. Separate bat and otter surveys have also been submitted.

In terms of bats, the surveyor found the main building is unlikely to support bats, however, a single common pipistrelle may use the ridge on an intermittent basis. No specific mitigation measure were identified as being required and the Planning ecologist has recommended a standard bat informative as mitigation, should planning permission be granted. The Council's planning ecologist has inspected the trees which are indicated to be removed within the applicant's tree survey for features that are likely to be used by bats. The planning ecologist is satisfied that currently no further bat survey of these trees is required. However, some of the trees that are to be retained do have possible roost features and as a precaution the planning ecologist has recommended an informative note is included with any planning permission to advise the developer of the potential for bats in the boundary trees.

The otter survey noted evidence of otters using the site, however, no signs of breeding or resting places, as such, in line with the comments of CCW (now NRW) it is not considered that the proposed development would result in any detriment to the Favourable Conservation Status of otters in their natural range.

Following discussions with the Council's planning ecologist, there is a concern that the proposed culvert measuring some 40m in length would be excessive for otter use. It is recommended that the culvert is reduced in length to some 15m, which would remove the majority of the small central open space area on the site. The removal of this open space area is not considered to raise any wider planning concerns as there is access to the surrounding countryside from the site and the proposals will also include improvements to the existing play facilities within Pontlliw. The details of the revised culvert can be secured by a condition.

The proximity of the dwelling on plot 30 to the watercourse has reduced the available buffer strip to the watercourse. In order to rectify this, the dwellings on plots 30 and 31 will need to be re-designed / amended to address this requirement. It is considered this matter can be addressed by a condition.

The features of the site of most ecological value are the boundary trees, hedges and the watercourse. These features will for the most part be retained and have been incorporated into the development.

In terms of ecology CCW and more recently NRW have offered no objection to the proposal subject to the recommendations in the applicant's ecological report and otter report being conditioned as part of any planning permission. The mitigation requirements can be addressed by conditions and informatives and are considered to be necessary in order to ensure the development would not have a detrimental impact on the ecology of the site or the wider area.

## **Land Contamination**

The application has been accompanied by a site investigation report and remediation strategy report. Site investigations carried out across the site to date have identified contamination within the shallow soil profile as a likely result of the historic use of the site and the nature/composition of the made ground. Screening indicates exceedences of arsenic, total chromium, lead, a single concentration of zinc and polyaromatic hydrocarbon (PAH) compounds. Asbestos cement was also detected within one sample and there is likely to be locally elevated hydrocarbons in the vicinity of the above ground diesel tanks. Lechate and groundwater tests have also been undertaken. It was concluded that the development would not increase the potential for leachate generation and migration. There are potential localised sources identified within the site however these areas are proposed to be remediated or verified to a satisfactory level. Based on the investigations to date no significant groundwater contamination was identified.



NRW has considered the contents of the site investigation report and remediation strategy and recommended a series of land contamination conditions which will require the submission of further information and the formalisation of the remediation and validation strategy at the site. These conditions are considered to be necessary in order to demonstrate the risk of contamination to controlled waters can be appropriately managed. However, in principle, NRW are satisfied that there are remedial options available to address the risks posed by contamination at the site.

The Pollution Control Division has also considered the contents of the applicant's remediation strategy and are satisfied that sufficient information has been provided to address the requirements for Phase 1, Phase 2 and Phase 3 site investigation and remediation reports, subject to the remedial works specified within the reports taking place. This can be controlled by a condition.

In light of the comments of NRW and the Pollution Control Division, therefore, it is considered that, subject to satisfactory remediation, the site can be developed for the intended residential use without having a harmful impact on the environment and without any unacceptable risks to the future occupiers. The development is therefore considered to be in accordance with UDP Policy EV38.

## **Flooding**

When the application was originally submitted NRW (then the EA) commented that the proposed site lies partly within zone C2 and partly within zone B, as defined by the development advice maps (dam) referred to under TAN 15, Development and Flood Risk (July 2004). Residential development is regarded as 'highly vulnerable' under TAN 15 and should not be permitted within zone C2. NRW also noted that the furniture factory site is liable to flooding.

The applicant has submitted an FCA which has been amended several times and comments have been received to these amendments from NRW.

Since the application was submitted the flood zone in relation to the site has changed and it now lies within flood zone B relating to areas known to have flooded in the past.

EV36 states that 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.

The most recent response from NRW to the flooding issues raised in their previous letters confirms that they are satisfied with the information submitted regarding the ordinary watercourse that runs through the site; the calculations indicate that the ordinary watercourse running across the site has capacity to carry both the 1% plus climate change and 0.1% flows. As such NRW has raised no objection on flooding grounds provided the post development dimensions specified are adhered to. This matter can be secured by condition.

The Council's drainage officer has also considered the FCA information and is satisfied that the 1 in 1000 year flows from the watercourse/culvert are contained within channel through the site.

In view of the comments of the Council's statutory adviser on these matters and the comments of the Council's drainage engineer it is considered that the development would be in accordance with Policy EV36.

## Drainage

This application is one of a number of major planning applications that have been held in abeyance, due to ongoing concerns raised by Europe and the Welsh Government regarding the water quality of the Loughor Estuary which is part of the following European protected sites: Carmarthen Bay and Estuaries Special Area of Conservation; Carmarthen Bay Special Protection Area; and Carmarthen Bay Ramsar (CBEEMs). 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.

To accord with the agreed and signed Memorandum of Understanding (MoU), foul connections should only be allowed when compensatory surface water removal has been implemented within the same catchment and agreed relevant details recorded on the LPA's register of compensatory surface water disposal.

Concerns have been raised that the development may increase surface water flooding in the area. The proposed surface water drainage strategy will discharge surface water from the highways and plots into the watercourses within the site via attenuation. A surface water strategy encompassing attenuation to restrict discharge rates has therefore been proposed and discussed with the Drainage officer. Foul water would be discharged to the mains sewer on Swansea Road via a pumping station located on the western boundary of the site. The Council's drainage engineer has confirmed that there are no objections in principle with the proposed drainage strategy, however, the detailed design of the scheme will be agreed by a condition.

DCWW has not raised concerns regarding the capacity of the existing drainage infrastructure to accommodate the foul flows arising from the development. However, this issue has been raised in consultation responses received from EAW.

In accordance with the MoU, it is necessary to remove surface water from the combined sewer to provide betterment in the system. In accordance with the hierarchical approach the applicant has confirmed that there are no existing surface water connections available on site, as such it will be necessary for the applicant to fund through a Section 106 planning obligation a surface water removal scheme to offset the foul flows connecting into the main system.

Local opportunities for surface water removal from the combined system to offset the proposed development flows have been investigated but have proven not to be viable. It is therefore necessary to utilise a donor site to remove surface water from the combined sewer within the same WWTW catchment.

The potential for using a donor site within the catchment has been discussed with DCWW and CCS on several other housing sites. A scheme at Denver Road, Fforestfach has been identified and if implemented would provide sufficient surface water removal within the catchment to compensate for the foul flows arising from this development that would discharge to the mains sewer. A financial contribution to fund the Denver Road scheme can be secured through a S106 planning obligation.

As such, it is considered that the proposed approach would be acceptable provided a financial contribution is secured by a S106 agreement requiring a contribution of £35,000 to undertake these works.

## 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, 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.

The overarching Statement of Water Quality identified two areas of concern where development could potentially affect water quality in the estuary. The first point of concern related to the hydraulic load on the existing combined sewerage systems. The discharge of surface water to the combined system is the main cause of the problem and the MoU has addressed this by stipulating that no surface water from new developments shall discharge to the combined sewer. The second concern relates to nutrient loading on the Estuary. Certain nutrients are removed from the sewage by appropriate treatment at the WWTW but it has been determined that WWTW effluent discharges contain the highest percentage of phosphates when compared with other nutrient sources.

Whilst surface water would drain into the combined sewer, it does currently and it is not considered that the proposals would exacerbate this situation as it would be attenuated to greenfield rates.

The removal of any surface water from the combined system would be greatly beneficial in that its removal would result in fewer CSO spills, reducing bacterial and nutrient impact on the controlled waters. The removal of surface water from combined sewers generally would reduce the volume of flow (even within developments) such that storage facilities at the pumping stations would more efficiently cater for more frequent storm events or greater population equivalence.

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.

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 confirmed that they are content with the above approach.

The Local Planning Authority 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

The former EA previously raised further concern that there are outstanding hydraulic capacity issues in the Gowerton Waste Water Treatment Works catchment area. These are summarised above in their responses and appear to relate to wider concerns from Europe regarding the future water quality of the estuary. However DCWW has not objected to the application, and there is no conclusive evidence that supports the NRW view that this development could harm the water environment. 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. Where possible, landowners and developers are being encouraged to remove surface water from combined sewers where there is a need to facilitate new development.

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.

### Drainage 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 when it is understood that DCWW has planned upgrading works to this WwTW. 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 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.

### **Viability / Section 106 Issues**

Policy HC17 allows the Local Planning Authority to enter into negotiations with developers to deliver planning obligations, which can enhance the quality of the development and enable proposals to go ahead which might otherwise be refused. Any proposed obligation must be necessary to make the development acceptable in planning terms, directly related to the development, fair and reasonable in scale and kind to the proposed development.

The Planning Obligations SPG notes that where developers contend that Section 106 requirements would render a scheme unviable, developers will be expected to submit a breakdown of development costs and anticipated profits on properly sourced evidence.

In accordance with these requirements the developer has submitted a viability appraisal for the site using an industry recognised appraisal model (Three Dragons). The assessments highlights the need for significant remediation of the site to facilitate the development proposed and incorporates a detailed breakdown of the abnormal costs required to bring the site forward for development in accordance with the proposed scheme totalling some £2.4m. An independent assessment of the applicant's viability appraisal has been carried out by a consultant who found that the assumptions and conclusions of the assessment were sound. It is therefore accepted that any contribution requests arising from the development must be considered from the viewpoint that the development is marginally viable. Notwithstanding this the applicant has indicated that £50,000 would be available to contribute towards any justified contributions, however, owing to the marginal viability of the development no affordable housing is being proposed despite a need for affordable housing within the area and a request for 30% affordable housing on site from the Housing department.

Other financial contribution requests are discussed below:

## Recreation Provision

In accordance with Policy HC24, all new housing will be required to make provision for areas of open space either within the site or at an appropriate location where the level and nature of open space provision in the locality is inadequate to meet the demands of the future occupiers together with the needs of the existing population.

As part of the LDP process, the Council has prepared an Open Space Assessment to identify the existing situation in the County. Within the Llangyfelach ward, there is an undersupply of open space provision according to the Fields in Trust guidelines. Pontlliw has been identified as having adequate provision in the north but a deficiency in the south. The access to the site would be over 300m to Park Pontlliw and the Pontlliw trim trail which is the normal distance used to indicate whether a facility is readily accessible to the public.

The nearest formal play areas are some 500m from the centre of the application site and according to the assessment these areas are in 'good' condition. Notwithstanding this the Parks Department have requested £31,774.06 for upgrades to this facility in accordance with the SPG document entitled 'Planning Obligations'. The open space within the site indicated on the drawings will not be provided owing to the need to significantly reduce the size of the culvert, as such it is considered reasonable and necessary in this instance to require a full contribution, as set out above, for upgrades to Pontlliw Park to take account of its increased use by the future residents of the proposed development. This can be secured by a S106 planning agreement.

The residual areas of open space within the site will need to be appropriately managed and maintained, however, no details of this have been provided. It is therefore recommended that details of its future management are required by condition.

## Education

In terms of an Education contribution the proposed development would generate the equivalent of 20.77 primary school places and the cost of providing these places is estimated to be £215,426. It would also generate an equivalent of 14.74 secondary school places and the cost of providing these places is estimated to be £233,600.

The English medium catchment schools for the development are Pontlliw Primary feeding Pontarddulais Comprehensive and in terms of Welsh medium, Ysgol Gynradd Gymraeg Bryniago (YGG Bryniago) feeding Ysgol Gyfun Gwyr.

As of 2014, approximately 14% of pupils attended a Welsh primary school and 11% attended a Welsh secondary school. These levels are expected to rise to 17% and 15% respectively by 2021 according to Education's projections. However, based on the current distribution of pupils attending Welsh medium schools, it is considered reasonable to apply a figure of 12.5% to allow for an increase in the Welsh medium participation rate. When applying these figures to the current proposal it has been calculated that the development would generate 2.59 Welsh primary school places and 1.84 Welsh secondary school places.

Based on current figures Pontlliw Primary presently has spare capacity of 10 unfilled spaces reducing to 7 unfilled spaces in 2022. According to the figures the development would generate 18 English medium primary pupil spaces. The Council's Education department has advised that Pontlliw Primary school is on a very restricted site with little scope for expansion. This development, together with other small developments in the area may push the school beyond its physical capability.

It is noted that Education have not requested a contribution for this school, instead favouring a contribution for YYG Bryniago (see below) and in view of the limited funds that would be available to contribute to any alterations/extensions to this school, it is not considered that a request for a contribution should be required in this instance.

Turning to Pontarddulais Comprehensive, this school currently has 9 unfilled spaces projecting to rise to 54 unfilled spaces in 2022. It is noted that other developments in the area may consume some of this projected surplus capacity, for example, the proposed development of 200 dwellings at Llewellyn Road Penlleger. However, even taking these into account it is considered that this school could accommodate the 13 pupils arising from this development. As such it is not considered necessary to provide a contribution for this school.

Turning to the Welsh medium schools, YGG Bryniago currently has 35 unfilled spaces and this is projected to decrease to 4 in 2021. Ysgol Gyfun Gwyr currently has 182 unfilled spaces and this is set to alter significantly to the extent that it is estimated the school would be oversubscribed by 192 spaces by 2022.

YGG Bryniago currently has sufficient existing capacity to accommodate the 3 pupils arising from the development, however, the significant decrease in the projected capacity indicates that, with other approved developments, this site may take the school over its capacity. Notwithstanding this in view of the limited number of pupils that would be generated by the development and the current existing capacity, it is not considered necessary in this instance to require a developer contribution for upgrades to the school in this instance.

Turning to Ysgol Gyfun Gwyr, the projected capacity at 2022 is evidence that this school would experience capacity issues within the timeframe of any planning permission granted for this development. Under the provisions of the Council's adopted Planning Obligations' SPG a contribution of some £29,200 to fund extensions/improvements to this school could be required but must be justified, however, given the limited secondary school places generated (1.84 pupil spaces) it is not considered that the impact of this development would be sufficient to justify a recommendation of refusal in this instance. As a consequence it is not considered necessary in planning terms for the development to provide an education contribution in this instance.

#### Viability / S106 Conclusions

The SPG highlights that any reduction in the requirement for Section 106 contributions is only likely to be justified where there is planning merit and/or public interest in developing the site. In this respect the site forms a relatively large (within the context of the village) brownfield site within a sustainable location. The removal of both the haulage yard and scrap yard uses would, it is considered, provide a wider benefit to the community by removing uses which have the potential to cause noise, disturbance and environmental pollution through site activities and the types of heavy goods traffic associated with these uses. The development also provides an opportunity to remediate a site which has experienced contamination through its historic uses. Moreover, the development will bring benefits to the locality in terms of providing a mix of good quality new housing within a well designed layout.

The marginal viability of the site has led to no affordable housing provision within the development. The question therefore is whether the absence of this provision would make the development unacceptable in planning terms. Clearly the provision of affordable housing within sites is desirable to sustain rural communities and provide a socially balanced mix within new developments. HC3 explains that the Council will seek affordable housing provision where this is not ruled out by exceptional development costs. In this instance the development costs associated with bringing forward this mainly brownfield site would render the development unviable.

As such, having regard to Policy HC3, despite the lack of affordable housing provision within the development, this would not be a sustainable reason for refusing this development, particularly when considering the positive aspects of developing the site within the balancing exercise.

## **Other Matters**

Concerns have been raised in letters of objection regarding the impact of the development on local health services, however, the local health authority has not identified any capacity issues at local medical practices.

Concerns that there are better sites to develop housing in Pontarddulais have been given little weight. Whilst this may or may not be the case, this planning application has been considered on its own merits having regard to UDP planning policies.

It is acknowledged that the proposal will increase vehicular traffic on local roads. However, given the relatively low volumes of traffic arising from the development, the noise impact on existing residents would not be so significant that the application should be recommended for refusal for this reason. Furthermore the removal of the haulage use and scrapyards use would potentially reduce the volume of larger vehicles on the local roads.

The development of this site would not, it is considered, result in the release of further sites in the countryside around Pontlliw. However, it is noted there are other housing sites in Pontlliw which have been identified for housing in the LDP draft proposals maps.

Concerns have been raised that the proposal would have a detrimental impact on Pontlliw's viability as a Welsh community. Whilst this concern is noted there is a need for around 4,600 homes within this strategic housing policy zone over the next plan period. There is scope for additional dwellings in Pontlliw, as services and facilities are available in close proximity and will meet sustainability objectives. The need to provide new housing is considered to carry significant weight and in the absence of any identified harm the development is considered to be in accordance with both national and local planning policies.

Concerns have been raised regarding the proximity of the foul pumping station to neighbouring land. The neighbouring land is located within the open countryside and is covered by mature trees and shrubs. In these circumstances it is not considered the siting of the pumping station in relation to this land would raise any material planning concerns that would justify refusal of the application.

Concerns have been raised that a maintenance corridor cannot be provided as part of the corridor would be within land outside the applicant's ownership. A maintenance/wildlife corridor has been indicated on the plans and subject to conditions specified above, would be satisfactory. The requirements to provide a corridor would not extend to neighbouring land, which is outside of the application site.

Concerns raised in relation to increased incidents of anti-social behaviour arising from the development of this site are unsubstantiated and carry little weight in the determination of this planning application.

Concerns have been raised that no site investigation work has taken place within the railway embankment. The scheme to remediate the site relates to the application site only and would not extend to neighbouring land. Both NRW and the Council's Pollution control division are satisfied in principle that the site contamination can be satisfactorily addressed, subject to the submission of further information.



Any residual matters raised in letters of objection have been addressed within the above report.

## **Conclusion**

The proposal is for a residential development of 67 dwellings on a mainly brownfield site within Pontlliw. Part of the application site is located within the open countryside, however, the development of this portion of the site is considered to be acceptable given the existence of a lawful development certificate for this land that both visually and spatially more closely relates to the application site, rather than the open countryside beyond.

The proposed development is considered to be acceptable in terms of its impacts on the character and appearance of the area. On balance, the relationship with the neighbouring furniture factory is considered to be acceptable and the proposed development is considered to be satisfactory in terms of its impacts on ecology, trees, drainage, access and highway safety. The impact of the development on existing infrastructure and services has been considered and subject to contributions in respect of upgrades to a local park and a bus stop, is considered to be satisfactory.

In light of the above the development is considered to be an acceptable departure from UDP Policies and conditional approval is therefore recommended.

## **RECOMMENDATION**

**APPROVE, subject to the following conditions and the applicant entering into a S106 Planning Obligation to provide:**

- 1) £31,774 for upgrade works to Pontlliw Park.**
- 2) £2,000 for bus stop upgrades in Pontlliw**
- 3) £35,000 contribution towards off-site drainage works at Denver Road**
- 4) £3,768 contribution towards ongoing management and monitoring fees (based on 20% of the planning fee as set out in the SPG).**
- 5) That the land adjacent to the site known as the former Bridge Metals shall not be used as a scrapyards in perpetuity.**

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: 150 - Alnwick Floor Plans and Elevations Brick, 151 - Hansbury Floor Plans and Elevations, 152 - Rufford Floor Plans and Elevations, 153 - Hatfield Floor Plans and Elevations, 154 - Hatfield Floor Plans and Elevations, 157 - Roseberry Floor Plans and Elevations Brick, 158 - Roseberry Floor Plans and Elevations, 159 - Chedworth Floor Plans and Elevations Brick, 160 - Chedworth Floor Plans and Elevations, 161 - Corfe Floor Plans and Elevations Brick, 162 - Corfe Floor Plans and Elevations, 163 - Garages Floor Plans and Elevations, 164 - Enclosure details Sheet 1, 165 - Enclosure details Sheet 2, 166 - Enclosure details Sheet 3, received 30th October 2015. Site location plan received 2nd March 2015. 100 Rev B - Planning Layout, 103 Rev C - Materials Layout, 155 Rev A - Clayton Floor Plans and Elevations Brick, 156 - Clayton Floor Plans and Elevations, received 5th January 2015. 201 Engineering Layout received 17th February 2015. 106 Rev A - Street Scenes, received 24th February 2015.

Reason: To define the extent of the permission granted.

- 3 Prior to the commencement of development on the application site (including all access roads) a Construction Pollution Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP shall be implemented in accordance with the approved details and is to include the following as a minimum:
- a) Construction programme and timetable;
  - b) Detailed site plans to include details of temporary site offices/ compounds, materials storage areas, proposed compounds, delivery and parking areas for site operatives and visitors etc;
  - c) Proposed working hours;
  - d) Principal Contractor details, which will include a nominated contact for complaints;
  - e) Details of all on site lighting (including mitigation measures) having regards to best practicable means (BPM) and avoidance of statutory nuisance impacts;
  - f) Details of on-site dust mitigation measures having regard to BPM;
  - g) Details of on-site noise mitigation measures having regard to BPM;
  - h) Details of waste management arrangements (including any crushing/ screening operations);
  - i) Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses;
  - j) How each of these watercourses and pathways will be protected from site run off during construction;
  - k) Notification of whether a Control of Pollution Act 1974 (Section 61) Notice is to be served by Principle Contractor on the Local Authority.

Reason: To ensure the safety of other road users and protect residential amenity during the construction phase.

- 4 Before any dwelling hereby approved is occupied, details of street lighting for the development, including a phasing scheme for implementation, shall be submitted to and approved in writing by the Local Planning Authority . The street lighting shall be designed to prevent light spillage onto the watercourse and shall be implemented in accordance with the approved details.

Reason: In the interests of ecology, pedestrian and highway safety.

- 5 No development shall take place until full details of the proposed arrangements for future management and maintenance of the proposed streets and open spaces within the development, have been submitted to and approved in writing by the Local Planning Authority. The streets and open spaces 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 interests of highway safety and to ensure that the highways within the development are provided at an appropriate time and maintained thereafter.

6 No development shall take place until full engineering details of the highways and footpaths located within the development, including details of the phasing of the highways and footpath construction, have been submitted to and approved in writing by the Local Planning Authority. The highways and footpaths shall be completed in accordance with the approved details.

Reason: In the interest of highway safety.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (as amended) (or any order revoking or amending that order), no development falling within Classes A, B, D, E and F of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: To protect the integrity of the chosen surface water management system from additional impermeable areas that the surface water system is not designed to accommodate and in the interests of visual amenity and residential amenity.

8 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. The submitted details shall include the provision of a 2.2m high close board timber fence on the eastern boundary of the site.

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

9 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 the approved details prior to the commencement of work on site.

Reason: In the interests of the ecology and amenity of the area.

10 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 be carried out in accordance with the approved details, and no dwelling shall be beneficially occupied before it is served by the approved foul water, surface water, land drainage and the systems shall be retained in perpetuity.

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.

11 Prior to the occupation of any dwellings hereby approved either:

a) a surface water removal strategy delivering sufficient compensation for the foul flows from the development shall have been implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development

or,

b) Works to upgrade the sewage infrastructure at Gowerton WwTW have been implemented in full and written confirmation of this has been issued by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewage system and pollution of the water environment.

- 12 No development shall take place until a scheme for the landscaping of the site, including details of the phasing of the landscaping, has been submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall be carried out in accordance with the approved scheme. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and 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.

- 13 Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site with specific regard to its impacts to controlled waters 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, 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 works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved and any changes to these components require the express consent of the local planning authority.

Reason: The controlled waters at this site are of high environmental sensitivity, being on Secondary A Aquifer and contamination is known/strongly suspected at the site due to its previous industrial uses.

- 14 Prior to occupation of any part of the development hereby permitted, 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.

- 15 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. Within two months of 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.

- 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 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.

- 17 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority.

Reason: There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

- 18 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

- 19 Unless arising from the requirements of condition 13, the remediation of the site and the remediation verification process shall be carried out in accordance with the Remediation Strategy Report [10857-3/MJE/14/RSR].

Reason: In the interests of the health and safety of the future occupiers of the development and to protect the environment.

- 20 The materials used for the external surfaces of the development shall be in accordance with details to be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interests of visual amenity.

21 Prior to the commencement of development a scheme for the upgrading and development of the ordinary watercourse running through the site, including the provision of a maintenance/wildlife buffer and a timescale for implementation, shall be submitted to and approved in writing by the local planning authority. The watercourse shall be developed in accordance with the approved scheme and timescales and shall be developed in accordance with the following dimensions: at least 0.5m bed width, 1.5m depth and 1:1 side slopes, with a bed gradient not less than the gradient of the ground along the top of the bank.

Reason: To ensure the post development dimensions of the watercourse accord with the dimensions specified within the flooding consequences assessment.

22 No development including any demolition works or site clearance works shall take place until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees shown to be retained within the tree survey and plan dated 13th November 2012. The approved scheme shall be in place throughout the course of the development and shall include:

a) a plan, showing the position of every tree on the site and on land adjacent to the site that could influence or be affected by the development, indicating which trees are to be removed;

b) and in relation to every tree identified a schedule listing:

- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;

- any proposed pruning, crown lifting, felling or other work;

c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:

- any proposed alterations to existing ground levels, and the method of construction for any works that might affect the root protection area;

Reason: To secure the protection of trees growing on the site whilst the development is being carried out in the interests of visual amenity and ecology.

23 Notwithstanding the details indicated in the approved plans, prior to the commencement of development the following information shall be submitted to and approved in writing by the local planning authority:

(i). A scheme for the reduction in the length of the culvert over the ordinary watercourse to some 15m unless

(ii). A scheme for the re-design of plots 30 and 31 in order to provide a maintenance and wildlife corridor along the ordinary watercourse.

(iii). A timescale for implementation of the schemes in (i) and (ii) above

The development shall be implemented and retained in accordance with the approved details.

Reason: To ensure the development would not adversely impact on otters or other wildlife along the watercourse.

- 24 Prior to the commencement of any drainage works on site a scheme for the management and maintenance of the surface water system shall be submitted to and approved in writing with the local planning authority. The surface water system shall be managed and maintained in accordance with the approved details for the duration of the use hereby approved.  
Reason: To ensure the satisfactory long-term operation of the surface water management scheme to prevent the increased risk of flooding to the development itself and surrounding third parties.
- 25 An otter underpass shall be constructed under the new road crossing over the watercourse in accordance with details to be submitted to and approved in writing by the local planning authority prior to any works commencing on the watercourse. Unless otherwise agreed in writing, the approved underpass shall be constructed prior to the completion of the new road crossing.  
Reason: To ensure the development does not have an adverse impact on otters using the watercourse.
- 26 The development shall be completed in accordance with the reptile mitigation methodology set out in the Hawkeswood Ecology survey received 20th April 2008.  
Reason: In the interests of ecology.
- 27 Any garages hereby approved within the development shall be used 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 parking provision in the interests of visual amenity and highway safety.
- 28 A Travel Plan for the development shall be submitted to and approved in writing by the local planning authority prior to the beneficial occupation of any dwelling hereby approved. The Travel Plan shall be implemented in accordance with the approved details.  
Reason: In the interests of promoting alternative modes of transportation.
- 29 Prior to the occupation of the first dwelling on site, details of the design and surface treatment of the public right of way footpath, which traverses the site, together with a timetable for implementation of the works, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.  
Reason: To provide satisfactory access to the open countryside from the development.

## **INFORMATIVES**

- 1 The majority of the roads within the site should not require any on street controls as the parking meets the standards. However, should any Traffic Regulation Orders (TRO's) be deemed necessary during the Section 38 process then they will be included at the applicant's cost at this point. This may include Double Yellow Lines or keep clear hatching where turning for deliveries/refuse lorries may take place. These should keep the highway free from parking and maintain the routes obstruction free.

- 2 The development is crossed by a 9inch surface water sewer and a 300mm storm overflow. DCWW has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewerage assets.
- 3 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, EV20, EV30, EV33, EV34, EV35, EV36, EV38, EV40, HC3, HC17, AS1, AS2 and AS6
- 4 Construction Noise. The following restrictions should be applied to all works of demolition and 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 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.
- 5 Note: All highway works outside the site are on adopted highways and therefore are required to be covered by an Agreement under Section 278 of the Highways Act 1980. 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.
- 6 This notice does not give authority to destroy or damage a bat roost or disturb a bat and trees located on the site have the potential to house bats. All 16 British bat species are protected under Regulation 39 of the Conservation (Natural Habitats &c) Regulations 1994 (as amended), and the Wildlife and Countryside Act 1981 (as amended). It is a criminal offence to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you suspect that bats might roost in the tree(s) for which work is planned you should take further advice from Natural Resources Wales, or an ecological consultant, before you start. If bats are discovered during the work you must stop immediately and Natural Resources Wales for advice before continuing.
- 7 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 is in use or being built
  - Take or destroy an egg of any wild birdCare should be taken when working on buildings, trees and clearing bushes particularly during the bird nesting season, March to August.



8 Dwr Cymru/ Welsh Water have advised that if a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of 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. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

Welsh Government introduced the Welsh Ministers Standards on the 1st October 2012 and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on our Developer Services Section of our website - [www.dwrcymru.com](http://www.dwrcymru.com)

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - [www.wales.gov.uk](http://www.wales.gov.uk)

## SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

## WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

The developer is advised to contact us at the above address or on telephone 0800 9172652 prior to the commencement of any site work.

Finally we note that the outline drainage strategy is reliant on an offsite surface water removal scheme in the vicinity of Denver Road. This is a necessary part of the proposal that has influenced the recommendations we provide above. We therefore ask that its provision be secured through an obligation under section 106 of the Town and Country Planning Act should you decide to grant planning permission for the proposed development.

- 9 Please note that the development site is traversed by a public right of way. Prior to the commencement of development you are advised to contact the Council's Rights of Way officer to discuss any requirements in relation to the diversion of this public footpath.
- 10 Please note that this planning permission does not give consent for any works to trees covered by tree protection orders which lie outside of the application site area. Any works to these trees would require a separate planning application for works to protected trees.
- 11 Log and stone piles present on site should be disassembled by hand. If other signs of otter use are uncovered, work should cease immediately and Natural Resources Wales should be contacted for advice.
- 12 **INFORMATIVE NOTE:**  
The site of this application is crossed by high voltage overhead electricity lines. Please contact Western Power Distribution prior to any works commencing on site.
- 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.
- 14 All off-site highway works are subject to an agreement under Section 278 of the Highways Act 1980. The design and detail required as part of a Section 278 Agreement will be prepared by the City and County of Swansea. In certain circumstances there may be an option for the developer to prepare the scheme design and detail, for approval by the City and County of Swansea. However, this will be the exception rather than the rule. All design and implementation will be at the expense of the developer.
- 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](mailto:jim.marshall@swansea.gov.uk) or the Team Leader, e-mails to [mark.jones@swansea.gov.uk](mailto:mark.jones@swansea.gov.uk), tel. no. 01792 636091
- 15 The Travel Plan shall include details of car reduction initiatives and methods of monitoring, review and adjustment where necessary.
- 16 All direction signage on the highway is subject to separate consent and further information on this aspect should be sought from The Traffic Management Group, City and County of Swansea, Tel: 01792 636168.
- 17 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](http://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](mailto:snn@swansea.gov.uk)

18 All adoptable highway works including the internal road layout and amended access being completed to Highway Authority Standards and Specification under section 38/278 Agreements. The culvert/bridge over the watercourse will require separate approval/verification from the Bridges and structures section.

19 Notwithstanding the submitted details the boundary walls along the estate road boundary shall be kept below 1m in the interests of visibility to ensure that adequate visibility is maintained for accessing/egressing vehicles and pedestrians.

20 **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

This Standing Advice is valid from 1st January 2015 until 31st December 2016

# Agenda Item 7

## Report of Director of Place

### Planning Committee – 12 January 2016

#### ADOPTION OF FFYNONE & UPLANDS CONSERVATION AREA REVIEW AS SUPPLEMENTARY PLANNING GUIDANCE & PROPOSAL TO SERVE AN ARTICLE 4(2) DIRECTION

<b>Purpose:</b>	To report the representations received during the consultation on the Ffynone & Uplands Conservation Area Review; to agree the proposed amendments to the draft guide and adopt it as Supplementary Planning Guidance (SPG).
<b>Policy Framework:</b>	City and County of Swansea Unitary Development Plan (Adopted November 2008).
<b>Reason for Decision:</b>	To approve the final version of the Ffynone & Uplands Conservation Area Review documents and to adopt this as Supplementary Planning Guidance.
<b>Consultation:</b>	Legal, Finance, Access to Services.
<b>Recommendation(s):</b>	<ol style="list-style-type: none"><li>1) Adopt the Ffynone &amp; Uplands Conservation Area Character Appraisal and Management Plan as set out at Appendix A as Supplementary Planning Guidance to UDP policy EV9.</li><li>2) Approval of enlarged Conservation Area Boundary as set out in Appendix D.</li><li>3) Agree to serve draft Article 4 Direction to remove Permitted Development (PD). Rights for selected properties as shown in appendix E and to protect all boundary walls.</li></ol>
<b>Report Author:</b>	Steve Smith, Design & Conservation Team Leader
<b>Finance Officer:</b>	Aimee Dyer
<b>Legal Officer:</b>	Christopher Allingham
<b>Access to Services:</b>	Phil Couch

## **1.0 Background**

- 1.1 Conservation Areas are designated by the Local Planning Authority under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The principal considerations are the architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 1.2 Designation as a Conservation Area does not mean that no change can occur or that only traditional designs are allowed, rather that there is a greater level of design and development control linked to policy EV9 of the City and County of Swansea Unitary Development Plan and the main consideration is whether any change 'preserves or enhances' the character of the conservation area.
- 1.3 Whilst the legislation sets out a duty to review the Conservation Areas from 'time to time', the only published information available in Swansea are informal notes which comprise boundary plans and a very limited description of the area (often less than a single side of text). As a result there is a lack of up to date information on the character and appearance of the Conservation Areas to guide those preparing and assessing development proposals in these sensitive and historic areas.
- 1.4 The Ffynone & Uplands Conservation Area Review has been prepared to provide an up to date assessment of the character and issues affecting the designated Ffynone & Uplands Conservation Area. It will be used to help assess and determine planning applications in this area as well as to allow for the commencement of the process of introducing Article 4 Directions to provide greater control of various permitted development rights for selected properties.
- 1.5 In order to be effective a Conservation Area Review needs to comprise:
  1. A 'Character Appraisal' which is an up to date record of the character of buildings and spaces including positive and negative features.
  2. A 'Management Plan' which indicates how the character of the area will be preserved and enhanced by a variety of means including Development Control, management of the public realm and spaces, plus possible environmental enhancements.

## **2.0 Ffynone & Uplands Conservation Area Review Supplementary Planning Guidance (SPG)**

- 2.1 The final Ffynone & Uplands Conservation Area Review (attached as Appendix A) seeks to:
  - Define the special interest of the area and identify the issues which threaten its special qualities.
  - Provide guidelines to prevent harm and achieve the enhancement of the area.
- 2.2 The Ffynone & Uplands Conservation Area Character Appraisal briefly sets out the historical development of the area. The review explains the townscape and built form of the conservation area including listed buildings, buildings of local character, key materials and colours.

2.3 The key characteristics of the Ffynone & Uplands Conservation Area, which should be preserved or enhanced by actions as recommended within the Management Plan document are considered to be:

- The attractive location on a south-facing slope with long views to Swansea Bay;
- The well preserved 19th and early 20th century properties with an interesting collection of detached, paired and terraced house;
- The large amounts of green open space – St James Gardens, the green area to the immediate south of Cwmdonkin Terrace, Cwmdonkin Park, and the Rosehill Quarry Community Park area – all of which enhance the views up the hillside and between buildings, and some of which specifically contribute to the green backdrop to the Conservation Area;
- The mainly well preserved villas and more substantial terraced houses in Ffynone Road and the St James Gardens area, mainly dating to the 1850s and 1860s, and mainly listed;
- St James’s Church, its adjoining church hall, and the listed railings which surround the site;
- Well detailed terraced houses dating to the 1870s onwards, the best preserved in Cwmdonkin Terrace, Richmond Road, and Richmond Terrace;
- The Inter-War development in Hillside Crescent, mostly positive in its impact;
- The links with Dylan Thomas, Wales’ most famous poet, who was born and brought up in Cwmdonkin Drive from 1914 onwards.

2.3 The Character Appraisal proposes to split the area into 10 identifiable character areas. The proposed division into character areas makes it easier to differentiate between distinct sub areas of the overall conservation area and will make it easier to manage change in the area.

2.4 The review document also comprises a Management Plan which sets out key issues and opportunities to preserve or enhance the special character as well as a management plan for the area.

### **3.0 Public consultation**

3.1 On the 26<sup>th</sup> September 2013 the draft Ffynone & Uplands Conservation Area Review was presented to Development Management and Control Committee. Members resolved to endorse the draft document to be issued for public and stakeholder consultation.

3.2 The draft Ffynone & Uplands Conservation Area Review was subject to a 9 week consultation exercise which ran from the 4<sup>th</sup> August 2014 until the 13<sup>th</sup> October 2014.

3.3 The following consultation methods were used:

- The consultation was featured in the ‘Have your Say’ section of the Council home page on the web site.

- Notification emails highlighting the consultation on the draft document were sent to local ward councillors as well as specific consultation bodies such as the Swansea Civic Society, The Victorian Society etc as well as local action groups.
- A summary pack was sent to all households and businesses (1400+ properties) in the area. This pack contained a summary leaflet which also directed recipients to the website to view the documents as well as a questionnaire form.
- A dedicated webpage was also established to explain the consultation and allow the electronic documents to be downloaded in pdf format.
- Bilingual posters were erected in the local area.
- A Press Release was issued and featured within the South Wales Evening Post on the 6<sup>th</sup> August 2014.
- A series of public meetings were held on the 28<sup>th</sup> August 2014 between 11am and 9pm in the Life Point Centre on Ffynone Road. Presentations on the documents were held at 2pm and 7pm which were followed by group discussions regarding the proposals. At all other times there were more informal-drop-in sessions. The outcome of this event can be seen at Appendix C.

3.4 In total, comments from 46 individual respondents were received. These respondents covered a wide range of organisations and interests and made over 350 separate comments on the draft Ffynone draft Conservation Area Review. The breakdown of the representations received along with the Authority's response is attached in Appendix B.

3.6 The final amended version of the Ffynone & Uplands Conservation Area Review includes all the proposed changes to the guidance following the public and stakeholder consultation exercise. Part of the amendment of this includes the merging of the previous two separate documents (Character Appraisal and Management Plan) into one combined document for ease of reference.

#### **4.0 Boundary Amendment**

4.1 A key action set out in the Management Plan is the proposal to review the conservation area boundary and as part of the public and stakeholder consultation. Following analysis of the areas around the conservation area, it is considered that following areas have a character and quality equal to the existing conservation area and are therefore proposed for addition:

- Eden Avenue and Westfa Road;
- Eastern end of Glanmore Road;
- Glanmor Crescent;
- Eastern end of Sketty road (from Hawthorne Avenue eastward);
- Uplands Crescent (district shopping area);
- Southern side of Walter Road (up to Westbury Street);
- Northern end of Brynymor Road;
- Easton Crescent; and
- Green backdrop running west from Rosehill Quarry.

4.2 The fully extent of areas proposed to be added to the Conservation Area are shown in Appendix D.

## 5.0 Representations Received

- 5.1 The majority of comments were supportive of the content and recommendations set out in the conservation area review documents. Appendix B to this report contains the detailed comments and the recommended responses; however the main comments and responses are summarised below.
- 5.2 In terms of the proposals to increase the size of the conservation area boundary (as shown in Appendix D) the majority of comments were supportive of this approach and it was suggested that the enlarged conservation area be renamed the Ffynone & Uplands Conservation Area which has been taken on board.
- 5.3 A number of the respondents requested that more be done to protect the special character of the area from inappropriate alterations to dwellings. In response it is considered that the introduction of Article 4(2) Directions to remove some permitted development rights of the most architecturally positive dwellings in the locality would be beneficial in order to minimise inappropriate changes to these properties that may otherwise be permitted. However it is not possible to bring these Directions into force as part of the adoption of a SPG document. Instead these Directions must be introduced under a separate process.
- 5.4 A number of comments were also received regarding the loss of boundary walls within the conservation area and in particular front boundary walls to dwellings and their replacement with areas of hardstanding to accommodate off-street parking areas to the front of these houses. In response to this it is considered that the introduction of an Article 4(2) Direction to remove permitted development rights in respect of the partial or total demolition of boundary walls would be beneficial in order to protect the character of the area. In this instance it is considered that a blanket Article 4(2) Direction covering the whole of the conservation area be introduced to protect boundary walls.
- 5.5 Most respondents were supportive of the removal of certain permitted development rights in order to protect the character and appearance of individual buildings and the wider conservation as a whole. However many respondents stated that stricter controls would only be worthwhile if prompt and effective enforcement action was undertaken to police the area and halt any unauthorised works which could damage the non-renewable resources of the conservation area.
- 5.6 Concerns were raised by several respondents regarding a proliferation of Houses of Multiple Occupation (HMOs) within the area. HMOs often create additional pressure for parking and contribute to the problem of the loss of front boundary walls. These issues have been highlighted in the review document text, however the conservation area designation cannot control HMOs which are dealt with under separate planning and licensing regulations. On the 5<sup>th</sup> May 2015 the Welsh Government published a 'Houses in Multiple Occupation (HMOs) review' which recommends potential changes to regulations (including planning) to improve the management and control of HMOs where there is a proliferation of these.
- 5.7 There were also concerns raised as to the current state of deterioration of the former RAFA Club and the Ffynone Nursing Home due to the poor perception these created as well as incidences of antisocial behaviour. A number of concerns were raised as to the lack of action on behalf of the owner of these sites despite there being an approved planning consent on the site.



During the period of the public consultation process the owner of these sites submitted an application to extend the period for the commencement of works on the site by a further 2 years. In order for the planning consent to be granted the planning department required that evidence be provided that progress was being made on behalf of the applicant to secure funding for the development of the sites which was provided.

- 5.8 The full detailed list of comments made, the consideration of these comments and the recommended action can be found at Appendix B.

## **6.0 The Next Steps**

- 6.1 Following adoption as Supplementary Planning Guidance the Ffynone & Uplands Conservation Area Review will become a material planning consideration in determining planning applications within the enlarged conservation area.
- 6.2 Prior to final publication some minor grammatical and formatting changes may be necessary and some photographs may need to be altered. This will not affect the approved guidance elements.
- 6.3 Subject to the approval of the Ffynone & Uplands Conservation Area Review the next proposed step is the serving of an Article 4(2) Direction to restrict certain permitted development rights in order to help better protect the character of the conservation area. This will be subject to a further report to Planning Committee and Council.

## **7.0 Article 4(2) Direction**

- 7.1 An Article 4(2) Direction removes permitted development rights for certain changes which do not currently require Planning Permission such as removal of front boundaries, changing windows, chimneys etc. which may undermine the special historic character of the conservation area. An Article 4(2) Direction can be made to remove one, all or a selection of permitted development rights. This allows specific potentially harmful changes to be considered as planning applications on a case by case basis.
- 7.2 It should be noted that commercial properties such as offices, flats and HMOs do not have permitted development rights to make minor changes. Only 'houses' that are not listed buildings benefit from the permitted development rights that allow multiple minor changes that cumulatively can degrade the character of the conservation area. An assessment of all 1400 unlisted houses in the enlarged Ffynone & Uplands Conservation Area has been carried as part of the review to identify those with strong architectural qualities and original details. As a result it is proposed to apply Article 4(2) Directions to a selected group of 223 dwellings as shown in the plan at Appendix E as these are considered to be the best preserved of the unlisted dwellings within the proposed conservation area. Each of these dwellings has been assessed to highlight those permitted development rights which if changes were not controlled would lead to the most damaging loss of historical and architectural character as outlined in the table in Appendix E.

- 7.3 In addition, it is proposed to serve a 'blanket' Article 4(2) Direction to remove the right to demolish boundary walls within the conservation area, which is considered to be one of the major issues within the locality and has implications for highways pedestrian safety as well as erosion of the character of the street scene.
- 7.4 The serving of the Article 4(2) Direction on selected properties to protect details and the blanket Article 4 Designation to protect boundary walls is a separate process which starts with an endorsement by the Planning committee. Prior to any such application the issue will be discussed with the Cabinet Members, the Ward Councillors and would be subject to further community and stakeholder consultation.

## **8.0 Financial Implications**

- 8.1 The final adopted document will be provided in electronic form on the planning webpage of the council's public website. Any request for printed copies will incur a fee to cover the costs of printing. Therefore there are no financial implications arising from the publication of this SPG.
- 8.2 The increase in size of the conservation area will result in greater scrutiny of planning applications that currently lie outside the area to ensure that they preserve or enhance the special character of the conservation area. Whilst this will result in an increase in the workload of the development control service and the Design and Conservation Team it is essential to properly manage the area. Any additional workload will be met from the existing team structures and budget.
- 8.3 If a Direction is made under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995, no fee is payable for a planning application made in respect of what would have been permitted development had there been no Article 4 Direction. However, should consent be refused or granted subject to conditions, an applicant might seek to use the compensation provisions of Section 108 of the Town and Country Planning Act 1990. There is no specific budget for compensation claims and in any case this is expected to be unlikely.
- 8.4 The Article 4 Directions will create additional workload for both Development Control and Design and Conservation Teams of the Planning Department, in terms of the generation of additional planning applications and associated guidance in design and materials. However the proposed approach which targets specific permitted development rights of a small number of dwellings in comparison to a blanket/'catch-all' approach applied indiscriminately across all permitted development categories and to all dwellings will reduce the number of applications received. Any extra costs incurred through additional workload will be met from the existing budget. These additional planning applications will also require funding in terms of advertising these in the local press. This advertising will need to be met through the advertising budget for such purposes.

## **9.0 Legal Implications**

- 9.1 The designation and proposed enlargement of the Ffynone & Uplands Conservation Area will need to comply with national legislation set out in the Planning (Listed Building and Conservation Areas) Act 1990.

The final Ffynone & Uplands Conservation Area Review document will amount to SPG to Policy EV9 (Conservation Areas) of the adopted City and County of Swansea Unitary Development Plan (2008) and will need to be taken into account as a material consideration in evaluating future planning applications.

- 9.2 The weight that can be attributed to the draft SPG for the purpose of determining a planning application increases as the adoption process progresses. Significant weight will be attributed to the final adopted version of the SPG.
- 9.3 As a part of the Ffynone & Uplands Conservation Area review process it is recommended that there is scope to protect the special character of important unlisted buildings identified in the Appraisals by means of an Article 4 Direction under the General Permitted Development Order.
- 9.4 The Article 4(2) Direction is effective immediately after the notice is served or published, however it expires after six months unless it is confirmed. The legal requirement for notification of confirmation of the Direction is the same as for serving it, in this case by letter to the owners/occupiers of the properties covered by the Direction and by publication in the local newspaper. The notice will specify a period of at least 21 days, stating that the date on which that period begins, within which any representations concerning that direction may be made to the Council. In deciding whether to confirm a direction made under Article 4(2), the Council shall take into account any representations received during the period specified in the notice.
- 9.5 If confirmed, the Article 4(2) Direction will remain valid unless and until it is cancelled. The making of the Direction removes the permitted development rights that property owners/occupiers previously enjoyed in respect of various changes to or removal of architectural features of merit as well as the painting of brick or stone dwelling façades. This will require property owners/occupiers to apply for planning permission to undertake such works which would otherwise not be required and if necessary the Council can refuse planning permission for works and alterations that are considered to be harmful to the character of the area. A further guidance note document to assist the Development Control service in this respect will be produced.

## **10.0 Equality and Engagement Implications:**

- 10.1 Section 3.0 of this report outlines the public and stakeholder engagement undertaken. Guidance notes to assist property owners will be made available in a bilingual format.

### **Background Papers:**

Development Management and Control Committee report, 26<sup>th</sup> September 2013

### **Appendices:**

- A Final draft of the Ffynone & Uplands Conservation Area Review.
- B Record of Public Comments - Full table of comments and authority responses.
- C Notes of public consultation event held on 28<sup>th</sup> August 2014.
- D Plan showing proposed enlargement of the Ffynone & Uplands Conservation Area boundary.
- E Plan showing selected unlisted houses where Article 4(2) Direction is proposed to be served and table documenting.

Ffynone & Uplands Conservation Area Review  
(Final Draft)



# FFYNONE & UPLANDS CONSERVATION AREA: CHARACTER APPRAISAL & MANAGEMENT PLAN



The Hawthornes  
23 St James's Gardens

Final Draft for Adoption - August 2015

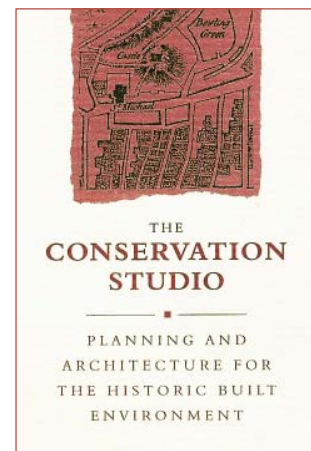


This document and its attendant Management Plan have been written and illustrated on behalf of the City and County of Swansea by The Conservation Studio in partnership with local stakeholders.

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## FFYNONE & UPLANDS CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

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IMAGE TO BE ADDED

## EXECUTIVE SUMMARY

0.1 The key characteristics of the Ffynone & Uplands Conservation Area, which should be preserved or enhanced by actions as recommended within this Management Plan, and by the day-to-day use of Swansea Council's development management powers, are considered to be:

- The attractive location on a south-facing slope with long views to Swansea Bay
- The well preserved 19th and early 20th century properties with an interesting collection of detached, paired and terraced houses
- The large amounts of green open space – St James Gardens, the green area to the immediate south of Cwmdonkin Terrace, Cwmdonkin Park, and the Rosehill Quarry Community Park area – all of which enhance the views up the hillside and between buildings, and some of which specifically contribute to the green backdrop to the Conservation Area
- The mainly well preserved villas and more substantial terraced houses in Ffynone Road and the St James Gardens area, mainly dating to the 1850s and 1860s, and mainly listed
- St James's Church, its adjoining church hall, and the listed railings which surround the site
- Well detailed terraced houses dating to the 1870s onwards, the best preserved in Cwmdonkin Terrace, Richmond Road, and Richmond Terrace
- The Inter-War development in Hillside Crescent, mostly positive in its impact
- The links with Dylan Thomas, Wales' most famous poet, who was born and brought up in Cwmdonkin Drive from 1914 onwards

0.2 This Character Appraisal along with the Management Plan has been produced by The Conservation Studio on behalf of the City and County of Swansea. These identify the character and positive qualities of the Ffynone & Uplands Conservation Area, highlight key issues, and then put forward proposals for its future management. The survey, background research and initial drafting were undertaken between January and March 2013, and included a walkabout with local stakeholders, and a meeting at the LifePoint Church, on 8th March 2013.

0.3 A nine week public consultation exercise was held for the draft Character Appraisal and Management Plan between 4th August - 13th October 2014. This also included a public meeting held on the 28th August. Copies of the draft documents were available on the City and Council of Swansea website for the duration of the public consultation. (See appendix for Consultation Statement). Following this public consultation period amendments were made to the documents in response to replies received. This included merging the previous two documents into a single document which was adopted by council on << date of adoption >> as Supplementary Planning Guidance to Policy EV9 of the Unitary development Plan. This document is a material consideration when applications for change are considered within, or on the edges of the Conservation Area.

0.4 If you have any queries about this document please contact the Design and Conservation Team on 01792 635284 or email [design@swansea.gov.uk](mailto:design@swansea.gov.uk)



Devon Terrace, Ffynone Road



Cwmdonkin Terrace

# 1 INTRODUCTION

## The legislative context

1.1 Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

1.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.3 In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Ffynone & Uplands Conservation Area and identifies opportunities for enhancement. It is in conformity with Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas.

1.4 In the absence from any specific guidance concerning Conservation Area Character Appraisals and Management Plans, Cadw recommend that advice contained within English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) is followed.

1.5 This document therefore seeks to:

- Define the special interest of the Ffynone & Uplands Conservation Area and identify the issues which threaten its special qualities;
- Provide guidelines to prevent harm and also achieve the enhancement of the Ffynone & Uplands Conservation Area in the form of a proactive strategy for the area.

1.6 Once the Ffynone & Uplands Conservation Character Appraisal and Management Plan documents have been adopted by the Council, they become ‘material planning considerations’ which will be used by the Council to determine applications for change within the Ffynone & Uplands Conservation Area.

1.7 Other relevant documents, which will all be used by the Council when determining applications for change within the Ffynone & Uplands Conservation Area, are:

- The Unitary Development Plan (UDP) adopted 10 November 2008 - Specifically policy EV9 (Conservation Areas)
- The emerging local development framework
- Supplementary Planning Guidance (SPG)
- Additional planning documents & strategies
- Previous Development Plans

1.8 In addition to this document, the main Supplementary Planning Guidance (SPG) documents relevant to development in this area are likely to be:

- Design Guide for Householder Development (2008)
- Infill and Backland Design Guide (2014)
- District Centres, Local Centres and Community Facilities (2010)
- Car Parking Standards (2012)

1.9 All of these are available on: [www.swansea.gov.uk/index.cfm?articleid=10213](http://www.swansea.gov.uk/index.cfm?articleid=10213)

1.10 Other relevant documents include:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas
- English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)



Stakeholders' walkabout held on 8 March 2013



The Uplands Crescent shopping area adjoining St David's Centre in 1982. Swansea was granted city status in 1969.

### Public consultation

1.11 This document has been produced by The Conservation Studio for Swansea Council, following consultation with the local community, including a walkabout with representatives from a variety of local organisations, and local residents, on Friday 8 March 2013. A list of attendees can be obtained from the Council if required.

1.12 This document was subject to public consultation between 4th August - 13th October 2014 prior to seeking adoption as Supplementary Planning Guidance (SPG).

1.13 Appendix 3: Consultation Record sets out a summary of the consultation comments and the full comments are on the website at . . . . .

### Location and activities

1.14 The Ffynone & Uplands Conservation Area is located in Swansea, the second largest city in Wales (behind Cardiff) with a population of around 238,000. Swansea lies on the sandy South Wales coast, within the historic boundaries of Glamorgan. The district extends from Gower and the Lliw uplands in the west, to Port Talbot and Neath in the east, the city of Swansea occupying the central part. Much of the City Centre was destroyed by bombing in 1941, although there remain a number of older buildings including the ruins of Swansea Castle and the former Town Hall of 1825, now the Dylan Thomas Centre. Other facilities include the Glynn Vivian Art Gallery and Swansea Museum, and there is a large covered market, the largest in Wales. The Quadrant Shopping centre was opened in 1978, and the

1.15 Apart from its role as an important centre for shopping and cultural events, Swansea now has two universities – Swansea University, founded in 1920 and based primarily at its Singleton Park campus, with plans for a new campus in Fabian Way, and Swansea Metropolitan University, located at three different sites within the City. The existence of these two establishments within the City has resulted in changes to the demography of the City with many houses being converted into student accommodation, and some City Centre businesses being notably weighted in favour of younger customers.

1.16 The Ffynone & Uplands Conservation Area lies on the western outskirts of Swansea, on a south-facing hill which looks out over the Bristol Channel towards north Devon. Whilst it was built principally as a residential suburb, with some late 19th century shops along Uplands Crescent (currently outside the Conservation Area), uses within the south-eastern part of the area, which lies closer to the City Centre, have incrementally become far more mixed with largely non-residential premises facing St James Crescent. These include an undertaker, an architects' office, and a small private school. These are mainly accommodated in the spacious detached villas which were built when the area was first developed from the 1850s onwards. There are two care homes in Ffynone Road, close to a Buddhist retreat, and two churches, St James Church in Walter Road, and the Lifepoint Church in Ffynone Road. Otherwise, the remaining streets to the west and north of St James Crescent are almost entirely in residential use, usually as family houses although there are a number of Houses in Multiple Occupation (HMO's), used as student accommodation due to

the close proximity of Swansea University. The many students in the area do provide a certain vitality and they help support the wide range of shops in Uplands Crescent which includes branches of national banks, Boots the Chemist, three convenience stores, and a number of public houses, bars, take-way restaurants, and cafes. This lies on a busy road which leads westwards out of Swansea and the activity and almost constant traffic contrasts markedly with the tranquility and relative calm of the streets within the existing Conservation Area which lies immediately to the north.

#### Geology, topography and landscape setting

1.17 The location of Swansea over, or near to, deposits of coal and limestone has provided an impetus to its industrial development. There were large limestone quarries at the Mumbles, and coal mining was an important activity in the late 18th century in the area to the north of Swansea, resulting in the establishment of the village of Morriston and the development of the copper industry. The first geological survey map of the Swansea district was mapped by William Logan and Henry De la Beche in 1844, specifically to provide technical information about the local geology to help support the various local industries.

1.18 Carboniferous rocks underlie the entire district, except for some Late Devonian conglomerates in the core of the Cefn Bryn Anticline in Gower. Of these, Late Carboniferous (Pennsylvanian) rocks of the Pennant sandstone-dominated Warwickshire Group are the most widespread. The lower coastal area is dominated by the steeply dipping, folded and faulted measures of the South Wales Coal Measures Group and the Namurian Marros Group, except for the Mississippian limestones of the Pembroke Limestone and Avon groups of the Gower, which also surface at the Mumbles.

1.19 Ffynone is located on a south-facing hillside which rises up from the coastal plain, noted for its sandy beaches leading to the seaside resort at the Mumbles. The western part of this slope is shown on the 1870s map as being sub-divided into small fields, presumably used for pasture, with a scattering of farmsteads and larger houses, such as Singleton Park. To the north, and closer to the City, was a large quarry, now the Rosehill Quarry Community Park. This

quarry was used to extract the local sandstone which can be seen all over the Conservation Area, mainly used as uncoursed rubblestone in boundary walls, or, presumably, as part of the base for the many rendered mid to late 19th century houses which can be seen all over this part of Swansea. The underlying geology means that many small streams break through the lower part of this hill, as can be seen in the Community Park and adjoining area.

1.20 Today, the houses in the northern part of the Conservation Area adjoin several areas of open land with important areas of woodland. Two of these, Cwmdonkin Park, and the Rosehill Quarry Community Park, are public open spaces which are well used by local residents. **Cwmdonkin Park was upgraded with the help of a Heritage Lottery Fund grant in 2013 with works including upgrading the Dylan Thomas shelter, the restoration of a drinking fountain as well as improved paths, railings, engraved benches, and a small, wildlife-friendly series of ponds and boggy areas** Further north, above Terrace Road, the hill rises into an area of dense woodland which is currently outside the Conservation Area but which provides an important backdrop in both long and short views. Of note is the contribution made by these green wooded areas in defining the location of the area, particularly from the City below. Beyond these woods, 20th century development marks the skyline. The Conservation Area is separated from the City Centre and the beach by mainly late 19th century or early 20th century residential development, laid out on a grid pattern of streets.

#### Ecology

1.21 Since the 1980s, the Rosehill Quarry Community Group has worked together to save the former sandstone quarry and to provide this part of Swansea with a new public park, encouraging a rich mix of plants and animals to develop. There are several ponds, a stream and a waterfall, some of them originating in the small springs which pepper the hillside. Of note are the numerous damsel flies and dragonflies, and a speciality of Rosehill Quarry, a royal fern, can also be found here. The park forms part of the Hillside Wildlife Corridor, an extensive (27 hectares) of natural open space located between the Townhill, Mayhill and Mount Pleasant areas, less than one mile from Swansea City Centre.



## 2 HISTORICAL DEVELOPMENT

### The development of Swansea

2.1 Ffynone forms part of the much larger City of Swansea, where a castle was built by the Normans in 1106. The location on the river Tawe provided a natural shelter for boats, and the settlement developed as an important port, with coal being exported from at least the mid-16th century, along with large quantities of limestone which was quarried in the Mumbles area. By 1560 the population was around 1,000 people, with activity focused on the river. Small scale coal mining and agriculture were also prevalent. In the 18th century there were efforts to develop Swansea as an up-market seaside resort, but this failed due to the continued growth of local industries, particularly the processing of copper. By 1750 Swansea was providing half the copper needs of Britain and later became known as 'Copperopolis'. Swansea also became a centre of learning and the founding of the Royal Institute of Wales in Swansea in 1841 confirmed its importance. Other innovations included the production of accurate geological maps which helped the local mining industry become even more successful. Another important industry was the production of pottery, and examples of Swansea pottery can be seen at the Glyn Vivian Art Gallery and at Swansea Museum.

2.2 In the mid-19th century, prosperous Swansea residents began to move to the west side of Swansea, away from the city centre. The demand for new houses led to the incremental development of the area which is now Brynmill, Sketty and the Uplands (Ffynone). The location meant that the prevailing westerly winds blew any smoke from the copper works to the east towards St Thomas and Kilvey.

2.3 Initially, the population of Swansea increased relatively slowly, from 6,000 in 1801 to 17,000 in 1851. In the 1850s, as Cardiff gradually became the more important coal-exporting port, Swansea docks declined in importance and by the 1870s, the population of Cardiff had exceeded that of Swansea. By 1881 Swansea's population had reached over 65,000 as copper works, iron smelting and coal mining became the principal industries and demanded more workers. In the

late 19th century foreign competition had an adverse effect on Swansea, resulting in some of the leading smelters in the area diversifying into tinplate or moving into non-ferrous metals.

2.4 During World War II, Swansea suffered intensive bombing with one three-day blitz in 1941 resulting in almost the whole of the City Centre being demolished. Rebuilding in the Post-war years has resulted in the emphasis of the City Centre moving from the High Street/Wind Street area to Oxford Street and the Kingsway. The Mumbles Railway was closed in 1960 and by this time, industry in the valley was in steep decline, resulting in the establishment of the Lower Swansea Valley Scheme, which sought to remove the derelict buildings and reclaim the former industrial land for new housing and other uses. More recently, land around the old docks has been developed for up-market flats and other facilities as part of a regeneration initiative for the City Centre.

### The development of Ffynone

2.5 There are several variations to the spelling of Ffynone. It is called Ffynone in most pre 1900 publications and maps and Ffynonau is also used as a place name. Ffynone in Welsh means a well or spring, and no doubt refers to the presence of springs and streams which can be easily spotted in the hillside above Terrace Road and in the Rosehill Quarry Community Park.

2.6 Records confirm that Townhill, which lies to the immediate west of Ffynone, was enclosed in 1762 under the Townhill and Burrows Enclosure Act, which created agricultural land from what had previously been open common land. Once enclosed, the land was rented out although the quality was not considered to be particularly good, and the steep land facing the sea to the north of Terrace Road was without a tenant for some time. The land on which the Ffynone & Uplands Conservation Area now stands was therefore a mainly rural area with the occasional farm or larger house. The Tithe Map of 1843 confirms this situation with just three houses in the immediate locality - Ffynone, located close to what is now Terrace Road, Uplands, to the west of what is now Cwmdonkin Drive, and Brin-y-mor (Brynymor), on the south side of what is now Walter Road. The road

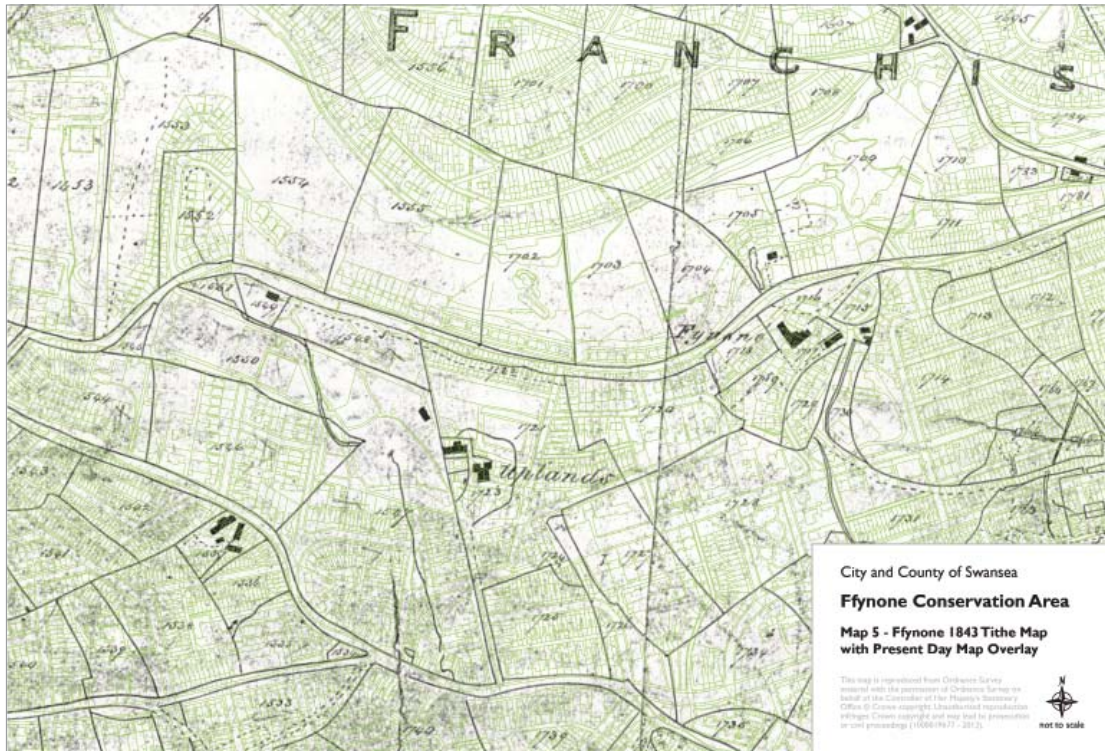
layout of the mid 19th century is therefore easily traceable on the modern map, with a road which now forms Walter Road, Uplands Crescent and Glanmor Road running out of Swansea. Sketty Road is also shown, although as a more minor route. To the north, Terrace Road is also shown running along the contour of the hillside from east to west out of Swansea. Ffynone, which may have dated to the late 18th or early 19th century, stood where Ffynone Drive and Ffynone Close are now, and is shown on the 1935 map, so it must have been demolished in the late 1930s when the new houses were built. The Cambrian newspaper reports the sale of a 'valuable

freehold estate...comprising of a commodious dwelling house with suitable offices and 72 acres of land' and the house is said to command extensive views of the bay, town and coast of Swansea. Uplands House was demolished in the 1980s, when Clevedon Court was built, but Brynymor remains as the Stella Maris Convent. It was originally built in c1790 as a house for Thomas Eaton, a West Indies plantation owner, although it was rebuilt in the mid to late 19th century. Although listed grade II it has been heavily altered with the addition of very large extensions to either side.



1843 Tithe map





1843 Tithe map with present day map overlay



1876 Tithe map





1899 Tithe map

2.7 James Walter, the son of a local colliery owner, was largely responsible for the development of the Ffynone area in the mid 19th century, responding to the increasing demand for large new houses for the middle-classes on the west side of the city, away from the industries along the river Tawe. He reused an existing country lane, now Walter Road, leading out of Swansea towards Sketty, and above this, and running parallel to it, he built Ffynone Road, making it wider than required at a generous 20 feet, although its route westwards was never continued and today it is in effect a cul-de-sac. The additional width of this road was provided to add status to his new houses, and as his new road created the southern boundary to

Ffynone house, he also wanted to capitalise on the prestige already bestowed by this important building. He then commissioned the building of substantial Italianate stuccoed villas on both sides, with eight houses on the south side, which date to the 1860s (Richmond Villas) and four houses of a similar date on the north side (Devon Terrace). Two detached villas were also built on the north side, which now form part of the Sancta Maria Hospital. The Cambrian reported that Swansea will now possess 'not only a fine promenade but one which will be a little conducive to their health from its proximity to the town and its healthy elevated position.'



Richmond Villas, Ffynone Road



St James Gardens

2.8 Similar houses were built along Walter Road, including Belgrave Gardens, and in 1867 St James Church was consecrated, providing a focus to the new community. **The church was a chapel-of-ease to St Mary's Church, Swansea, until the area became a parish in its own right in 1985.** The church faced Walter Road and the half-round crescent behind it provided another development opportunity, with houses of the 1880s and 1890s being built on either side of a large landscaped garden, creating an up-market square, centred on St James Church which lies immediately to the south. The change from detached or paired villas to terraced houses (albeit very large ones) seems to have occurred between 1870 and 1880, and probably resulted from simple economics – the terraced houses were more profitable and the demand for larger more prestigious houses must have dropped as the local economy was adversely affected by foreign competition.

2.9 As the years went on, the style of the new houses also changed, with stucco being abandoned for red brick, then stone. The Hawthorns, No. 23 St James Gardens, is a stone house and dates to c1885 with further examples on the east side of the square, including No. 30 St James Gardens. The trees and pathways in St James Gardens were laid out between 1878 and 1913 and the square was incrementally surrounded by houses. At the same time, more houses were built by the St George Freehold Society, which built terraced houses in the Rosehill and Mount Pleasant areas, the buildings being laid out on a strong grid pattern of streets.

2.10 By 1876, whilst the rural setting to the north and west of Ffynone had been retained, more houses had been added close to Ffynone Road, including Rheanva and Brooklands,

located immediately to the south east of Ffynone house. They are all still shown on the 1935 map, each sitting in a large garden, but only Brooklands still remains and is now used as the official residence of the Mayor of Swansea. The house was built in 1863 by a local builder Evan Matthew Richards as his family home. He was also the mayor of Swansea in 1855 and 1862. After his death in 1880 the house was sold twice before being purchased by the then County Borough of Swansea with the intention of making it the official residence of the mayor. From then on it was called Mansion Mouse. It retains many internal features of note including several white marble fireplaces, and much of the furniture came from the Glynn Vivian Art Gallery and Museum. The garden contains two brass cannons, cast in Woolwich in 1804. Another large Victorian house, Uplands, is also shown on the 1876 map, located to the south of Cwmdonkin Terrace. This was demolished in the 1980s and replaced with the houses which now form Clevedon Court.

2.11 Cwmdonkin Park was established in 1874 on land next to a reservoir owned by Swansea Water Works which initially supplied water to upper Swansea. The land was purchased from James Walter for £4,650 when it was described by the Cambrian as the sale of two fields. A further £2,251 was spent on landscaping the new park, with latter additions of benches and iron railings. It was also laid out with informal winding paths, designed to take advantage of the long views over Swansea Bay. These are clearly shown on the 1876 map. The reservoir eventually fell into disuse and was filled in by 1972, and the land grassed over to form part of the park.





Rosehill Quarry Community Park – site of former quarry

2.12 The 1876 map also shows quarries to the north east of Ffynone house, stretching into the hillside above. The map also includes references to 'Old gravel pits' suggesting that quarrying had been established here for some time. Stone would have been needed for the new housing in the area from the 1860s onwards, but once this was complete, mainly by 1900, demand would have fallen off. The site became overgrown and used for fly-tipping before pressure from local residents in the 1970s and 1980s encouraged the City Council to purchase the site and designate it as a Public Open Space. It is now supported by the Rosehill Quarry Community Group and maintained as a community park. The site is very delicate ecologically and this is represented in its lack of any formal cultivation, retaining an element of wilderness which helps to support a wide variety of animals and plants.

2.13 There appears to have been more development in the early 20th century, mainly along the eastern side of Cwmdonkin Drive and in Hillside Crescent, with paired or detached two storey houses, each with a garden. These contrast with the strong rhythm of the late 19th century terraces elsewhere in the Conservation

Area. More recent developments include Ffynone Drive (late 1930s) and Clevedon Court (1980s), the former excluded from the Conservation Area. A reservoir above Clevedon Court, which appears to have been built after 1935 and has now been grassed over.

2.14 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. **Over time a number of the large family houses in the area have been subdivided into Houses of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living.** Whilst more mixed uses have developed in the south east part of the Conservation Area, these are housed in historic buildings which retain their original residential character, with spacious gardens and planting. Cwmdonkin Park and the Rosehill Quarry Community Park provide a variety of green open spaces which are both well used by local residents and visitors. The location of both St James Church and the Life Point Church within the Conservation Area also give some spiritual focus to the local community.

## The significance of Dylan Thomas (1914-1953)

2.15 Dylan Thomas is the most famous of all of the Welsh poets and writers, with an international reputation. He was born at No. 5 Cwmdonkin Drive, Ffynone, in 1914 and he lived there for the first 20 years of his life, referring often to the local landscape and surroundings in his later work. Whilst he and his wife Caitlin moved around a great deal during their married life, they returned to South Wales periodically and had several houses in the locality over the years, particularly at Laugharne, where they are both buried. Dylan remained deeply attached to South Wales and to the Swansea area in particular, visiting his parents at Cwmdonkin Drive and later at the house they moved to on the Gower.

2.16 No. 5 Cwmdonkin Drive is now a grade II listed building and although owned privately, it is open as a visitor attraction. Many of his poems refer to his childhood in this house and

include references to Cwmdonkin Park, such as 'The hunchback in the park'. Other poems, such as 'Do not go gentle into that good night' have an international reputation.

2.17 In 1982 a plaque to Dylan Thomas was unveiled at Poets' Corner, London. In 1995 the Dylan Thomas Centre was opened in Swansea in the original Town Hall, located in what is now called the Maritime Quarter, and in 1998 the first Dylan Thomas celebration was held in Swansea. There are various Dylan Thomas Trails in the area, including one around Swansea, taking in Uplands Crescent, Mirador Crescent, The Grove, Cwmdonkin Park and Cwmdonkin Drive. Plans are currently underway for a major Centenary in 2014 to celebrate his birth 100 years ago.

More details of Dylan Thomas' life are included at Appendix 2: The life of Dylan Thomas.



No. 5 Cwmdonkin Drive



### 3 SPATIAL ANALYSIS

#### General character and plan form

3.1 Ffynone is a 'planned' Victorian and Edwardian residential suburb, rather than a settlement which has incrementally evolved. The layout of the roads resulted from carefully controlled development by James Walter from the 1860s onwards, his new road layout and his up-market Italianate stuccoed houses being located to the south of the existing Ffynone house and its garden. Terrace Road and what became Walter Road appear to have been the only existing routes at this time. There was a deliberate 'set piece' which was created by Ffynone Road and St James Gardens, with an emphasis on St James Church, although today the mature tree planting has reduced the visual effect. It is interesting to note that the western end of Ffynone Road ends abruptly and it is probable that this road was intended to continue.



Richmond Terrace

3.2 Later residential development was of a different character, with tall (three storey) terraced houses in long rows, such as Richmond Terrace and Cwmdonkin Terrace, which appear to date to the 1880s. Both of these have green areas in front of them which contribute positively to their setting. More modestly sized two storey houses came in the early 20th century, resulting in the development of Cwmdonkin Drive and Hillside Crescent, where the houses have larger plots and gardens which are visible from the street. The street layout is not obviously coherent, but may have been determined by the rising land, the need to access Cwmdonkin Park after 1874, and the type of incremental development by different builders of various plots of land.

#### Open spaces and trees

3.3 The principal open space in the Conservation Area is Cwmdonkin Park, a substantial area of public open space, with notable trees and winding pathways on a sloping site over-looking the residential streets below. Above, the wooded hillside provides an attractive backdrop. Another important open space is St James Gardens, part of James Walter's original layout and now filled with mature trees. This creates a formal setting to the adjoining historic buildings including St James Church. A further important open space is in the middle of The Grove, a lozenge-shaped area of mature trees and grass. This links visually with Cwmdonkin Park, which lies to the north. Further north, the wooded space around the Rosehill Quarry Community Park is another much more enclosed green space which retains a more tranquil character although it is also open to the public.



Cwmdonkin Park

3.4 Trees are particularly important in the Conservation Area, and many are already specifically protected with Tree Preservation Orders (TPOs.). These, and other important trees or tree groups, are marked on the Townscape Appraisal Map. Many trees also lie on private land, so it has not been possible to do more than indicate where these visually important trees are sited,. The omission of a particular tree does not imply that it is not important and any applications to fell or lop a tree within the Conservation Area will always be carefully considered by Swansea Council before granting permission. The protection, management and long term care of these trees is considered in greater detail in the Management Plan.

Focal points, focal buildings, views and vistas

3.5 As the Conservation Area lies on a south-facing slope, with a backdrop of steeply rising land towards the 20th century houses which form the sky line, there are any number of long views out of the Conservation Area southwards or more obliquely to the east or west. These take in some of the prominent seafront buildings along Swansea Bay, as well as the Bay itself. Long views up this slope, terminating in the green backdrop created by the areas of woodland above Terrace Road, are of special mention. The most important views are noted on the Townscape Appraisal Map, but because there are so many, the omission of any particular view does not mean that it is of no significance.

3.6 There are also a number of natural 'focal points' within the Conservation Area, the most significant of which are considered to be:

- The green area in the middle of The Grove
- Ffynone Road at its junction with St James Gardens



Green area in the middle of The Grove

3.7 Because many of the buildings in the Conservation Area were built at the same time to a matching design, the number of buildings which particularly stand out are limited, but the following are probably the most obvious:

- St James's Church
- The Hillside Care Home, Ffynone Road
- No. 23 St James Gardens
- No. 30 St James Gardens

3.8 Two of the terraced groups are also considered to be particularly prominent:

- Cwmdonkin Terrace
- Richmond Terrace

Public realm

3.9 The public realm includes street lighting, street and pavement surfaces, and street furniture such as seats, litter bins and signage. All of these are the responsibility of Swansea Council as Highways Authority. Overall, such features in the Ffynone & Uplands Conservation Area are of limited historical value, as much has been altered incrementally or lost, so a great deal could be done at relatively low cost to improve the visual appearance of the area.

Street lighting

3.10 Street lighting throughout the Conservation Area is a mixture of old electric lights, similar to the old gas lights in design and height but probably dating to the 1920s, and completely modern steel fittings, usually simply detailed and relatively innocuous. On Walter Road, because it is a main road, the streetlights are much taller but are the same modern design – steel, painted light blue.

Pavements

3.11 Originally it appears that most of the pavements in the Conservation Area were paved in large slabs of the local Pennant sandstone, which weathers to a pleasing light grey, and has some surface texture. These are laid in courses across the width of the pavement. The only two examples which remain are:

- Cwmdonkin Drive – outside No. 5 (Dylan Thomas's house) – the stone pavement stretches from the junction with Hillside Crescent to the junction with a back lane to Nos. 1-18 Richmond Road on one side of the road only
- On both sides of the short road, locally known as Coutts Hill, which connects Richmond Road to Ffynone Road – parts of this pavement are in very poor condition due to cars parking illegally

3.12 Otherwise, there are several examples of setted crossovers, using square slabs of Pennant stone about 300 mm wide, such as:

- Outside the entrance to No. 8 Richmond Villas, Ffynone Road
- At the vehicular entrance to the driveway in front of No. 1 Richmond Road (the first house in the long terrace)
- On the south side of Richmond Road, where there were old driveways into what is now the Santa Maria Hospital.



Stone paving in Coutts Hill



Stone paving in Richmond Road

3.13 Many of the streets, particularly Ffynone Road, retain their original Pennant stone kerbs, about 100 mm wide, with a wider stone gutter below them.

#### Street surfaces

3.14 The streets throughout the Conservation Area are covered in modern tarmacadam, and most of the other pavements, and both are often disturbed by recent trenching.

#### Street furniture

3.15 There is no consistency in the details of the street furniture apart from in Cwmdonkin Park where the current enhancement scheme has provided reproduction 19th century park benches made of timber slats which have been stained, set in cast iron ends marked '2014' in honour of Dylan Thomas's Centenary. Otherwise there is the occasional seat, such as the one in Cwmdonkin Drive, built from slatted timber on a concrete base. Timber picnic tables with attached benches can be seen in the Rosehill Quarry Community Park.

3.16 Poor quality litter bins, of varying designs, can be seen throughout the Conservation Area, clearly added incrementally and of no special merit.



## 4 THE BUILDINGS OF THE CONSERVATION AREA

### Building types, uses and dates

4.1 The majority of the buildings within the Conservation Area were built for residential use between the 1860s and the early part of the 20th century, with a few residential developments of the 1930s (Hillside Crescent) or even the 1980s (Clevedon Court). There is a large Doctors' Surgery in Uplands Terrace (The Grove Medical Centre), located in a probably 19th century former house which has been so altered it is difficult to date it. Apart from the odd 20th century building, such as the Reading Room in The Grove, which is probably 1920s, the only other truly modern building is the Lifepoint Church, a relatively recent upgrading of a possibly 1960s synagogue, and the Jehovah's Witness Kingdom Hall in Mirador Crescent. St James's Church dates to the 1870s and is surrounded by a small complex of houses, carefully designed so as not to adversely affect its setting. **Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.**

4.2 Whilst many of the larger properties in the south-east part of the Conservation Area, facing St James Gardens or Walter Road, are now in commercial uses, they remain little altered so their predominantly residential character has been retained, reinforced by a general (and welcome) lack of signage. **The expanded Conservation Area also contains a number of shops and commercial properties which are mostly located in and around Uplands Crescent.**

4.3 Of the older buildings, these divide into a number of building types:

- Terraced or detached houses in Ffynone Road, St James Gardens, Walter Road and Belgrave Gardens, either stuccoed or faced in stone, dating to the 1860s and 1870s and representing the earliest development in the area – these are largely listed grade II
- Slightly later terraced or detached houses, faced in stone or red brick, facing St James Gardens and Ffynone Road, and dating to the 1870s, 1880s and 1890s – some of these are listed grade II



Listed houses in St James Gardens

- Stuccoed terraced houses, three storeys high, dating to the 1880s and 1890s, of which Cwmdonkin Terrace, Richmond Terrace and Nos. 1-18 Richmond Road are most prominent and the best preserved
- Similar terraced houses around The Grove, which tend to be less well preserved
- The late 19th century development in red brick of the long terraced two storey houses in Mirador Gardens, with a taller terrace of similar houses in adjoining Uplands Terrace and some larger paired houses of a similar age and design facing Uplands Crescent
- Paired or semi-detached two storey houses with larger gardens and set back from the road in Cwmdonkin Drive and Hillside Crescent – these date to between 1914 and the 1930s



Uplands Crescent

## Listed buildings

4.4 There are currently **50 listed building entries in the Conservation Area (all grade II), which represent approximately 10% of all of the Listed Buildings and Structures within the City and County of Swansea. These are summarised below.** Apart from St James's Church, they were all built as houses although some are now in commercial uses, mainly as offices. They date to between the 1860s and the 1890s, apart from the house where Dylan Thomas was brought up, which dates to 1914. Most of the buildings which form the earliest part of the development of the Ffynone area, and were therefore built by James Walter, are listed.

### Nos. 1-4 Devon Terrace, Ffynone Road

4.5 This is a terrace of four three storey matching stuccoed houses, c1860, set up a bank from the road. They are faced in stucco, with two storey bay windows and raised front doors. **No. 4 is currently considered to be 'at risk' due to a general lack of maintenance.** The roofs are slated with a shallow pitch, but they are partially hidden by a parapet.

### Hillside, Ffynone Road

4.6 Hillside is a large detached Italianate house of c1870, faced in pennant stone with Bathstone dressings and slate roofs. The Italianate belvedere tower is a feature of visual significance. It is now used as a Care Home. Bryn-cerrig, Ffynone Road



4.7 Bryn-cerrig is a two storey detached house of c1870 built from local rubblestone with Bathstone dressings. The large windows feature stone dressings and stone mullions and transomes.

### Springfield, Ffynone Road

4.8 Springfield is a further two storey house of c1870 with unpainted stucco elevations, the one facing the road having two storey protruding canted wings, with sash windows and what appear to be the original blind boxes. The central front door has been altered. It is now a Buddhist Retreat.



Springfield, Ffynone Road

### Nos. 1-8 consec. Richmond Villas, Ffynone Road

4.9 These houses were built in c1860 and with Devon Terrace, which they face on the opposite side of Ffynone Road, represent the earliest development of the Ffynone Estate by James Walter. They are built in the Italianate style, simply detailed with large multi-paned sash windows and shallow pitched slated roofs.

### Nos. 7 – 11 consec. St James Crescent

4.10 These are imposing three storey stuccoed houses of c1870 which are located behind St James's Church. They include good quality Italianate details, with large replacement windows in original openings, relatively simply detailed. Doric porches to Nos. 8, 9 and 11 and canted ground floor bay windows with bracketed cornice to each are a special feature.



Nos. 7-11 consec St James Crescent

Nos. 12-22 consec. St James Gardens

4.11 This long terrace of matching three storey houses was built in c1890 using red brick which is decorated with Bathstone dressings. The houses have canted bay windows and tripartite sashed windows, and are listed because they form a cohesive visually dominant group with other older properties and make an important contribution to the Conservation Area.

The Hawthorns, 23 St James Gardens

4.12 This impressive corner house was built in c1885 and is two storeys high with details which are described in the list description as 'Northern European Residence' style. The most striking feature of the house is the use of local rubble stone with Bathstone dressings, including the stone mullioned and transomed windows. Tall gables and a raised ground floor entrance add stature to the building.



The Hawthorns, No. 23 St James Gardens

Nos. 1-8 consec Belgrave Gardens,  
Uplands Crescent

4.13 This more modestly sized two storey terraced group sits back from the busy road with an almost communal front garden of grass and trees, divided by simple pathways, providing a pleasant setting. The houses have canted ground floor bays with French windows, margin-light sashed windows, and parapets which partially conceal the shallow pitched slated roofs above. When the buildings were listed, some of the properties already had uPVC windows and other modern interventions which in time it would be advantageous to change.



Nos. 1-8 consec Belgrave Gardens

St James's Church, Walter Road

4.14 The church was consecrated in 1867 and was designed by the architect Thomas Nicholson (1825-1875) who was the Diocesan Architect for Hereford Cathedral. The detailing is a 19th century version of the Decorated style, and it is built using brown snecked stone with freestone dressings below a slate roof. Most of the windows have hoodmoulds with stone stops, although some damage was caused by a bomb in the Second World War. A tower was never completed. The adjoining, and slightly later, church hall is also listed, as are the surrounding cast iron railings.



St James Church



Nos. 94-96 consec. Walter Road and No. 43 St James Crescent

4.15 These five almost matching houses form a three storey stuccoed terrace which was built in c1865 in the Jacobethan style with shaped gables facing the street. Each house is two bays wide, one wider than the other, the wider bay providing the opportunity for the dominant gable. Below this larger gable there are canted bay windows to the ground floors. The houses have been somewhat altered but form a very important group next to St James's Church.



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

Nos. 5 and 6 Cwmdonkin Drive

4.16 This pair of houses dates to 1914 and is listed because Dylan Thomas, Wales's most famous poet, was born in No. 5 and was brought up there. The exterior of the No. 5 retains its sash windows, tile hanging and canted bay windows, all original, although unfortunately its neighbour, No. 6, has been altered with uPVC windows and fewer original details.



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

Eden Avenue

4.17 In Eden Avenue, these buildings have been listed grade II. They are notable for their steeply pitched roofs, tall brick chimneys, the use of timber-framing details to the front gables, and metal-framed leaded light windows set in wooden frames. Some of the houses have original, very well detailed, roof dormers. Walls are painted render, brick, a natural colour pebbledash or tile-hung, and the roofs are all covered in machine-made clay tiles. The general style is described by John Newman in *The Buildings of Wales: Glamorgan* volume as 'Norman Shaw Old English', and the list description suggests that they may have been designed by the Swansea architect Glendinning Moxham (see Appendix 3).



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

Sketty Road

4.18 Sketty Road is notable for the three linked pairs of grade II listed villas (Ty Beck Hall) which sit back from Sketty Road and are now used by Swansea University for student housing. The houses were built in c1860 and are faced in Bath stone with classical details.

Walter Road

4.19 Ffynone Villa lies to the west of Belgrave Court also on the south side of Walter Road, and is a two storey house of c1870 which is listed grade II. Nos. 61-65 form a group of five matching three storey houses of c1865 which are listed grade II. They are faced in stucco with two storey canted bay windows and shallow slate roof facing the road. Apart from No. 65 they

each retain the original open porch with classical details and dentil cornicing. Nos. 66 and 67 have the same details and are also grade II listed. At the end of the group, Nos. 74 and 75 are of a similar design and date. No. 76 is a larger house with three storey tower set back from the road which is in need of some repairs.



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

#### Eaton Crescent

4.20 The development of this area was probably contemporary to the rebuilding of Brynymor House, and to the re-orientation of the main entrance from Walter Road to the newly created Eaton Crescent, where a stables and coach house was built, which still survives and is listed grade II. Brynymor House became a convent and school and despite its grade II listing was substantially added to in the 1980s. Although the Stella Maris Convent is the principal historic building in this area it cannot be seen from the public domain although the spacious grounds, and the many trees within these grounds are clearly visible from the south-eastern end of Eaton Crescent. A relatively modern development of houses, called The Cloisters, has



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

also been built in the grounds, but this is set back from Eaton Crescent and is shielded by trees. The Convent itself has been substantially extended although it remains listed.

#### Unlisted but positive buildings

4.21 The majority of the unlisted buildings in the Conservation Area have been identified as 'positive' as part of the survey work for this Character Appraisal. These buildings, most of which are in residential uses and date to the later half of the 19th or the early part of the 20th century, provide good examples of relatively unaltered, well detailed structures which use traditional materials and details. Where they have been too altered, or restoration is not practicable, they are excluded.

4.22 There is a general presumption in favour of the retention of any unlisted but 'positive' building in a conservation area, so the identification of these buildings, which will then be subject to public consultation and the full endorsement of the Council, is important. In the future, once this Character Appraisal is finally approved, any applications to demolish a 'positive' building are therefore unlikely to be allowed unless a case can be made. Applicants are likely to be required to provide a full economic assessment of the reason why the building cannot be kept, including proof that alternative uses have been sought, including, where appropriate, putting the building on the open market. Any demolition proposals in the Conservation Area will only be considered if accompanied by an acceptable replacement scheme. This concurs with Policy EV10 in the Swansea Unitary Development Plan (UDP) which states:

4.23 Consent for the demolition of unlisted buildings that make a positive contribution to the character or appearance of a conservation area will not be granted unless it can be demonstrated that:

- (i) The condition of the buildings would not justify the cost of repair
- (ii) Efforts have been made to find a viable use
- (iii) Redevelopment would produce substantial benefits for the community that would outweigh the loss resulting from demolition, and
- (v) There are acceptable and detailed plans for redevelopment

4.24 Article 4 Directions are to be brought in by the Council to prevent positive unlisted residential properties from being spoilt by inappropriate alterations. This is a separate process which is currently underway and will result in the removal of some permitted development rights for positive unlisted buildings in order to protect the character of the conservation area.

#### Building styles, materials and colours

4.25 The earliest properties in the Conservation Area are the 27 stuccoed houses in Ffynone Road, St James Gardens and Walter Road, which are all listed grade II – these date to the 1860s with simple Italianate details including moulded architraves, have sash windows, shallow pitched slate roofs, sometimes concealed by parapets, and panelled front doors. These are usually painted white although the grade II listed eight properties in Richmond Terrace in Ffynone Road are painted a variety of pastel colours. More detailed descriptions are included at 4.2 Listed buildings.



Nos. 94-96 consec Walter Road and No. 43 St James Crescent

4.26 Slightly later, probably in the 1870s or 1880s, five further houses were also built in Ffynone Road which were completely different in terms of their materials, details and colours. They used the local rubble stone, coloured a mid-brown, with cream Bathstone dressings. Hillside Care Home continued the Italianate character with slate roofs and classical details, but its immediate neighbour, Bryn-cerrig, has mullioned and transomed windows and steeply pitched clay tiled roofs. These are both listed as is No. 23 St James Gardens (Hawthorns) a further

stone building of c1885 with gabled elevations which the list description summarises as being 'Northern European Residence' in style. On the opposite side of St James Gardens is a similar house (No. 30 St James Gardens), this time not listed, with slightly simpler details but also using rubble stone with painted stone dressings, with a slate roof.



No. 30 St James Gardens

4.27 Behind this house are two further stone buildings (the former Ffynone Nursing Home and the former RAFA Club) of a similar age and design but with no roofs and in a derelict condition. They sit opposite Mansion House, a substantial house which was originally called Brooklands. This was completed in 1863 in the local rubble stone with stone dressings, a slate roof, gables and a decorative corner turret. Now used as the official residence of the Mayor of Swansea, it retains a mahogany staircase and a large stained glass window commemorating the original owner, a local builder called Evan Matthew Richards. The entrance lodge, dated 1901, as well as the house called Richmond in Richmond Road, is probably the work of Glendinning Moxham FRIBA, a local architect who also designed



Entrance lodge to the Mansion House, Ffynone Road



several banks in Swansea and (probably) the listed buildings in Eden Drive. His most famous building is the Glyn Vivian Art Gallery (1903) in the City Centre (see Appendix 2 for a brief biography).

4.28 Apart from these examples, the prevailing style in the Conservation Area is the terraced three storey house, built in the 1880s, 1890s or very early 20th century, with gables facing the street, often decorated with fretted barge boards. Two storey canted bay windows to the fronts add further interest, although in many cases they have been altered and their details eroded by the use of modern materials. A few, such as No. 19 Cwmdonkin Terrace, remain almost as originally built, with the timberwork of the bays also being decorated with modillions and other carved features. Overall, the best preserved houses are in Richmond Terrace, Cwmdonkin Terrace and Nos. 1-22 consec. Richmond Road. Similar houses, but slightly more modestly sized and also more altered, can be seen in The Grove.

4.29 From the 1880s onwards there was also an incremental change to the use of brick as tastes and fashions changed with the growing popularity of the Arts and Crafts Movement. In Mirador Crescent, the matching terraced houses on both sides of the road, which date to the 1890s, have gabled frontages and two storey canted bays like the surrounding white-painted rendered houses, but they are built in red brick, with painted stone dressings. Doorcases with flat hoods are a special feature although very few of the original panelled front doors remain. Of note are the decorative cast iron railings on top of the bay windows. The visual effect of the long rows of these houses with their matching gables seen obliquely along the road is a further feature of note. Around the corner in Uplands Terrace are two pairs of three storey houses, again of the 1890s, with shallow canted bays built from stone, mullioned and transomed windows, and pointed almost Gothic arches to the front doors, again picked out in stone. These roofs are slated rather than tiled. The windows were almost certainly plain timber sashes, but none of these now remain.



No. 19 Cwmdonkin Terrace

4.30 The latest phase of development occurred in the early 20th century with the development of the Hillside Crescent area. These paired or (just) detached houses sit in larger gardens, set back from the road, and are typical of the 1920s or 1930s with rendered frontages, usually painted white, canted two storey bays to the front, and decorated gables above – some of these have details which are similar, though not as elaborate, as the houses in Park Drive, which face Cwmdonkin Park.





## 5 CHARACTER AREAS

5.1 The Conservation Area has been broken down into ten distinct Character Areas according to their historical development, uses, landscape features, and architectural forms. This chapter includes an introduction to each area including its principal spatial characteristics and building types, and a summary of any negative features which are used in Chapter 6 Negative features and Issues to prepare a list of enhancement opportunities for the Management Plan.

5.2 The 10 Character Areas are:

Area 1: Ffynone Road, St James Gardens, and Walter Road

Area 2: Cwmdonkin Drive, Cwmdonkin Terrace, Hillside Crescent and Richmond Road

Area 3: Cwmdonkin Park

Area 4: The Grove, Mirador Crescent and Uplands Terrace

Area 5: Eden Avenue, Westfa Road and Park Drive (2015)

Area 6: Uplands Crescent \*

Area 7: Sketty Road \*

Area 8: Glanmor Crescent and Glanmor Road

Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent \*

Area 10: Terrace Road, Rosehill Quarry and the green wooded backdrop to the north \*

Note: the areas added to the Ffynone and Uplands Conservation Area as part of the 2015 review are highlighted with an \* above.

Character Area 1:  
Ffynone Road, St James Gardens,  
and Walter Road

5.3 This Character Area forms the original part of the Ffynone & Uplands Conservation Area, encompassing most of James Walter's development of the 1860s onwards. The principal special features are Ffynone Road, a very wide street which forms the 'spine' of this Character Area. St James Gardens leads off Ffynone Road, and contains a heavily treed public park, surrounded by well detailed mid to late 19th century properties. Of note is the high incidence of listed buildings, with most of the buildings in Ffynone Road being grade II listed, along with the entire group of mainly

terraced houses along the west side of St James Gardens, as far as Belgrave Gardens, which is also listed grade II. St James's Church forms an important focal point, particularly in relation to Walter Road, along very straight road which leads directly east towards the City Centre. This was originally enclosed by long avenues of trees, although today many of these have been lost. The churchyard has been developed with new houses (St James's Court), carefully designed to enclose the church and its hall in a sympathetic way, as well as retaining the many trees and (separately listed) cast iron boundary railings. Of note is the use of the local Pennant sandstone, with stone or stucco dressings, on some of the listed buildings, along with the local red brick, most dramatically used along the west side of St James Gardens. The varied pastel colours of the houses which form Richmond Villas also make a positive contribution.



St James' Court, next to St James's Church



The Funeral Directors in St James Crescent

5.4 Trees are also important, particularly to the eastern end of Ffynone Road (which help to shield Mansion House from any public views) and in St James Gardens.

5.5 This Character Area therefore represents the earliest development of the Ffynone Estate. It retains the character of an affluent middle-class suburb, located on rising land above the busy traffic along Walter Road. The properties are, with three notable exceptions, well maintained and overall the area has a cohesive character which has been protected from inappropriate change by the listing of most of the buildings. These exceptions are provided by No. 4 Devon Terrace, an occupied but somewhat neglected grade II stuccoed villa on the north side of Ffynone Road, Cilwendeg (the former RAFA Club) and Llwyn Helyg (the former Ffynone Nursing Home) on the south side of Ffynone Road, next to the Life Point Church. These two privately owned buildings are completely derelict and **planning permission was granted in December 2014 to extend the time period to implement an existing development on the site by a further 2 years.**



Llwyn Helyg (the former Ffynone Nursing Home) is a Building at Risk

5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. **A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years.** Many of the properties facing St James Gardens are in office use, and there is also a school (Ffynone School) on the east side of the square. This leads to some conflicts in terms of traffic and the need for car parking.

5.7 This part of the Conservation Area contains the only survival of original street paving, with both pavements of the un-named

back street which connects Ffynone Road to Richmond Road being partially covered in slabs of sandstone. There is also some original stone kerbing and stone gutters in various places, most notably in Ffynone Road.



The listed railings around St James's Churchyard

5.8 Issues in this area include:

- The very poor condition of the former Ffynone Nursing Home and the former RAFA Club in Ffynone Road **which are subject to approved development proposals yet to be implemented.**
- The detrimental effect this has on the neighbourhood due to anti-social behaviour on the site
- **The possible relocation of the Sancta Maria Hospital and the potential future development of this site**
- Pressure for car parking in St James Gardens particularly, although there is some designated Residents' Only parking
- Many of the specimen trees in St James Gardens are now over 100 years old and will need replacing or some form of maintenance soon
- The Gardens are in general need of enhancement including the seating, signage and lighting
- Pressure for on-street car parking
- There is a 20 mph speed limit at the eastern end of Ffynone Road which could be extended into the Conservation Area
- The loss of the original railings to the front boundaries of the listed houses in Ffynone Road
- The poor condition of the listed railings around St James Church
- Some converted former gas lights, but also modern steel street lights of little merit

- UPVC windows in many of the listed properties in Walter Road (Nos. 97-105 odd), along the west side of St James Gardens (Nos. 11-22 consec.), and in Belgrave Gardens
- Some poorly detailed modern residential development between Belgrave Lane and Mirador Crescent
- The damaged stone paving, caused by vehicular over-run, in the road which connects Ffynone Road to Richmond Road, much of which has been repaired using concrete slabs

Character Area 2:  
Cwmdonkin Drive, Cwmdonkin Terrace, Hillside Crescent and Richmond Road

5.9 This very hilly area was developed in three different phases. In 1876 Uplands House was the only property on the land. By 1899, Cwmdonkin Terrace was complete, and Richmond Terrace had just been started. The rest of the land was still open. By 1914 Richmond Terrace was complete and houses, including Dylan Thomas' former home (No. 5), had been built in Cwmdonkin Drive, overlooking the green open space towards Uplands. Hillside Crescent appears to have been developed between 1920 and 1935 apart from No. 31 which is shown on the 1914 map and has similar details to the much bigger houses in Park Drive.



View from Cwmdonkin Terrace

5.10 The buildings therefore fall into three types – the long, traditional late 19th century three storey terraced houses in Cwmdonkin Terrace and Richmond Terrace, both notable for their regular gables frontages and green setting, and the paired or detached two storey houses which came later, with more modestly sized properties in upper Hillside Crescent and some

much larger detached houses in Richmond Road of which Richmond House, with its red-painted timber-framed gables, is of special merit. Of note are the long views over Swansea Bay from many vantage points, and the green backdrop in views up the hill provided by the woodland behind Terrace Road. The buildings are also interesting and well detailed, being largely 'positive' in their contribution to the special interest of the Conservation Area. Good examples include Nos. 5 and 19 Cwmdonkin Terrace, which retain their original highly decorative bay window details, or the fretted barge boards on the gables of Richmond Terrace and Richmond Road.



Richmond Road

5.11 Issues in this area include:

- The reservoir in Cwmdonkin Drive has poor quality boundaries and the site generally is in need of improvements
- Negative views from Cwmdonkin Drive to the backs of Richmond Terrace, with a mixture of poor quality flat roofed modern garages
- Similar negative views of modern garages and poor quality boundaries in Terrace Road
- The maintenance and protection of the many original boundary walls, faced in brick, stone or rendered
- The protection of the green open spaces, particularly to the south of Cwmdonkin Terrace
- More street trees needed to replace missing trees in Cwmdonkin Drive
- Poor quality public seating on Cwmdonkin Drive
- Modern steel street lights of little merit, although some converted former gas lights also remain
- Some surviving Pennant stone paving



outside No. 5 Cwmdonkin Drive, some stone kerbs and wide stone street gutters, and some setted crossovers, particularly in Richmond Road, but otherwise poor quality tarmac pavements

- Very few surviving original windows – most have been replaced in uPVC, often to an unsympathetic design

Character Area 3:  
Cwmdonkin Park

5.12 Cwmdonkin Park was opened in July 1874. It was created from two fields which lay to the north and west of a mid 19th century reservoir which was owned by the Swansea Water Works and which provided water to the upper part of Swansea. The fields formed part of the Ffynone Estate which was owned by James Walter. He sold the land for £4,650, and £2,251 was also spent on landscaping the new park, with latter additions of benches and iron railings. These fields were laid out with informal winding paths, designed to take advantage of the long views over Swansea Bay, and are clearly shown on the 1876 map. The use of public money for such a facility was apparently at the time somewhat contentious. The planting of the park started immediately and reached its peak in around 1900, with the 1901 catalogue describing over 15,000 species of plants in the park. The reservoir eventually fell into disuse and was filled in by 1972, and the land grassed over to form part of the park.

5.13 Cwmdonkin Park is famous for its associations with Dylan Thomas, who was born and brought up Cwmdonkin Drive, spending many hours in the park as a child and young adult. Some of his most famous poems relate to these early experiences.

5.14 The park is owned and managed by Swansea Council. In 2010 an application was made to the Heritage Lottery Fund (HLF) for a 'Parks for People' grant to help with the restoration of the park in time for Dylan Thomas' centenary in 2014. The project cost £1.39 million and other partners in the scheme include the European Regional Development Fund (ERDF) through the Welsh Government's Sustainable Tourism initiative. Swansea Council and the Friends of Cwmdonkin Park also contributed. The work undertaken included:

- The upgrading of the footpaths
- Tree and shrubbery clearance and pruning
- Replanting of herbaceous borders
- Improvements to the existing pavilion
- Drainage works
- New children's play ground
- Dylan Thomas shelter improvements
- New seats
- Lower pond improvements
- Refurbishment of memorial benches



Cwmdonkin Park



The newly restored pavilion, Cwmdonkin Park

5.15 Issues in this area include:

- Works to upgrade the park were completed towards the end of 2013. Some local residents have complained about the amount of tree felling and lopping which has been done, but this was undertaken to open up the area and make it safer for visitors, as well as for the health of the trees. It is considered that as this recent work has been carefully planned and executed, and that there are no immediately obvious outstanding issues which need to be addressed in the Conservation Area Management Plan.

Character Area 4:  
The Grove, Mirador Crescent  
and Uplands Terrace

5.16 This predominantly residential Character area was built mainly between the 1870s and 1900. It centres on The Grove, with its small area of central green space with mature trees, which leads up to the entrance to Cwmdonkin Park. Views up The Grove, taking in this entrance and the strong line of trees above, are of special merit. The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941 and between 1942 to 1951 was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Facing Uplands Crescent, the properties are larger and generally detached, and some are in commercial use.



Houses in The Grove

5.17 The buildings are mainly in terraced form with particularly cohesive frontages in Mirador Crescent and Richmond Terrace. This cohesion is less obvious in The Grove, where some of the buildings have lost their original details and have been altered or extended.



Houses in Mirador Crescent

5.18 Issues in this area include:

- Hardly any original windows or roof materials in The Grove
- Many of the bay windows in The Grove have been rebuilt or poorly upgraded
- Visible satellite dishes on the front elevations of some houses in Mirador Crescent, presumably erected without permission
- Poor quality concrete post and rail boundary around the central green space in The Grove
- Modern street lighting of little merit
- Poor quality litter bins
- Pressure for on-street car parking, and some illegal parking on pavements
- The Grove and Glanmor Crescent are used as a rat run by speeding traffic

Character Area 5:  
Eden Avenue, Westfa Road and Park Drive

5.19 This area provides cohesive residential development constructed in the early 20th century and between 1919 and 1935. Most of the buildings are either Grade II listed or are considered to make a positive contribution to the streetscape.

5.20 Park Drive and Eden Avenue were partly developed with substantial detached or paired houses just before the commencement of World War I, with both western sides of each street being shown on the 1914 map. In Eden Avenue, these buildings have been listed grade II. They are notable for their steeply pitched roofs, tall brick chimneys, the use of timber-framing details to the front gables, and metal-framed leaded light windows set in wooden frames. Some of the houses have original, very well detailed, roof dormers. Walls are painted render,



Listed houses in Eden Avenue



brick, a natural colour pebbledash or tile-hung, and the roofs are all covered in machine-made clay tiles. Although each house is different, they use a common palette of materials and details which gives them an unusual sense of cohesion. This reinforced by the street trees and the way in which the houses sit up from the pavement behind a high stone retaining wall with arched gateways into each house. On the opposite side of Eden Avenue, there are further houses of the 1920s which replicate some of these details, but in a less impressive way, and have also been more altered including the loss of some of the front gardens for car parking. Oblique views along Eden Avenue into Cwmdonkin Park are of note, and many of the houses also have good views towards Swansea Bay, due to their elevation position. This street also retains some former gas lights, now converted to electricity. Because the road lies some height above the Park, direct access between the two is not possible but the added height does provide particularly good views of the trees and open green spaces, as well as longer views northwards up the hill beyond the Park.



Nos. 8-11 consec Park Drive

rounded 'cross' decoration between the ground and first floor windows, created from timber, the cross-shape picked out in white on a black background. This same motif is also found at No. 31 Hillside Crescent, although is a more diminutive form. These houses should also be considered for statutory listing. The other houses in the road, Nos. 2-7 (consec.) have some original details such as long, first floor balconies over similarly-sized verandas, and together the 12 houses form an important group which are particularly visible from Cwmdonkin Park.



View from Eden Avenue over Cwmdonkin Park

5.22 Issues in this area include:

- The loss of some of the front gardens to car parking
- Poor quality street lights and street signs
- The need for more street trees

Character Area 6:  
Uplands Crescent

5.21 Park Drive also contains some pre-1914 houses, mostly facing directly towards Cwmdonkin Park, which lies at a slightly lower level but is connected to it by a gate in the right green metal railings which surround the Park. The two pairs at the northern end (Nos. 8 and 9, and 10 and 11) are of particular merit. These have extremely well detailed elevations with first floor balconies, three storey canted bays reaching up to jettied gables, and mullioned and transomed timber windows, most of them retaining the original coloured glass panes. Hipped slate roofs with half timbering decoration also feature. Of special note however is the

5.23 This part of Swansea was built in the late 19th century with two long terraces on the south side (Nos. 57-79 and Nos. 9-11 and 15-51 odd Uplands Crescent) now forming the core of the local shopping area. The houses are three storeys high with gables with either paired



Uplands Crescent (ca 1920)

corbels, the same as Nos. 1-23 Sketty Road, or fretted bargeboards, with oriel bay windows to the first floor. Where these properties remain in residential use (Nos. 9, 11 and 15) they are much better preserved, with three further houses of great merit, which also date to the late 19th century (Nos. 1, 5 and 7), being of special interest. On the north side of the road, Nos. 32-58 even form a mixed group which were all built by 1876 but have been much altered - only the Uplands Tavern retains some historic character.

5.24 Due to the diversity of the area as a result of the longstanding presence of nearby HMO's, there is an ongoing pressure for Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG.



Uplands Crescent south side

5.25 It appears that at least some of the buildings on the south side of the road had shopfronts in them when built, or else were converted soon afterwards, as a few examples of late 19th century shopfronts still remain although somewhat altered. These are as follows:

South side:

- No. 28 Rainbow
- No. 38 The Gower Kitchen (the most complete example)
- No. 65 Samaritans Charity Shop
- No. 75 Steam Cafe
- No. 83 Hair Quarters

North side:

- Computer Shop, Taffey's and H Sports (known collectively as No. 49 The Grove).



No. 75 – currently unoccupied



No. 38 The Gower Kitchen





Uplands Tavern, north side of Uplands Crescent

5.26 In addition, Colliers Photo Emporium (No. 81 Uplands Crescent) has a well preserved shopfront with Art Deco details which probably dates to the 1920s or the 1930s.

5.27 Issues in this area include:

- Saturation of food & drink uses which takes space away from shopping uses in the day and can also lead to problems associated with a night time economy based around a cluster of premises serving alcohol.
- There is a plethora of modern shopfronts, poorly detailed first or second floor modern windows, and a general lack of maintenance
- Whilst this is a vibrant shopping area, the buildings are generally not well maintained
- The streetscene is dominated by busy traffic and various negative features installed by the Highways Authority such as signage & barriers
- The area would benefit from a variety of improvements including:
  - Reduce Highways features to the minimum required.
  - Generally de-clutter the street and pavement, and improve the pedestrian experience
  - Consider a grant scheme to repair buildings and to reinstate lost architectural features
  - Encourage new shopfronts, the design of which should follow new Shopfront Guidance from Swansea Council
  - More street trees
  - Improved street lighting, seating and litter bins
  - Action by private property owners to improve their frontages generally
  - Increased vigilance on unauthorised signage and advertising

Character Area 7:  
Sketty Road

5.28 Sketty Road is notable for the three linked pairs of villas (Ty Beck Hall) which sit back from Sketty Road and are now used by Swansea University for student housing. The houses were built in c1860 and are faced in Bath stone with classical details. To either side are cohesive three storey red brick terraces (Nos. 4-14 and 28-48 even), mainly in commercial uses and built between 1899 and 1914. These face a group of well detailed two storey paired houses (Nos. 25-51 odd) of a similar date which are faced in red brick with painted pebble-dash, half-timbered gables and some original porches, all reasonably well preserved. Turning back towards the City Centre, Nos. 1-23 odd Sketty Road form a cohesive red brick terrace with Bathstone dressings. The windows to the second floor bedrooms are located in tall gables which have paired brackets supporting the bargeboards. Two storey canted bays, some of them with original sash windows, are of note. They date to the late 19th century.



Uplands Crescent (ca 1926)  
now Gower Kitchen-Sainsburys etc

5.29 Issues in this area include:

- Potentially conflicting commercial and residential uses
- The demand for on-street car parking
- Dominant signage
- Busy traffic
- Poor quality street lights
- The management of the open green space and the important mature trees in front of Ty Beck Hall



Character Area 8:  
Glanmor Crescent and Glanmor Road

5.30 The late 19th century houses in Glanmor Crescent and Glanmor Road (Nos. 17-53 odd) are typical of the area, with three storey gabled elevations facing the road and one or two storey canted bay windows below. The houses in Glanmor Road are, for some reason, much better preserved with more original details (including fretted barge boards) than the slightly smaller houses in Glanmor Crescent, particularly on the north side of the road. Whilst these earlier buildings are all faced in painted render, one house stands out – No. 53 Glanmor Road, a double fronted corner building with stone, rather than rendered, elevations, and a small gabled attic room with a particularly well preserved fretted bargeboard, which matches the details of the adjoining terrace.

- Unsympathetic alterations to the front elevations of some of the 19th century houses, particularly in Glanmor Crescent
- Many of the bay windows in Glanmor Crescent have been rebuilt or poorly upgraded
- Loss of architectural details and bay windows to some properties



Nos.1-23 odd Sketty Road



No. 53 Glanmor Road



Ty Beck Hall

Character Area 9:  
South of Walter Road, Bryn-Y-Mor and Eaton Crescent

5.32 This area lies along the south side of Walter Road, facing St James's Church and the buildings already within the Ffynone & Uplands Conservation Area. It includes the site of the earliest building in the area, now called the Stella Maris Convent. This was built in c1780 by Thomas Eaton, a West Indies plantation owner, when it was called 'Brynymor'. It was largely reconstructed during the mid to late 19th century when the surrounding estate was incrementally developed. Most of the buildings close to Walter Road were built by 1876 and some are likely to have formed part of James Walter's planned development of the area from the early 1860s onwards.

5.31 Issues for this are include:

- Busy traffic
- The Grove and Glanmor Crescent are used as a rat run by speeding traffic



Walter Road looking east



Nos. 61-65 odd Walter Road

5.33 There is one block of purpose-built flats, Belgrave Court, a substantial four storey red brick and stone building used as flats which dates to the 1920s. It retains a commemorative plaque to Sir Arthur Whitten Brown, navigator of the first transatlantic flight on June 15, 1919. Ffynone Villa lies to the west of Belgrave Court also on the south side of Walter Road, and is a two storey house of c1870 which is listed grade II. Nos. 61-65 form a group of five matching three storey houses of c1865 which are listed grade II. Between this group and Belgrave Court is a substantial but unlisted late 19th century detached house, built from rubblestone with painted Bathstone dressings (No. 79 Walter Road) which retains a partly converted stable of a slightly later date, also of interest.

5.34 To the south of Walter Road are two roads which represent the development of the Brynymor estate from the 1860s or 1870s onwards. Bryn-Y-Mor Road and Bryn-Y-Mor Crescent are two long terraces of three storey houses, with painted render elevations and fretted bargeboards to the prominent front gables. The earliest of these dates to pre-1876, by which time Eaton Crescent had been laid out and some smaller scale development started along the south-east side of the street.



Bryn-Y-Mor Road

5.35 Eaton Crescent was developed on land which once formed the large garden to Brynymor House, and whilst the earliest properties date to pre-1876, most were built between 1876 and 1899. Together they provide a cohesive and attractive streetscape, although some parts of the road have suffered from later alterations. The earliest houses lie on either side of the Western end of the road, where they are usually stuccoed and terraced, three storeys high with fretted bargeboards to prominent front gables. Two storey canted bay windows also add interest. Opposite, they are similar but with parapets rather than gables, and moulded architraves to the sashed windows (these all pre-date 1876). Further along, the houses are two storeys high with gables and attractive sash windows and two storey bays – these are built from red brick and render. At the bend in the road, where it curves quite sharply around, the houses were added relatively late, between 1914 and 1935. Again, they are two storeys high with gables facing the road and overhanging eaves. Nos. 78/80 are a one-off pair of stuccoed houses, with Italianate details and gables supported on giant consoles – they date from 1882-1883. Beyond this, Nos. 61-91 odd are three storeys high with canted two storey bays and unusual second floor tiled gables facing the street. They date to c. 1900-1910 and sit up above the road with the trees which form the lower part of the Stella Maris Convent closing the view on the north side of the street. Red brick houses of a similar age lie at a lower level along the other side of the road, leading to further stone and red brick detached houses which have been somewhat compromised by forward extensions towards the pavement. This last group, Nos. 104-122 even date to c1880. Finally there is a well preserved group of three storey houses in Gonville Terrace which drops steeply down the hill towards the City – these date to c1900.

5.36 Although the Stella Maris Convent is the principal historic building in this area it cannot be seen from the public domain although the spacious grounds, and the many trees within these grounds are clearly visible from the south-eastern end of Eaton Crescent. A relatively modern development of houses, called The Cloisters, has also been built in the grounds, but this is set back from Eaton Crescent and is shielded by trees.

5.37 A further point of interest in this location is the Llwyn Y Bryn site and in particular the existing facade onto Bryn Y Mor Road which is to be retained for its impact upon the character and appearance of the Ffynone & Uplands Conservation Area. It is important to note that whilst this site falls outside of the conservation area, sites on the periphery of such areas are considered in a similar manner for the impact upon the setting of these heritage areas.

5.38 Issues for this area include:

- The busy traffic in Walter Road
- Pressure for on-street car parking, particularly in Walter Road
- Poor quality street lighting throughout
- The poor condition of some of the building
- The use of modern materials and details for some of the buildings, and the loss or alteration of historic features such as the well detailed front bay windows
- Poor quality front extensions in Eaton Crescent
- The need for the enhancement of some of the private front gardens or areas



View along Eaton Crescent



Houses forming part of Nos. 61-91 odd Eaton Crescent

Character Area 10:

Terrace Road, Rosehill Quarry and the green wooded backdrop to the north

5.39 This very hilly part of the Conservation Area lies to the north of the more built-up part of Ffynone, and encompasses thick deciduous woodland (mainly beech) and the former stone quarries which now form the Rosehill Quarry Community Park. It lies halfway up the steep, south-facing slope which forms the principle topographical feature of the Conservation Area. Part of the former quarry was used as a tennis court between the 1920s and 1950s, finally becoming totally over-grown before local residents persuaded Swansea Council to buy the site as a Community Park. Within the Park, which is permanently open, are interpretation boards, a picnic area, and an area of open grass which is popular with people exercising their dogs. The six acre Park has been deliberately left wild in places to encourage animals, birds and plants – today, over one hundred species of plants, and over thirty species of birds as well as newts, frogs, and an array of dragonflies and damsel flies can be found here. These are also encouraged by the many springs which emanate from the hillside and trickle across the road and down the adjoining hillside towards the more built-up area. Whilst the site is still owned by the Council, the Rosehill Quarry Group takes an active part in its management.

5.40 There are some houses on the north side of Terrace Road (Nos. 134-148 even, and No. 156) which are set well back from the road up a steep incline above a stone retaining wall. These retain a somewhat remote character due to their location and the abundant tree cover, although they probably have the best views in the whole Conservation Area. No. 134 retains some cast iron railings on the road frontage which are probably late 19th century in date, and sits above a stone retaining wall of impressive height and length. All of the houses have been somewhat altered and extended, which makes it difficult to date them, but they are mainly late 19th century in date, with some more recent infilling. Two further houses, Nos. 153 and 160 Terrace Road, are accessed from a long lane off Terrace Road leading to a backlands site, marked on historic maps as a nursery and once containing a number of greenhouses – it is not clear if these are still in commercial use.



5.41 Terrace Road is an historic route, at least mid 19th century in date, and once formed the northern boundary of the Ffynone house garden – the former lodge to this property is now all that remains, just visible from the street with a fretted bargeboard. Of special note is the very tranquil and private character of this part of Ffynone, away from the bustle of the streets below, and the long views from many vantage points over the houses below towards Swansea Bay.

5.42 Due to the topography of the land which rises steeply up the hill to the north of the Conservation Area, the green woodland which lies between Terrace Road and Pant-Y-Celyn Road forms a natural backdrop in views from and across the Conservation Area. It is also clearly visible in very long views from the City Centre, allowing the location of the Conservation Area to be determined. **As such although Pant-Y-Celyn Road lies outside of the Ffynone & Uplands Conservation Area any development in this location could potentially impact upon the setting of the conservation area and this must be taken into consideration for any applications submitted for sites along this road.** Whilst there

is no immediate threat to this woodland, which is owned and managed by Swansea Council, it is considered that it should be included within the Ffynone & Uplands Conservation Area because of the important contribution it makes to its setting. It is also an important community facility, forming part of a large open space below



The wooded backdrop above Cwmdonkin Park

the 20th century Townhill Estate.

5.43 Issues for this area include:

- Modern containers and garages facing Rosehill at the entrance to the Community Park
- The interpretation Board in the Community park is in need of some maintenance
- Poor quality litter bins
- Modern steel street lights
- The poor condition of the boundary wall along the south side of Terrace Road, with several sections completely lost
- Some highly visible poor quality modern boundary treatments, including timber fencing and wire mesh
- Poor quality alterations and extensions to some of the historic buildings
- The need for a Tree Management Plan for the whole area
- The protection and of the wildlife in the area, including the enhancement of their habitats



The open area in the Community Park



Terrace Road

## 6 ISSUES & OPPORTUNITIES

6.1 This section summarises the issues and opportunities identified as a result of the undertaking of the review of the character of the Ffynone & Uplands Conservation Area.

### Conservation Area boundary review

6.2 Following detailed survey work, consultation with the local community during the walkabout on 8 March 2013, and using previous survey work completed by conservation staff at the City Council, a number of additions were proposed to the existing conservation area. These additions also formed part of the discussion during the nine week public consultation during August - October 2014 with the majority of respondents supportive of the proposals to increase conservation area boundary.

6.3 The areas added as part of the expanded Conservation Area include:

- Area 5: Eden Avenue, Westfa Road and Park Drive
- Area 6: Uplands Crescent
- Area 7: Sketty Road
- Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent
- Area 10: The green wooded backdrop as part of the Terrace Road, Rosehill Quarry and the green wooded backdrop to the north

### The control of unlisted but positive buildings

6.4 Survey work has confirmed that whilst many of the 19th and early 20th century unlisted building retain a large proportion of their original details, the almost ubiquitous use of uPVC windows, and the loss of front doors and other details including roof materials, have all had a negative effect on the special character of the Conservation Area.

### Sites and buildings for enhancement

6.5 A number of sites for enhancement have been noted. These include:

- The green wooded area in the middle of The Grove
- Cwmdonkin Drive – the reservoir, seats and trees
- The green wooded area which forms St James Gardens
- The poor condition of the listed railings around St James's Church
- The former Ffynone Nursing Home and former RAFA Club in Ffynone Road
- The backs of various groups of terraced houses, where this impacts on the streetscape

### The design of new development

6.6 A certain amount of new development has already taken place in the Conservation Area, including the construction of Clevedon Court in the 1980s. Future development opportunities are constrained by the built-up historic frontages and the Conservation Area status of the area, which requires that all new development preserves or enhances the area. Some modern buildings, like the block of flats in Mirador Crescent (Richmond Mews), have had a negative impact on the street scene.

### Boundaries and back lanes

6.7 At certain locations in the Conservation Area, poor quality back boundaries and modern garages of little merit are negative in their impact. In addition, a number of significant stone or brick walls need to be protected.

## Traffic and parking

6.8 Due to the close proximity of commercial businesses and the City Centre, there is an on-going problem with the demand for on-street car parking. This is most noticeable in the St James Gardens area. There is also pressure for off-street parking in some streets, where this can be accommodated in front gardens. The Grove forms part of a popular 'rat-run' during busy periods. Residents have requested the use of a 20 mph speed limit throughout the Conservation Area. Damage has been caused to some of the pavements due to vehicular over-run.

## The public realm

6.9 Street lighting, street furniture, and pavement and road surfaces are of a variety of styles and generally of poor quality. Where historic surfaces remain, such as the road above Devon Terrace, the stone has been damaged by parked cars. Street nameplates are modern with no sense of place or local distinctiveness.

## Branding

6.10 There is currently little sense of local distinctiveness on entering the Conservation Area. This could be enhanced by a number of measures.

## Engagement and guidance

6.11 There is a need for more detailed information for property owners in the new and revised Conservation Area. If the Article 4 Direction is implemented, detailed design guidance will also be needed for the owners who are affected. If the Conservation Area is extended as proposed, there will be a need for improved Shopfront Guidance for the Uplands Crescent area.

## 6.12 Other issues

- The use of many of the properties as Houses in multiple Occupation (HMO's) – this impacts on traffic, parking, waste collection, external signage (estate agents)
- The preservation of the open land in front of Cwmdonkin Terrace
- The role of local amenity groups in the planning system

## 7 MANAGEMENT PLAN

The purpose of the Management Plan

7.1 Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Ffynone & Uplands Conservation Area which make the Conservation Area unique. Part 2 of this document, the Management Plan, builds upon the positive features and addresses the negative features which have been identified through consultation with local stakeholders to provide recommendations for improvement and change.

7.2 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

7.3 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

7.4 In response to these statutory requirements, the Character Appraisal defines and records the special architectural and historic interest of the Ffynone & Uplands Conservation Area and identifies opportunities for enhancement. It is in conformity with Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas.

7.5 In the absence from any specific guidance concerning Conservation Area Character Appraisals and Management Plans, the Welsh Office recommend that advice contained within English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011) is followed.

7.6 These documents therefore seek to:

- Define the special interest of the Ffynone & Uplands Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the Ffynone & Uplands Conservation Area in the form of a proactive strategy for the conservation and enjoyment of the area (in the form of the ‘Management Plan’).

Stakeholders’ involvement

7.7 As both planning and highways authority, the ultimate responsibility for the proactive management of the Conservation Area rests with the City and County of Swansea. However, they must work in partnership with local residents and other stakeholder organisations across the City and the Ffynone & Uplands Conservation Area is unusual in that it has an established network of committed and proactive groups who are already working in the area. These include:

- The Swansea Civic Society
- The Friends of Cwmdonkin Park
- The Cwmdonkin Community Conservation Society (CCCS)
- The Friends of Eaton Crescent
- The Uplands Area Community Group [www.uplandsareacommunity.org.uk](http://www.uplandsareacommunity.org.uk)
- The Swansea Sustainable Community Initiative (SSCI)
- The LifePoint Church

7.8 Some of these organisations already monitor and comment on planning applications in the area. In addition, several of their representatives attended the walkabout on 8 March 2013 with the Council staff and The Conservation Studio. Some of the matters raised have been summarised at Appendix 1, and the recommendations contained within this Management Plan generally reflect the issues raised at this meeting.

## Relevant documents

7.9 The relevant documents, which will all be used by the Council when determining applications for change within the Ffynone & Uplands Conservation Area are:

- The Unitary Development Plan (UDP) adopted 10 November 2008
- The emerging Local Development Plan (LDP)
- Supplementary Planning Guidance
- Additional planning documents and strategies
- Previous Development Plans

7.10 All of these are available on:  
[www.swansea.gov.uk/index.cfm?articleid=10213](http://www.swansea.gov.uk/index.cfm?articleid=10213)

7.11 Other relevant documents include:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Welsh Office Circular 61/96 Planning and the Historic environment: Historic Buildings and Conservation Areas
- English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011)

7.12 Once the Ffynone Conservation Character Appraisal and Management Plan documents have been subject to public consultation, and approved by the Council, they become 'material' documents which will also be used by Council staff to determine applications for change within the Ffynone & Uplands Conservation Area.



Richmond Terrace



Cwmdonkin Terrace



## 8 RECOMMENDED ACTIONS

8.1 The following Recommendations will largely be the responsibility of Swansea Council. However, the successful implementation of these Recommendations will also depend on the co-operation and support of the local community.

Recommendation 1: The control of unlisted but positive buildings

8.2 The Ffynone & Uplands Conservation Area (as existing and as proposed) includes a large number of unlisted properties, most of which date to the late 19th or early 20th century. The majority of these are considered to make a positive contribution to the special interest of the Conservation Area although they could be threatened by demolition, or by inappropriate alterations or additions. The demolition of any structure over 115 cubic metres requires Conservation Area Consent (CAC) and the proposed demolition of any of the unlisted but 'positive' buildings (as marked on the Townscape Analysis Map) will be resisted by the local planning authority, so any applications for demolition will have to be accompanied by a Justification Statement similar to that required for the demolition of a listed building. The retention of unlisted but 'positive' buildings is included in English Heritage guidance relating to the protection and management of conservation areas. There is already a presumption in favour of the retention of listed buildings.

8.3 In addition, all unlisted buildings in use as family houses have a number of permitted development rights which allow a number of alterations to be carried out without planning permission. This contrasts with residential properties which are used as flats or HMOs (Houses in Multiple Occupation), or commercial properties generally, which have far fewer permitted development rights, so such changes are already controlled by the need to obtain planning permission.

8.4 Permitted development rights for houses in conservation areas include:

- The replacement of traditional roof materials with concrete or artificial slate roofing

- Changing original timber windows and front doors with uPVC or aluminum
- Adding front porches
- Demolishing front boundaries walls and losing front garden space to create car parking areas
- Adding micro-generation features such as solar panels or photo-voltaic cells to any roofslope

8.5 These permitted development rights can be removed by the imposition of an Article 4 Direction, bringing such changes under planning control, but would only be used to control the 'positive' family houses in the Conservation Area. Article 4 Directions are made under the General Permitted Development Order 1995, and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. It does not mean that development (such as changes to windows or doors), will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

8.6 Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Ffynone & Uplands Conservation Area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as unlisted 'positive' buildings which retain their original details and materials. Any Direction will require an up to date photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders.

8.7 Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

### House extensions

8.8 Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house (including entrance porches) which fronts a highway, private road or open space (this lowers the limit

of 'permitted development' already imposed by conservation area designation).

**Painting of dwelling houses**

8.9 Planning permission will be required for the painting of the exterior of a dwelling house.

**Replacement windows and doors**

8.10 The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, can be relaxed in the conservation area (or for listed buildings).

**The creation of car parking in front gardens and the removal or replacement of front boundaries**

8.11 The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

**The addition of solar panels or photo-voltaic cells to the front roofslope**

8.12 Recent changes to the GPDO allow the addition of these features to the front roof slopes of unlisted buildings in conservation areas, although not to front elevations. It is possible to bring these changes under planning control by an Article 4 Direction and it is considered important that this is done in the Ffynone & Uplands Conservation Area. This is due to the high visibility of the roofs in both long and short views, and also to the large number of roofs with dominant front gables, which means that the installation of such features tends to leave awkward areas of roof which are often highly visible in views along each street.

8.13 The photograph (above right) from the conservation area highlights the changes that can currently be carried out to unlisted houses under current Permitted Development rights for article 1(5) land (conservation areas).

8.14 The plan at appendix 1 (map 5) highlights the best preserved groups of unlisted houses where there are sufficient remaining architectural features and /or detail that makes a significant contribution to the character of the conservation area streetscene. The loss of these traditional details would be to the detriment of the conservation area and it is considered that further protection is required.



8.15 An Article 4 Direction can be 'fine tuned' to suit the particular circumstances of a conservation area. Rather than a blanket article 4 direction covering the whole conservation area, the proposal is to restrict permitted development rights in specific 'groups' of properties as indicated by the yellow colour in the plan at appendix 1 (map 5). Some of the groups relate to individual detached houses whilst others relate to an entire terrace. The groups are numbered on the plan and linked to the table below which identifies the features proposed for protection and could be controlled through removal of the relevant part of the permitted development rights from the GPDO as follows:

Part 1, Class A	The enlargement, improvement or other alteration of a dwellinghouse	This would protect features on the street elevation such as bay windows, architectural details and materials
Part 1, Class C	Any other alteration to the roof of a dwellinghouse	This would protect roofing materials and roof edges such as decorative barge boards
Part 1, Class D	The erection or construction of a porch outside of an external door of a dwellinghouse	This would protect the areas immediately outside the front door and the character of building facades
Part 2, Class C	The painting of the exterior of any building	This would protect unpainted brick and stonework from inappropriate painting

8.16 Furthermore the proposal is for a blanket control over changes to boundary walls throughout the Conservation Area through withdrawal of parts 2A and 31B of the GPDO as follows:

- Part 2, Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Part 31, Class B – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

8.17 The removal of the permitted development rights as outlined above by means of an article 4 direction is a separate process to the conservation area review and will require further consultation and reports to Council.

#### RECOMMENDATION 1:

The local planning will serve an Article 4 Direction within the Ffynone & Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.

#### Recommendation 2: Enforcement Action

8.18 The historic environment is a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning as once the heritage value of an area is lost it cannot be replaced. Conserving this resource for future generations is therefore important and accords with the principles of sustainable development. National Planning Policy also places a priority on its conservation and applications for development in designated conservation areas must ensure that it either preserves or enhances these areas.

8.19 That requires proactive and intelligent management of heritage assets. Sometimes change will be desirable to facilitate viable uses that can provide for their long term conservation. However unsympathetic changes are detrimental to the character, appearance and heritage value

of conservation areas and as such there needs to be a strong and rapid approach to dealing with unauthorised works which damage the special character of heritage assets.

#### RECOMMENDATION 2:

The local planning authority will prioritise its Enforcement action role with in the Ffynone & Uplands Conservation Area.

#### Recommendation 3: Public Realm Opportunities

8.20 A number of sites for enhancement have been noted. These include:

The green wooded area in the middle of The Grove

8.21 This is a grassed area with a number of mature trees. Improvements could include:

- Replacing the concrete posts and metal railing which currently surrounds this space with higher quality plain black metal railings with two gates for access of a similar height
- Ensure that the trees are maintained properly, for instance, by removing any dead or dying branches
- Ensure that the grass is cut regularly
- Provide a simple park bench for residents to sit on
- Provide better quality street signs, litter bins and street lighting generally
- Ensure that the litters bins are emptied regularly



Green space in the middle of The Grove

## Cwmdonkin Drive

8.22 The reservoir, seats and trees The covered reservoir is in private ownership and lies immediately opposite Dylan Thomas' former home in Cwmdonkin Drive (No. 5). It is highly visible and its current appearance is, at best, disappointing. Possible improvements could include:

- Upgrade the current metal fence which surrounds the reservoir, or add planting between the fence and the footway to provide visual softening
- Consider adding a plaque to the new boundary, opposite No. 5, about the area's significance
- Remove rubbish from within the site
- Add more trees to the reservoir site and also to Cwmdonkin Drive, to supplement the existing street trees
- Consider more sandstone paving to match the short length of original stone paving outside Dylan Thomas' former home
- Replace the wooden slatted bench seat at the southern end of Cwmdonkin Drive, and consider adding further seats up the hill, both possibly to the traditional design which has been used in Cwmdonkin Park
- Improve street lighting and street signage generally



View down Cwmdonkin Drive

## St James Gardens

8.23 This park was laid out in the 1880s and is now the responsibility of Swansea Council. The trees are mainly around the edge of the site with an area of grass, crossed by winding paths, surfaced in tarmacadam, in the middle. There are a number of simple slatted timber park

benches and concrete litter bins, all of which are in poor condition. There are also two small buildings, presumably once used as either a gardeners' stores or as vending kiosks, which are both boarded up. The plain metal railings which surround the park are mainly modern and painted green – these appear to be in reasonable condition (some spear-headed railings remain on the north side which may be original).

8.24 The trees, some of them specimen trees of some significance which are now 130 years old, are in need of careful management or even replacement. A survey of the trees has been carried out by children at the adjoining Ffynone School. This information could be used as a basis for a full Tree Management Plan, recording the species, age and condition of each tree, and



St James Gardens

providing a planting plan for future additions.

8.25 Improvements could include:

- Prepare a Tree Management Plan
- Replace the seats and litter bins
- Ensure rubbish is collected regularly
- Consider holding public events in the Gardens, and opening up the buildings, periodically

### RECOMMENDATION 3:

Swansea Council, will, where funding and staff time allow, actively seek out to implement the various initiatives listed above.



#### Recommendation 4: Problem Private Buildings & Structures

The poor condition of the listed railings around St James's Church

8.26 The grade II listed railings are cast iron with spear heads of two different designs, arranged alternatively and supported by more substantial cast iron posts or by stone piers. Some of the posts are inscribed 'Thomas and Bath Swansea'. The railings sit on a low stone plinth and are set into the triangular stone coping to this plinth in the traditional way with lead. The railings and walls date to c1867 when St James's Church was consecrated, and they enclose the entire crescent-shaped plot on which the church stands, so they face both Walter Road and St James Crescent. It is not clear who is responsible for the railings, but it is assumed to be the Parish Council.

8.27 In many places the cast iron has rotted away at the base where the railings meet the stone coping. This is due to poor quality maintenance and to the ground level in the churchyard being as high as the plinth wall, resulting in damp affecting the coping and the railings. The following measures should be undertaken as a matter of urgency, before the railings reach the point where repair becomes impossible:

- Undertake a detailed survey of the railings to ascertain the extent of the deterioration
- Draw up a detailed specification for the necessary repairs
- Obtain estimates and carry-out the work



The listed railings around St James's Churchyard

8.28 Some funding may be available from Cadw, the Welsh Government, or the Heritage Lottery Fund for this work, although some local funding may also be required.

The former Ffynone Nursing Home and former RAFA Club in Ffynone Road

8.29 These two late 19th century buildings are, even in their current state, important historic buildings which could be repaired and reinstated as buildings which will make a 'positive' contribution to the special interest and character of the Ffynone & Uplands Conservation Area. It is understood that they were in use until about ten years ago, but that since then the roofs have been stripped and the buildings allowed to fall into a derelict condition. Whilst discussions are continuing with the current owner, no actions have been undertaken to provide even basic protection to the buildings, such as temporary roof coverings or weather-proofing the windows. In addition, there have been offers from third parties to take on the buildings, but the owner appears reluctant to sell them. Meanwhile the buildings continue to deteriorate and neighbours have complained about anti-social behavior including drug-taking. Whilst the site is clearly being neglected and has become overgrown, some of the trees are protected by Tree Preservation Orders (TPO's) so any clearance must be very carefully carried out. For the local community, the continued and deliberate neglect of these two important buildings is the most important 'issue' in the Ffynone & Uplands Conservation Area today.



The former Ffynone Nursing Home and

8.30 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. **Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner the above course of action is unlikely at present.**

8.31 Sites can also be improved through the use of a Section 215 Notice, served by the local authority without any need for permission from the Welsh Government, which specifies the work which must be undertaken to make a site visually acceptable. If the work is not completed satisfactorily within a set period, the Council can do the work themselves and put a charge on the property to cover the cost.

8.32 At the present time, the Council is hoping to work with the existing owner to ensure that these buildings are saved by repairing them and converting them to an appropriate new use, rather than by resorting to the use of statutory powers, which are inevitably expensive and time-consuming. However, if negotiations with the owner fail to progress, it is recommended that Swansea Council undertake the following:

- Resist applications for demolition, or for unsympathetic alterations or extensions
- Ensure that the site is kept secure to prevent more anti-social behavior
- **Support the design of a viable scheme for re-use**

#### RECOMMENDATION 4:

Swansea Council, will, work with the owners of these buildings to bring them back into beneficial use and ensure that any structures of value are maintained.

Recommendation 5: The design of new development

8.33 There are very few opportunities for new development within the Ffynone & Uplands Conservation Area due to the density of listed buildings and other unlisted but 'positive' buildings which together make such an important contribution to the local streetscape. Most recent applications within the Conservation Area have been garages, minor extensions or to internal alterations to listed buildings. Where new development has been allowed, such as the new houses off Belgrave Lane, the architectural form and materials have not been very sympathetic to the neighbourhood. A recent appeal decision, to allow an unsympathetic addition to the Santa Maria Hospital, was disappointing. New development should therefore:

- Follow national and local guidance
- Be sympathetic in terms of its form, footprint, height, bulk, details and materials to the neighbourhood

#### RECOMMENDATION 5:

Swansea Council will, through its development management role, ensure that all new development within the Ffynone & Uplands Conservation Area, is of the highest possible quality.

Recommendation 6: Boundaries and back lanes

8.34 **Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone & Uplands Conservation Area and as such are a key characteristic of the area.**

8.35 In many locations, high stone walls, built from the local Pennant sandstone rubble, make a special contribution to the streetscape and the overall character of the Ffynone & Uplands Conservation Area. Particularly important walls can be seen in:

- Terrace Road
- Hillside Crescent
- Ffynone Road
- Richmond Road
- Belgrave Lane
- Bullins Lane



Stone walls in Terrace Road

8.36 In addition, brick front boundary walls are of special note in:

- Mirador Drive
- Along parts of the north side of Uplands Crescent
- Richmond Road



Stone walls in Belgrave Road

8.37 All walls, but particularly where they form part of the streetscape, should be protected from unsympathetic alteration or demolition.

8.38 Because of the terraced form of development, and the rising topography, there are several locations where back gardens abut roads running behind the houses, which makes new garages and out buildings very prominent. This includes:

- Terrace Road, where the houses facing Hillside Crescent back onto it
- The land at the northern boundary to Nos. 1-18 Richmond Road
- Richmond Road, where the gardens to the mainly listed houses in Ffynone Road back onto it
- Belgrave Lane, where the listed houses facing St James Gardens back onto it

8.39 In these locations, where planning permission is required, the Council should:

- Ensure that any new buildings are sympathetically designed, including pitched roofs
- Ensure that only high quality materials, such as natural slate, are specified
- Avoid the use of modern materials such as uPVC
- Garage doors should be painted timber
- Where appropriate, ensure that back boundaries are defined by solid walls rather than light-weight modern fencing

#### RECOMMENDATION 6:

Swansea Council will, through its development management role, ensure that existing walls within the Ffynone & Uplands Conservation Area are protected, through the introduction of an Article 4 Direction, and also that proposed alterations to back boundaries are of the highest possible quality.

#### Recommendation 7: Traffic and parking

8.40 Due to the close proximity of the City Centre and the commercial properties along Uplands Crescent and within the south-east corner of the Conservation Area, there is constant pressure for on-street car parking. As a result, some of the existing front gardens have already been altered to allow car parking. This is detrimental to the character of the Conservation Area, reducing the available green space including planting and trees. In some streets, 'Residents' Only' parking bays have been introduced, and generally appear to work effectively.



Obtrusive car parking in St James Gardens



8.41 In addition, several of the roads are used as ‘rat-runs’, most noticeably The Grove and Glanmor Crescent. The local community has already asked the City Council to consider the imposition of a 20 mph speed limit throughout the Conservation Area, which has been rejected on the basis that there is no ‘proven’ need, as there have not been any fatalities in the area. A similar request, to consider a one-way system around St James Gardens, was also turned down, as the highways engineers considered that this would actually increase traffic speeds.

8.42 However, a number of improvements could be carried out, which would cumulatively reduce speeds, although they should be well designed and any new signage carefully located and detailed. These include:

- New signage along Walter Road, Sketty Road and Glanmor Road to tell people they are now entering a Conservation Area
- Change of road texture to warn car drivers they are now entering the commercial area in Uplands Crescent
- Undertake a speed monitoring exercise along the principal streets
- Ensure that the parking restrictions are enforced regularly visits by parking wardens
- Consider the use of Article 4 Directions to both residential and commercial properties to prevent the further loss of front gardens

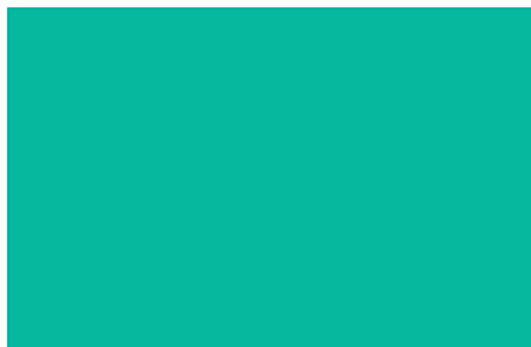
8.43 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - *Manual for Streets (2007)* & *Manual for Streets 2 (2010)*. This encourages a contextual approach not standardised designs.

**RECOMMENDATION 7:**

Swansea Council will, through its role as highways authority, ensure that traffic speeds and car parking in the Ffynone & Uplands Conservation Area are controlled adequately and will consider, where funding allows, the addition of further measures to reduce traffic speeds through the area.

**Recommendation 8: The public realm**

8.44 The public realm includes street lighting, pavement and roads, street signs, street furniture, and litter bins. There are few historic features apart from some sandstone pavements in Cwmdonkin Drive and above Devon Terrace in Ffynone Road, as well as a few pavement crossovers. Street lighting is at best utilitarian although the converted former gas lights which can be seen in various locations, which probably date to the early 20th century, retain a domestic scale and should be retained.



8.45 Various improvements could be undertaken, subject to funding. These include:

- Adopt a consistent range of high quality modern street furniture, including litter bins, street nameplates, and street lighting
- **Ensure that the range of street furniture and lighting reflects the heritage status of the area.**
- Add sandstone paving to match the existing paving in Cwmdonkin Drive, particularly in Ffynone Road, to provide an appropriate setting to the adjoining listed buildings
- Protect the existing sandstone paving in the road which connects Ffynone Road to Richmond Road (known locally as Coutts Hill), which has been damaged by vehicular overrun
- Protect existing stone kerbs and stone gutters, such as the ones in Ffynone Road
- Ensure that all grass verges and street trees are well cared for, and that trees are replaced or supplemented as necessary



poor quality pavements and street lighting in Ffynone Road

#### RECOMMENDATION 8:

Swansea Council will, through its role as highways authority, and as funds allow, consider the above enhancements to the Ffynone & Uplands Conservation Area.

#### Recommendation 9: Branding

8.46 Whilst there is a strong community spirit in the Ffynone & Uplands Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest. With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness **and place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) & Manual for Streets 2 (2010).**

Measures could include:

- New street nameplates with the words 'Ffynone & Uplands Conservation Area' on them
- New street furniture, such as litter bins, public seating and street lighting, specific to the area, possibly with a 'Ffynone' logo
- Developing the shopping area in Uplands Crescent with all of the above, in association with improved shopfronts and repairs and restoration works to the existing historic buildings

- New banners, ideally mounted on the existing street lights to reduce the cost and street clutter, along Uplands Crescent and Walter Road
- Strengthening and reinforcing the connections with Dylan Thomas

#### RECOMMENDATION 9:

Swansea Council will, through its role as highways and planning authority, and as funds allow, consider the above enhancements to the Ffynone & Uplands Conservation Area.

#### Recommendation 10: Engagement and guidance

8.47 There is currently little information available to local residents or business owners within the Conservation Area. Some or all of the following would be helpful once the revised Conservation Area boundary is designated:

- A leaflet concerning the revised Ffynone & Uplands Conservation Area, outlining the basic restrictions, to be distributed to all property owners
- A Shopfront Guidance leaflet, to be distributed to shop owners in Uplands Crescent
- An Article 4 Leaflet, to be distributed to all property owners affected by the new Article 4 Directions

#### Awareness Raising

8.48 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.

8.49 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.

The role of local amenity groups in the planning system

8.50 The possibility of setting up a Conservation Area Advisory Group, to monitor and comment on current planning applications within the Ffynone & Uplands Conservation Area, was discussed at the Stakeholders' Walkabout on 8 March 2013, but amongst the group generally it was considered that the existing system, largely dependent on one or two proactive local residents, worked reasonably well at present. This idea could be revisited at some future date if the community asks for it to be reconsidered.

8.51 Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.

8.52 Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone & Uplands Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.

#### RECOMMENDATION 10:

Swansea Council will ensure that information is distributed to stakeholders regarding the Ffynone & Uplands Conservation Area, the council will also investigate the possibility of setting up a Conservation Area Advisory Group

Other issues

The use of many of the properties as Houses in Multiple Occupation (HMO's)

8.53 Local residents have expressed concern over the high number of houses which have become HMOs. Swansea University and Swansea Metropolitan University both have campuses nearby, and increasing student numbers has led to an increase in the demand for this type of accommodation, although it should be pointed out that HMOs also form an important element of the general affordable housing supply. Development of the Fabian Way Campus may mean that demand for student accommodation in the Uplands has peaked, but it is unclear what affect the Welfare Reform Act will have on demand for shared affordable accommodation in the area.

8.54 The many properties in use as HMOs are considered to have an adverse effect on the local neighbourhood, particularly in terms of pressure for on-street car parking during term time and the use of dominant external signage, most notably provided by estate agents' signs which are often left as a form of advertising long after the property has been let. Other problems include the abandoned rubbish, noise and anti-social behavior which can be associated with high concentrations of HMOs. Many HMOs are only occupied during term time and in the holiday months, particularly in the summer, the high number of empty properties can have a negative effect on the area. The transient nature of the occupants can also lead to a general lack of care for the local environment.

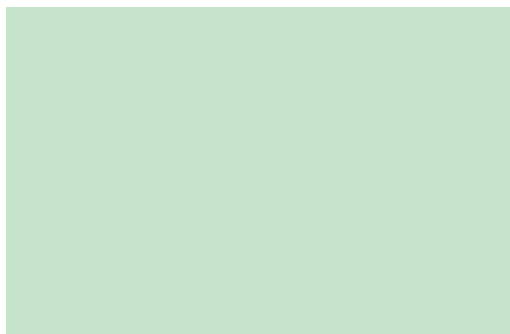
8.55 Swansea Council has a strong licensing policy. In addition to mandatory licensing, it also has discretionary powers in the Uplands Ward so that all HMOs, irrespective of size, have to be licensed. The Council has, where appropriate, refused applications for new HMOs (e.g. on the basis of car parking issues) in the past but have not been successful on appeal. The Council is therefore in the process of lobbying the Welsh Government for tighter planning development controls in Wales (as exist in England) to be included in the forthcoming Planning Bill.

## Lettings/Estate Agents boards

8.56 One of the issues raised by local residents regarding HMO's is the proliferation of estate agent advertisement/letting signs which are often up on a permanent or semi-permanent basis irrespective of whether a property has been let or not. Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:

- Only one board per property
- The board should be removed within 14 days of the sale or tenancy agreement
- Size limits of 0.5m x 0.5m

8.57 If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.



8.58 In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.

8.59 Future actions could include:

- The Council will continue to ensure good links across internal teams dealing with related issues (such as noise and waste enforcement), to work closely with the Universities' and Students' Unions; and to continue in a strong partnership with the Police and Fire and rescue service

- The Council will ensure that estate agents signs are monitored and regulated and removed promptly in line with the information set out above
- The Council will use its enforcement powers where properties are regularly causing late night noise

## The preservation of the open land in front of Cwmdonkin Terrace

8.60 The open land to the South of Cwmdonkin Terrace is privately owned and is the subject of a Restrictive Covenant dating from 1939. The covenant was imposed by the owner of 24 Cwmdonkin Terrace (H J Hoskins) when the land to the south was sold to the Mayor Alderman and County Borough of Swansea in 1939. The Covenant covers the area south of Cwmdonkin Terrace down to the grounds of Uplands House at the lower level. It is binding irrespective of ownership and states that no new permanent building shall be constructed which injures amenities, and no fences or advertising hoardings can be erected. In 1985, Uplands House was demolished after being severely damaged by a fire and the lower area was redeveloped as Cleveland Court. Although Cwmdonkin Terrace residents were advised that this development was an infringement of the 1939 Restrictive Covenant, they decided not to object because the southern area of the plot did not materially affect their general amenity use or view.



8.61 There have been unsuccessful attempts to develop on the remaining open space and in 2000 the residents of Cwmdonkin Terrace formed themselves into a local action group called the Cwmdonkin Community Conservation Society (or CCCS) and have subsequently thwarted further attempts to develop the land. The CCCS

have assembled evidence of continuing general amenity use and social events when they were considering making an application for the land to be granted Village Green status in 2004. They have now assembled written and photographic evidence of these activities spanning a 60 year period and continue to maintain the land and organise regular social events to promote a sense of community spirit. Many people who visit Dylan Thomas' birthplace in Cwmdonkin Drive walk on the land, and take photographs of the historical view.

8.62 The green open space in front of Cwmdonkin Terrace has been identified as part of the survey work for the Character Appraisal for the Ffynone & Uplands Conservation Area as an important green space which contributes to the special interest of the Conservation Area. It should therefore be preserved in its present form and development resisted.

## 9 ACTION PLAN

9.1 Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Swansea Council will review the content of this document as necessary, to carefully monitor change within the Ffynone & Uplands Conservation Area, and will involve the community in any proposals for enhancement (although these enhancements will of course be subject to the funding being available).

### 9.2 Immediate actions (up to one year)

- Consider the implementation of an Article 4 Direction once the new designations have taken place

### 9.3 Medium term (one to three years):

- **Secure Enhancement Funding**
- Prepare and implement detailed schemes for enhancement for the various sites within the Ffynone & Uplands Conservation Area as set out in the Management Plan
- Serve the Article 4 Direction, ensuring that a full photographic record of the buildings affected is made when the Direction is served
- Produce general guidance on the revised Ffynone & Uplands Conservation Area, outlining the basic restrictions, to be distributed to all property owners; a Shopfront Guidance leaflet, to be distributed to shop owners in Uplands Crescent; and an Article 4 Leaflet, to be distributed to all property owners affected by the new Article 4 Direction

### 9.4 Longer term (three years onwards):

- Carry out periodic reviews of the effectiveness with which the service addresses pressures for change (e.g. by monitoring applications for Listed Building Consent within the Ffynone & Uplands Conservation Area)
- Update the baseline photographic survey of the Ffynone & Uplands Conservation Area Review the Ffynone & Uplands Conservation Area Character Appraisal on a regular basis
- Review and update the Ffynone & Uplands Conservation Area Management Plan



## APPENDICES

Appendix 1: Maps

**Map 1:** Conservation Area Boundary

**Map 2:** Character Areas

**Map 3:** Townscape Analysis

**Map 4:** Historical Development

**Map 5:** Proposed Article 4 Directions

**Map 5 Information:** Proposed Article 4 Direction Groups

Appendix 2: Stakeholder Walkabout 8th March 2013

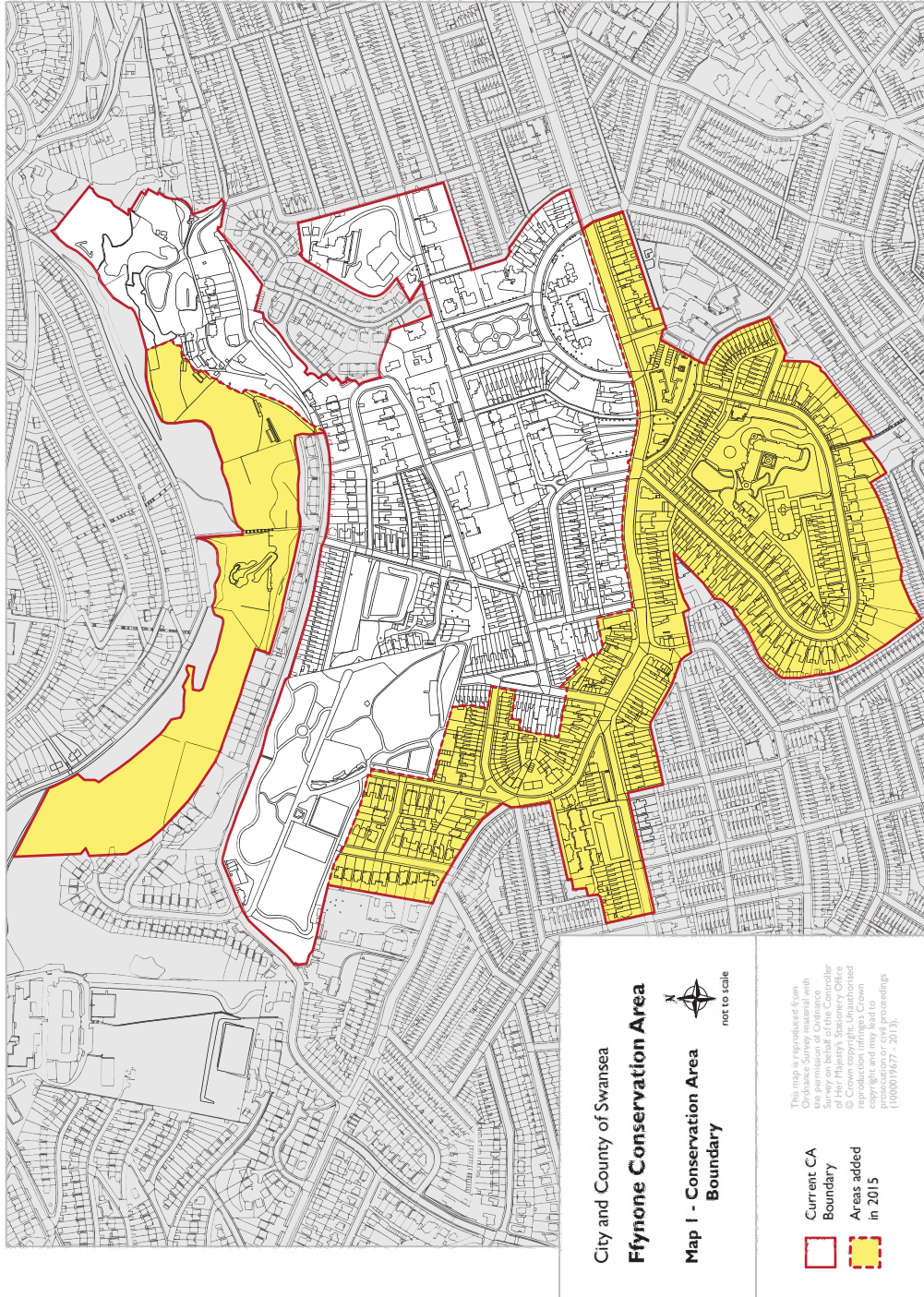
Appendix 3: Consultation Record

Appendix 4: The life of Dylan Thomas

Appendix 3: Glendinning Moxham FRIBA – short biography

# APPENDIX 1

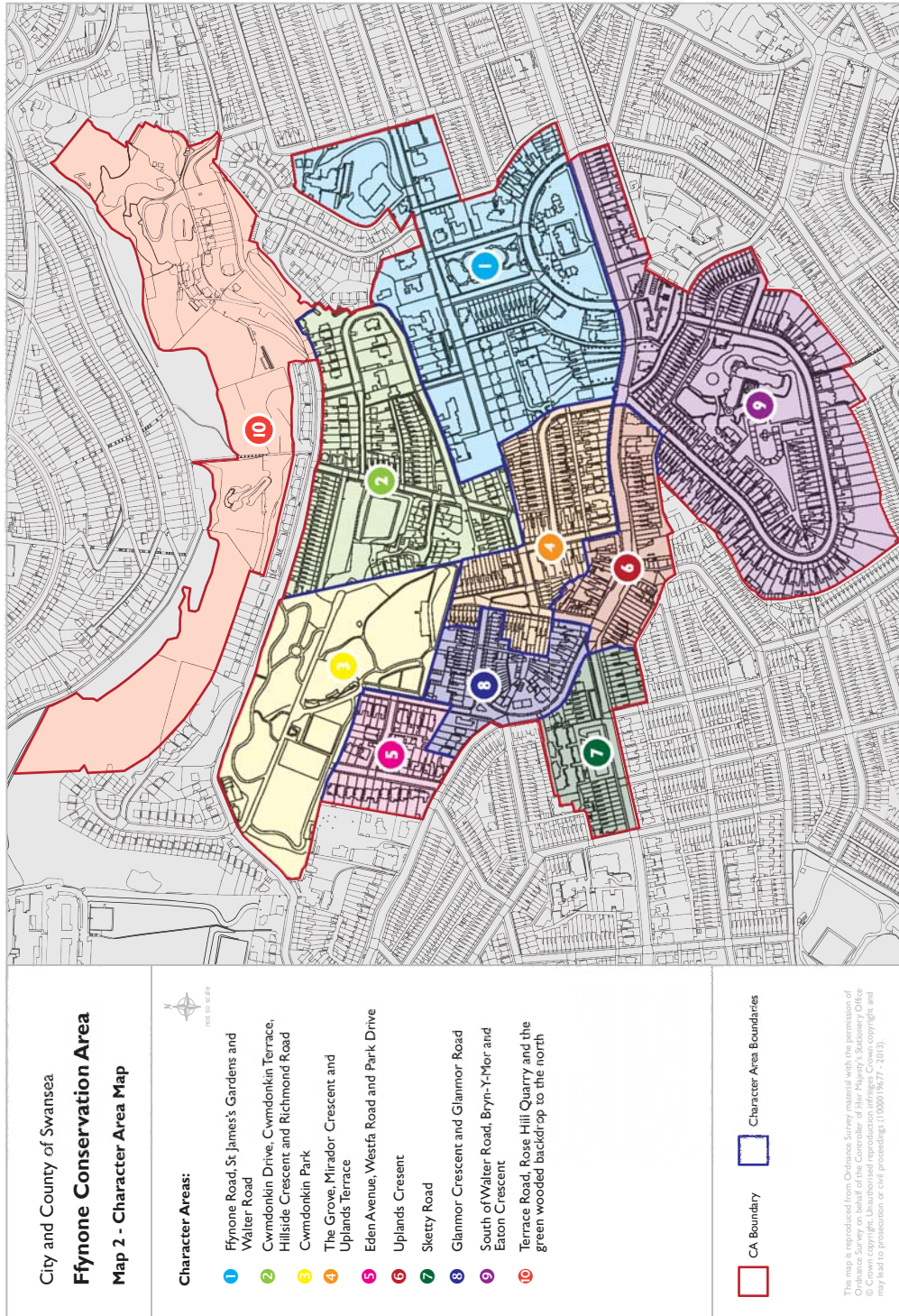
Map 1: Conservation Area Boundary





# APPENDIX 1

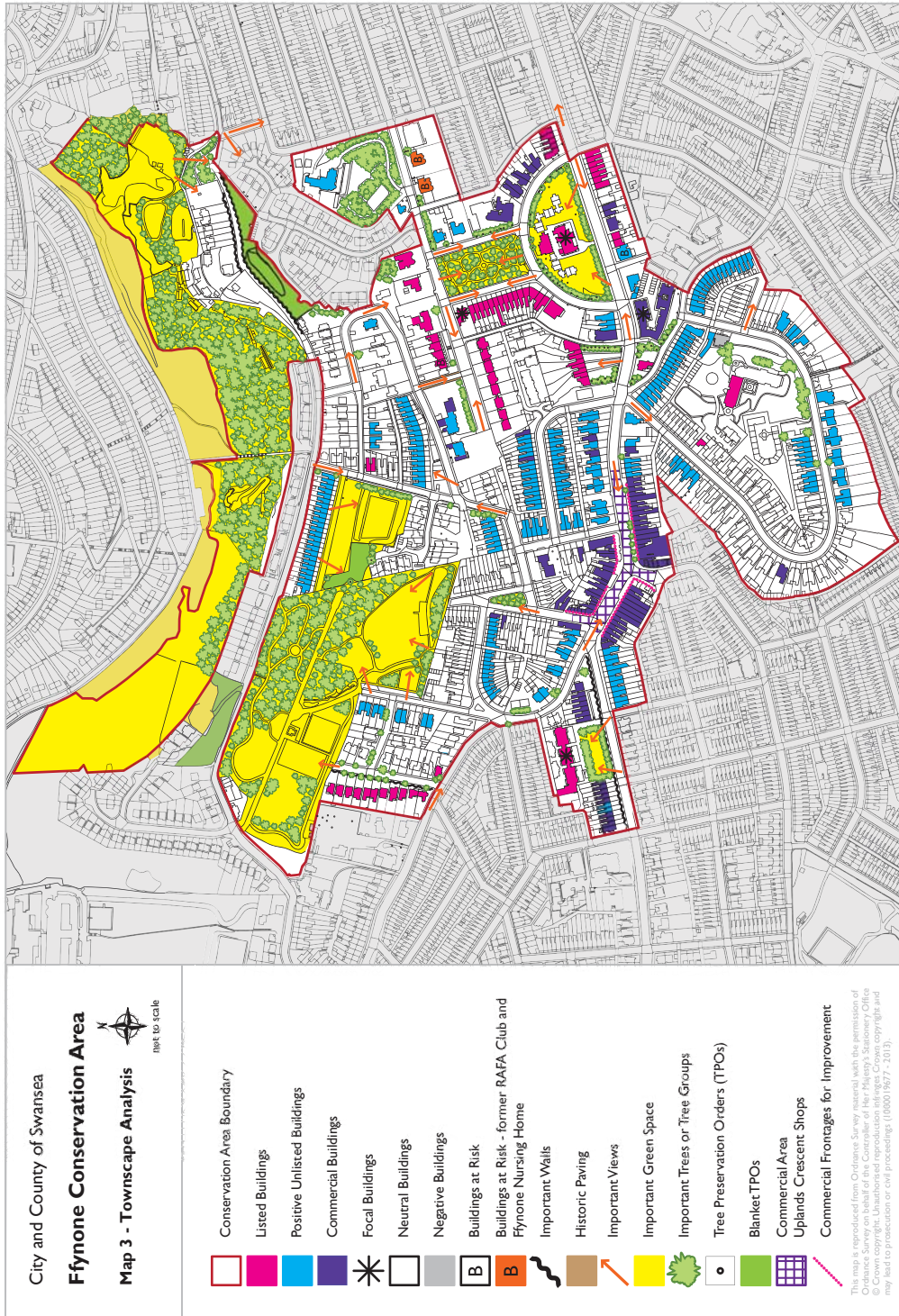
Map 2: Character Areas





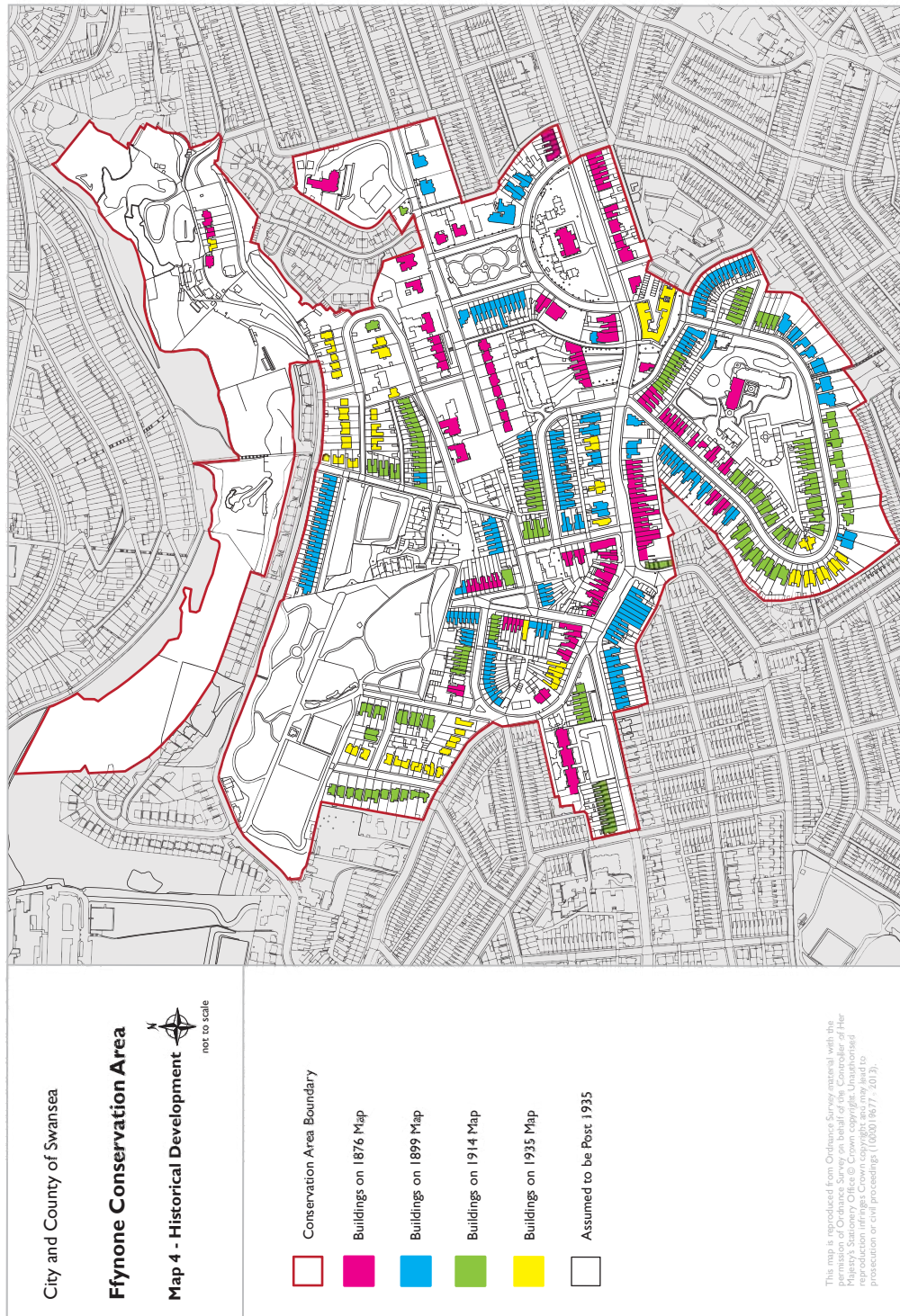
# APPENDIX 1

Map 3: Townscape Analysis



# APPENDIX 1

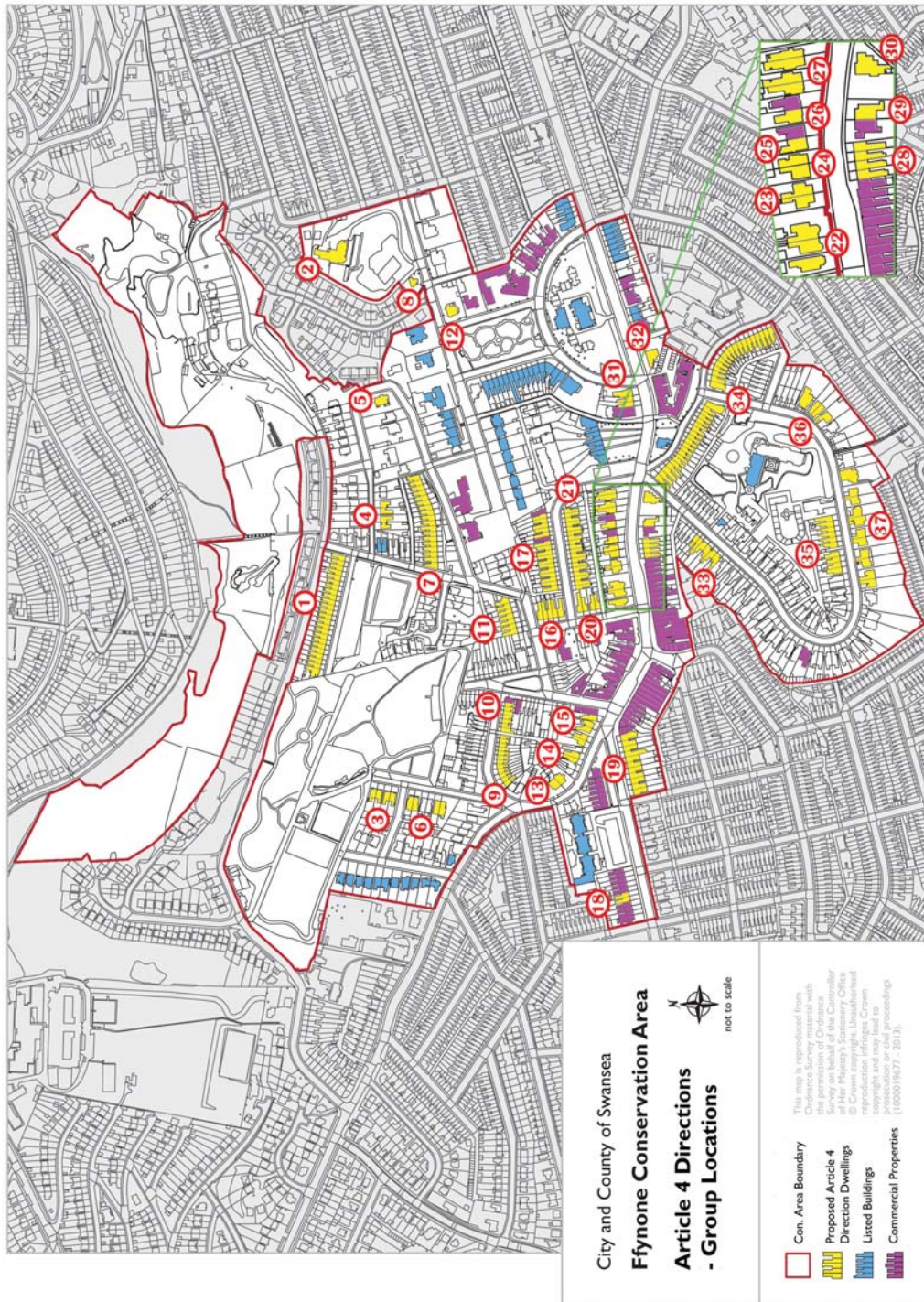
Map 4: Historical Development





# APPENDIX 1

Map 5: Proposed Article 4 Directions





# APPENDIX 1

## Map 5 Information: Proposed Article 4 Direction Groups

Map No.	Group Description	No. of dwellings	Boundary Walls	Windows	Mouldings	Painting	Porches	Canopies	Bargeboards	Tile hanging	Doors	Half Timbering	Varanahs	Finals	Soffits & Details	Metalwork
1	Cwmndonkin Terrace	24														
2	The Mansion House	1														
3	Park Drive (North of Westfa Rd)	4														
4	Hillside Crescent	4														
5	Hillside Crescent/Richmond Rd	1														
6	Park Drive (South of Westfa Rd)	4														
7	Richmond Road	18														
8	The Mansion House Lodge	1														
9	Glamnor Crescent	14														
10	Glamnor Crescent (Brick)	5														
11	Uplands Terrace (Corner of Cwmndonkin Dr.)	7														
12	St James Gardens/Flynone Road	1														
13	24 & 26 Glamnor Road	2														
14	18 & 20 Glamnor Road	2														
15	4, 6, 8, 10 & 12 Glamnor Road	5	ALL DWELLINGS WITHIN CONSERVATION AREA													
16	Uplands Terrace (North of Mirador Crescent)	5														
17	Mirador Crescent (North Side)	16														
18	Skeety Road (North Side)	2														
19	Skeety Road (South Side)	11														
20	Uplands Terrace (North of Mirador Crescent)	4														
21	Mirador Crescent (South Side)	18														
22	Uplands Crescent/Uplands Terrace	3														
23	22 & 24 Uplands Crescent (North Side)	2														
24	18 & 20 Uplands Crescent (North Side)	2														
25	18 Uplands Crescent (North Side)	1														
26	12 Uplands Crescent (North Side)	1														
27	2, 4, 6 & 8 Uplands Crescent (North Side)	4														
28	Uplands Crescent (South Side - Terrace)	4														
29	Uplands Crescent (South Side - semi-det.)	1														
30	Uplands Crescent/Eaton Crescent*	1														
31	Walter Road/St James Crescent	3														
32	Walter Road (Stone)*	1														
33	Eaton Crescent (north)	6														
34	Brynymor Road	20														
35	73 - 91 Eaton Crescent	10														
36	116 - 124 Eaton Crescent	4														
37	84 - 104 Eaton Crescent	11														
Total =		223														
GPDO Part & Class:			2.A & 31, B	1.A	1.A	2.C	1.D	1.A	1.A	1.A	1.A	1.A	1.A	1.C	1.C	1.A

## APPENDIX 2

Stakeholder Walkabout 8th March 2013

### Attendees:

Stephen Smith	Swansea Council
Huw Jenkins	"
Jane Lamnea	"
Margaret Weston	"
Eddie Booth	The Conservation Studio
Chezel Bird	"
Ruth Thomas	Friends of Eaton Crescent
Jennifer Twelvetrees	Mount Pleasant resident
Viv Davies	Cwmdonkin Community Conservation Society (CCCS)
Mike Sutton-Smith	LifePoint Church
Rhian Evans	Clevedon Court
Nick Guy	Wheelrights
John Steevens	Swansea Civic Society
Eileen Walton	"
Irene Mann	Swansea Sustainable Community Initiative (SSCI)
Gerald Cunningham	Resident

### Apologies:

Tess Woollard  
Trevor Martin  
Anne Nichols

### Issues discussed included:

- The extension of the existing Conservation Area boundary to include woodland to the north, further residential areas to the west in Park Drive and Eden Avenue, the Uplands Crescent and Sketty Road areas, and further buildings along Walter Road and Eaton Crescent
- The continued neglect of the former Ffynone Nursing Home and the adjoining former RAFA Club in Ffynone Road, both being historic buildings which are now Buildings-at-Risk, and the impact this is having on the immediate neighbourhood
- The preservation of the open land in front of Cwmdonkin Terrace
- The need for improvements to the trees, landscape, seating and litter bins in St James Gardens
- Fast-moving traffic through the area, including the use of back streets as rat runs
- Use of one-way road traffic management systems
- Pressure for on-street parking spaces, particularly when residents return from work
- The use of many of the properties as Houses in Multiple Occupation (HMO's) – this impacts on traffic, parking, waste collection, external signage (estate agents)
- Poor quality public realm – street lighting, pavement surfaces, seats, litter bins
- The preservation of the existing front boundary walls and railings
- The possible use of Article 4 Directions to control alterations to unlisted family houses within the Conservation Area
- The ongoing work at Cwmdonkin Park
- The Dylan Thomas Centenary Celebrations in 2014
- The need for Shopfront Guidance for the Uplands Crescent area
- The role of local amenity groups in the planning system

## APPENDIX 3

### Consultation Record

## APPENDIX 4

### The Life of Dylan Thomas

A2.1 Dylan Thomas was born on 27th October 27 1914 at No. 5, Cwmdonkin Drive, in a house which had been completed only recently. Dylan's father, David John Thomas, was Senior English Master at Swansea Grammar School. Both his parents were fluent Welsh speakers but neither Dylan nor his older sister Nancy were brought up to speak Welsh. Initially, Dylan went to a local school in Mirador Crescent, but in 1925 he entered Swansea Grammar School. During his time at school he started the first of his 'Notebooks' into which he copied his early poems, some of which relate directly to his life in Cwmdonkin Drive – he particularly refers to Cwmdonkin Park for instance in his poem 'The hunchback in the park'. In 1931, aged 17, he left school and became a junior reporter on the South Wales Daily Post, joining the Swansea Little Theatre Company soon after. However, within a year he had resigned to devote himself to full-time writing, and it is thought that he wrote around two thirds of his entire output in his late teens. He made friends with other Welsh writers and formed the Kardomah Gang, named after their favourite café.

A2.2 In 1934 Dylan finally left No. 5 Cwmdonkin Drive, and in 1935 he took his first lodgings in London at No.5 Redcliffe Street, Earls Court, although he returned frequently to visit his parents in Cwmdonkin Drive until they moved to the Gower in 1937. In the same year, his first poem was published in book form – his poem 'Light breaks where no sunshines' was published in *The Year's Poetry*. Later that year his first collection, '18 Poems', was published. He met Caitlin, who was to become his wife, during 1936 although at this time she was in a relationship with Augustus John, the painter. By 1937 they were living together, and on 11th July 1937 they were married, living initially in Laugharne, a town in Carmarthenshire to the west of Swansea. During these two years Dylan published 'Twenty-five Poems' and conducted his first radio broadcast. Their first child Llewelyn Edouard was born in 1939. In 1940 Dylan's semi-autobiographical collection of short stories, 'Portrait of the Artist as a Young Dog' was published.

A2.3 In 1940, when he was only 26, Dylan was classified Grade III for call up to the military which meant he would be among the last to be called up for service. Later that year they moved to London so he could start working for Strand Films, where he remained throughout the war. The debts which

had accrued during their stay in Laugharne were paid off by various friends. In 1941 they stayed briefly in Laugharne, returning to London in August and leaving Llewelyn to stay with relatives. They rented a one room studio in Manresa Road, which remained their base for several years although Caitlin returned to Wales periodically, with Dylan dividing his time between both places. In 1943 he began to develop a career as a broadcaster and scriptwriter, this coinciding with the birth of a second child, a daughter Aeronwy, in March 1943. In 1944 they moved temporarily out of London to avoid the air raids, staying at various locations.

A2.4 After the war, Dylan and Caitlin lived for a while in AJP Taylor's summerhouse near Oxford. Between 1945 and 1949 Dylan either wrote, narrated or took part in over 100 BBC radio programmes. They travelled to Italy on a £150 travelling scholarship in 1947, returning in September of that year to live at South Leigh, Oxfordshire, in a house which had been bought for them by Margaret Taylor, who later bought them another house in Laugharne (The Boat House), where they moved in May 1949. In July that year their third child, Colm Garan Hart Thomas, was born.

A2.5 In February 1950, Dylan began a tour of the USA with a first reading at the Kaufman Auditorium in New York. While he was away, he started a relationship with an American journalist and literary critic, Pearl Kazin, which nearly destroyed his marriage. A further house was purchased, again by Margaret Taylor, in Camden Town (No. 54 Delancey Street) to provide the Thomas's with somewhere to live in London. A second tour of the USA, this time with both Dylan and Caitlin, was undertaken between January and May 1952. In February Dylan recorded his first selection of poems for Caedmon Records, and in November that year his 'Collection of Poems 1934-1952' was published. In April 1953 Dylan began his third tour of the USA, beginning an affair with Liz Reitell. He returned in June and in August made his first and only television appearance for the BBC reading his poem 'The Outing'. A fourth tour began in October, but in November he collapsed at the Chelsea Hotel in New York and he died four days later. He is buried in Laugharne. Caitlin later moved to Italy and married a Sicilian by whom she had a fourth child, Francesco. She died in 1994 and is buried in Laugharne next to her first husband.

## APPENDIX 5

### Glendinning Moxham – a short biography

A3.1 Glendinning Moxham (1865-1946) was born in Swansea and trained at Swansea College of Art then Nottingham University. He was articled to Charles Sutton of Nottingham. He went into private practice with James Buckley Wilson in Swansea with offices at No. 15 Castle Street. Although he became Head of the Architectural School at Swansea College of Art in 1913, a role he continued until 1930, he continued working as an architect. He was responsible for a number of local buildings including his most well-known project, the Glynn Vivian Art Gallery, completed in 1910. He also designed several banks, including the Midland Bank in Windsor Road (1909) and Barclays Bank in Caer Street (1915).

A3.2 Another of his projects is the Jehovah Witnesses' Hall in Mirador Crescent, which dates to 1903, although another building, the Cwmdonkin Nursing Home, also 1903, has been demolished and replaced by the three houses called Dylan's View. It is likely that he also designed a number of private houses and Richmond, the half-timbered gabled house at the end of Richmond Road, and the entrance lodge to the Mansion House in Ffynone Road (dated 1901), are both probably by him. The 11 listed houses in Eden Avenue (Nos.1-23 odd, and No. 2) are said to be his design in a style described by John Newman as 'Norman Shaw Old English', using long thin bricks which Moxham was particularly fond of.



Richmond, Richmond Road









**Introduction**

The draft Ffynone & Uplands Conservation Area Review was subject to a 9 week consultation exercise which ran from the 4<sup>th</sup> August 2014 until the 13<sup>th</sup> October 2014. In total, comments from 46 individual respondents were received. These respondents covered a wide range of organisations and interests. The respondents made over 350 separate comments on the Ffynone draft Conservation Area Review and the breakdown of the representations received along with the Authority’s response is set out on the following pages.

**What do you like about the Ffynone Conservation Area?**

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Respondent	Comments	Council response	Recommended change
1	It has a distinct character that will remain unchanged	It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinised to ensure that the special character is preserved or enhanced.	No change
20	A really good effort to preserve the character of Ffynone	The support for the current management of the area is noted.	No change
3	The fact that steps have been taken to maintain the character of the area	Again the Conservation Area designation will not stop change rather there will be greater scrutiny of designs and the Conservation Area review document will be the starting point for assessment	No change
4	It recognises and preserves a unique part of Swansea	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.	No change
15	It is a nice area and would be nice to be kept preserved	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.	No change
2	I agree with the plan to extend the Conservation Area in order to preserve the character of the Uplands Area	The support for the boundary extension is noted	No change
5	Good area for shopping. Not so far away and near bus stops.	The proposal is to enlarge the conservation area to include the shops and bus stops on Uplands Crescent. This area is part of the Uplands District centre as defined in the District Centres, Local Centres and Community Facilities SPG and will continue to have this status following incorporating into the conservation area.  The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The proposal is to expand the Conservation Area boundary to include Uplands Crescent where the shops are located. However it should be noted that this area has a planning designation as a District Centre and the potential added Conservation Area designation will not have any bearing on the type of traders.	<b>Add new text as follows</b>
8	It's desire/aspiration to provide a long term sustainable plan that will have an economic as well as social dividend		<b>1 – INTRODUCTION</b>  1.8 In addition to this document, the main Supplementary Planning Guidance (SPG) documents relevant to development in this area are likely to be:
27	It has a nice feel – mixture of interesting architecture, open green space, independent shops – not dominated by High Street establishments, lively and a good mix of inhabitants. Shops are varied, compact and central. Good bus service, close to city centre amenities and the sea.		<ul style="list-style-type: none"> <li>• Design Guide for Householder Development (2008)</li> <li>• Infill and Backland Design Guide (2014)</li> <li>• District Centres, Local Centres and Community Facilities (2010)</li> <li>• Car Parking Standards (2012)</li> </ul> <b>5 CHARACTER AREAS</b>  <b>Character Area 6: Uplands Crescent</b>  5.23 – “Due to the diversity of the area as a result of the longstanding presence of HMO’s in the area there is an

Appendix B: Ffynone Conservation Area Review Record of Public Comments

			<i>ongoing pressure for new Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience in the day. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the current situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported in this area. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG.”</i>
9	Contribution to the built heritage of Swansea	<p>The Ffynone conservation area contains 50 listed buildings at present and if enlarged would contain 75 listed buildings in total. There are approximately 500 listed buildings and structures in the City and County of Swansea and as such the current conservation area contains approximately 10% of all listed structures and the expanded conservation area will contain 12 – 15% of the listed buildings and structures in the City and County of Swansea area. This architectural richness is a reflection of the prosperity of Swansea.</p> <p>The green spaces and mature trees are also important elements of the character and they are also subject to separate planning protections are green space.</p> <p>The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change.</p>	Amend paragraph 4.4 as follows:
17	The Conservation Area helps to preserve some of the unique architecture of Victorian Swansea and limits the possibility of unsympathetic rebuilding or redevelopment		<p>“4.4 There are currently <u>50 listed building entries in the Conservation Area (all listed grade II), which represent approximately 10% of all of the Listed Buildings and Structures within the City and County of Swansea.</u> These are summarised below. . .”</p>
24	<p>A great variety of architectural styles, from the Victorian gothic to Art Deco. I have particularly enjoyed the Glendenning Moxon designed houses down Eden Ave, the Art Deco down Parc Wern Rd. and super Victorian mansions down Sketty Road.</p> <p>Fine detailing: large stained glass windows and Canopies above doorways.</p> <p>Large number of trees aside the roads overlooking the restored Cwmdonkin Park, which give a pleasant context for the buildings.</p>		
25	It recognises some of the very special architecture in this area. We like the feeling of living somewhere a bit unique.		
10	It preserves the special atmosphere of the area, it is an oasis of calm and greenery and prevents unsympathetic development		
11	Green areas, historical features and hopefully active control on maintaining features	<p>The updated character appraisal will clearly set out the character of the various parts of the conservation area. This includes recognising the importance of the green spaces and mature trees. An updated character appraisal will also provide the basis for monitoring the features in the area. In some cases planning enforcement may be required. Section 9.4 of document sets out requirement to update baseline photographic survey.</p>	<p><b>Add additional action to section 9:</b></p> <p><b>9.4 Longer term (three years onwards)</b></p> <p><i>“Update Baseline photographic survey of Ffynone Conservation Area on a regular basis”</i></p>
13	The area succeeds on the whole to keep the special character of a historic area of Swansea. It's good that Cwmdonkin and Rosehill parks are part of the area, in	<p>The support for the quality of the area at present is noted. The parks are key elements of the character of the area, hence why these areas are included within the</p>	No change

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	order for green areas to be included.	Conservation Area designation.	
14	Anything that preserves the architecture/facilities etc is good for the area. Uplands in particular is becoming a popular tourist/visitor centre	The updated character appraisal will clearly set out the character of the various parts of the conservation area as well as guiding well considered change. The area is certainly attracting more visitors due to the Dylan Thomas connection and the parks in general.	No change
19	The fact that it is a Conservation Area and that it is not somewhere where development out of character with the general "feel" of the area can take place. It must be of benefit to the city as well as those living here that there is something of the old Swansea remaining, bearing in mind the devastation of he centre during the blitz		
18	Aesthetic infirmity of property. Assurance and safeguarding of public areas. Sympathetic consideration of new builds.	The architectural importance of the area is reflected by the number of listed buildings and extent of the proposed enlarged conservation area boundary. The green spaces are an important part of the character and they are also subject to separate planning protections are green space. The conservation area designation will not stop change but will ensure that any new developments are carefully scrutinised.	No change
21	Historical buildings, Old parks	The architecture and green spaces are key elements of the conservation area designation.	No change
22	Cwmdonkin and St James Park provide pleasant green areas and there are many elegant period houses		
30	For the most part, the buildings are well maintained and there are no new buildings which are out of place	All the buildings in the Conservation Area are privately owned and are well maintained, with three notable exceptions. The buildings of concern are identified in the Conservation Area review: 2 Devon Terrace which is a listed building in poor condition and the former RAFA club/ Ffynone Nursing home which are derelict and roofless. New development is subject to greater design scrutiny by virtue of the Conservation Area designation and the review document will provide an up-dated basis for decision making.	No change
32	The architecture of the houses – it's unique and quite eclectic. Also the trees, the green spaces (Cwmdonkin and St. James') and the way the streets are laid out. It all demonstrates that there was once a plan for developing urban Swansea – it's beautifully designed and really works as a suburb of the city. There's a real sense of community too - lots of interesting people; it's cosmopolitan (for Swansea) and that's what makes it a great place to live. People care about the area, that's a good thing.	The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The layout was deliberately planned with wide streets, crescents and gardens as highlighted in sections 2.8 & 3.1 – it is an excellent example of Victorian town planning.	No change
28	Beautiful old Grade II listed buildings all around you. Also, very old beautiful trees that cannot be replaced which attract a lot of bird life		
33	The Uplands/Ffynone area has considerable character, which has undoubtedly been advanced by conservation area status. The sense of 'community' is more limited but would contribute to the character and appearance of the area by generating more pride in living and working here.  Preservation of character	The Conservation Area review provides an updated record of the special character of the area.	No change

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	<ul style="list-style-type: none"> <li>Greenery, especially trees</li> <li>Potential for a pleasing, clean, tidy, attractive and safe environment</li> </ul>		
34	High quality of architecture, historic interest especially connections with Dylan Thomas, a living community with nice centre in Uplands, great for walking and cycling eg 2 parks	The quality of the architecture is reflected in the number of listed buildings. The Conservation Area review highlights the importance of the parks and the connections with Dylan Thomas.	No change
35	Old fashioned and historical area reflects the best of old Swansea	The Conservation Area review provides an updated record of the special character of the area.	No change
36	It helps to maintain the original character of the area	It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinise to ensure that the special character is preserved or enhanced.	No change
38	A collection of diverse architectural styles. A few well maintained. These buildings are unique to Swansea	The quality of the architecture is reflected in the number of listed buildings. All the buildings in the Conservation Area are privately owned and are well maintained, with three notable exceptions. The buildings of concern are identified in the Conservation Area review: 2 Devon Terrace which is a listed building in poor condition and the former RAFA club/ Ffynone Nursing home which are derelict and roofless.	No change
40	It's variety, St James Gardens and the surrounding properties, open aspect from park	The Conservation Area review highlights the importance of the parks and greenspaces.	No change
41	As ably identified in the Character Appraisal, the area displays a special character which reflects it's historical origins and development within the layout and varied architectural styles still evident, yet it has managed to rediscover a vibrant community feel and an ability to attract new ventures and residents. It retains it's identity and is an identifiable destination within the City of Swansea as a result	The Conservation Area review provides an updated record of the special character of the area. It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutinise to ensure that the special character is preserved or enhanced.	No change
42	This is an area with distinctive and varied architecture consisting of buildings of high quality, which gives a special feel and charm to this part of west-central Swansea. The Area is relatively unspoilt, with good street detailing, large gardens, key feature buildings, such as churches, and distinctive green spaces.	The Conservation Area review provides an updated record of the special character of the area. It should be noted that the Conservation Area designation will not stop change, rather the designation will ensure that all changes are carefully designed and closely scrutiny to ensure that the special character is preserved or enhanced.	No change
43	The fact that it helps to maintain the historical and architectural character and attraction of the area	The Conservation Area review provides an updated record of the special character of the area.	No change
44	I am not clear on the objective and benefits of the Conservation Area to the wider community.	The Council has a duty to preserve and enhance areas of special architectural interest and character. The importance of the Ffynone area was recognised in October 1969, when the Conservation Area was first designated and the review clearly highlights the special characteristics and demonstrates that these are still very much in existence. Ultimately the Conservation Area provides a high quality environment for those living/ working/ visiting the area. The designation will not stop change or turn back clock however it does allow greater scrutiny of proposals and changes to ensure that the special character is maintained. However	No change

		<p>this comment does highlight the lack of local awareness of the Conservation Area designation and its purpose and the Management Plan proposes greater communication in section 8.46</p>	
<p>44</p>	<p>Many of the houses were originally built as large homes for families with servants. Most are therefore unsuitable for use as single family dwellings - hence the increased use of rental opportunities. This is not a recent phenomenon - again when my property was purchased the house next door was already in use as flats. This is why there are many mixed use properties and proposals to re-use empty properties as rental homes.</p> <p>The whole area therefore has developed through the 20th century (and over at least the last 60 years) into the mixed use area it is today, which supports the local universities and Swansea itself with a multicultural and vibrant mix of residents and uses.</p>	<p>The conservation area review acknowledges the diverse residential population and the vibrancy resulting from the shared houses, many of which have as pointed out been established for many years.</p>	<p><b>Amend paragraphs as follows:</b></p> <p>2.15 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. <i>Over time a number of the large houses in the area have been converted to House of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living. Whilst more mixed uses have developed i.....</i></p> <p>(sentence added to end of paragraph 4.1):</p> <p>4.1 ..... complex of houses, carefully designed so as not to adversely affect its setting. <i>Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.</i></p>
<p>45</p>	<p>Heritage, history, culture and environment are encapsulated within this conservation area. The houses in this area are significant architecturally as well as historically and culturally in their environmental setting.</p> <p>The elegance of the buildings is balanced by the pattern of the green spaces and mature trees. The trees and green areas are an integral part of the pattern of landscape. The present visual relationships between existing buildings, trees and spaces retain an underlying unity with the patterns of the past.</p> <p>The backdrop of the green area on the hill. This is not only of visual value but has "value added" in the sense that the mature trees provide a bulwark against slippage. Trees have an important role in slope stability. Gravity pulls at soil constantly nudging it downhill causing soil slips. Trees roots can help stabilize the soil and remove excess rainfall. Tree shading limits surface erosion and helps prevent desiccation of the soil. This role in maintaining soil strength is crucial in potentially more severe weather patterns due to climate change. A danger exemplified in many parts of the world where disasters have taken place. Thus, conservation has "value added" on grounds of health and safety.</p> <p>The proximity of the parks.</p>	<p>The quality of the architecture is reflected in the number of listed buildings. The green spaces are identified as key elements of character in the Conservation Area review. The importance of the green backdrop is best appreciated from outside the Conservation Area looking towards the area from the wider city.</p> <p>It should be noted that there are no known issues with slope stability in the area and this is not an issue covered by planning or conservation area legislation.</p>	<p>No change</p>



What do you dislike or think are the main issues/pressures currently affecting the Conservation Area?

2	The proliferation of HMO's and student accommodation results in large movements of transient residents who do not have an investment in the long term appearance and character of this area	The number of Houses in Multiple Occupation and the community comments are reflected in the management plan at section 2.57-2.60. It should be noted that the use of the town houses for multiple households has been part of the character of Ffynone for many years as a result of the large town houses being considered 'undesirable' by wealthy families in the immediate post war period subsequent to which many were used as shared houses or split into self-contained flats. It is this intensive use of the town houses that supports many of the shops and businesses in Uplands Crescent. Therefore HMOs are not a new thing in Ffynone, they are part of the character and underpin much of the vibrancy of the area.	No change
7	Proliferation of student housing and HMO's. Many streets no longer have any families living in them.		
17	Growing threat of multiple occupancy. Lack of growth in housing market leading to possible redevelopment.		
21	Family houses being turned into student/rental flats.		
36	Absentee landlords. There are many properties in the existing and proposed extended Conservation Area that are very badly maintained with frontages left in a totally unkempt condition. Note nos 4-12 and 11 Eaton Crescent for example		
43	Multi Occupancy of houses and excessive and unsympathetic developments by developers for personal gains result in overpopulation of the area. They are the main issue affecting the Ffynone and Uplands area. Unsympathetic conversions of period houses, destruction of boundary front walls etc have and are destroying heritage. On street parking, due to the lack of off-road car parking facilities in an overpopulated area and excess of traffic affecting Highway safety. Excess of rubbish and refuse bags, left out in the streets at non-collection days by an uncaring student population creating a run down and unkept image in what is a touristic area of Swansea (Dylan Thomas). Unsightly Estate Agents signs left outside houses almost permanently.	There is mandatory licencing for Houses in Multiple Occupation throughout Swansea that are 3 or more storeys high and have five or more occupants. Plus in Castle and Uplands Wards all HMOs irrespective of number of occupants or number of floors are subject to additional licencing. This licencing relates to safety considerations and cannot restrict the number of HMOs in an area.	
32	HMO's remain a challenge obviously, and for the wider Brynmill area too. I'm not sure if the proposed initiative can address this but I'm aware that planning appears to be getting stricter in the area re: their development and the Council should be congratulated for this. It's an attractive area to live and it would be great to see a long term process of encouraging more families to live here.	It should be noted that the Conservation Area designation cannot control HMOs, however where planning permission for a change of use or physical changes to the building resulting from an HMO, then this is considered on its merits. In some cases HMOs have been refused planning permission in the past, and they have been allowed on appeal.	
37	A number of the properties in Eaton Crescent fall into this category. It is submitted that the number has now reached a saturation point. The pressures and problems that inevitably attend houses in multiple occupation are adequately dealt with in 2.57 and 2.59 of the Management Plan. We wish to endorse and underline those problems and support the action to date and the proposed action of the Council which is summarised in 2.59 of the Management Plan.  In a similar vein one pressure on a conservation area is a tendency for non-resident owners to care little about the appearance of the area in front of their properties and neglect their maintenance to the general detriment of the character of the street. There are many examples of this in Eaton Crescent. Again I suspect there is little that the local authority can do about this, but if there is such action should be considered.	Often the main visual change resulting from a HMO is the removal of boundary walls and use of front/ side garden areas for car parking. This does harm the character of the Conservation Area and the proposals in relation to permitted developments contained within the Management Plan at sections 8.33 – 8.36 & Recommendation 6 seek to protect the boundary walls.	

33	Longstanding, traditional assets include small hotels such the Grosvenor House in Mirador Crescent. The council rightly rejected a planning request to turn this into an HMO because of the fears of local residents that this would lead to litter and rowdy behaviour. The rejection was overturned on appeal, and the area around the previous hotel is now persistently blighted by litter and noise. This should not be allowed to happen in a conservation area.		
11	Greater responsibility of HMO owners. Inside houses being changed to allow maximum occupation meaning family occupation not possible when all rooms are bedrooms. HMO owners aren't local and do not actively maintain properties.		
3	Probably traffic	The issue of traffic, parking and rat running is highlighted in the Conservation Area Review Management Plan in sections 8.39 – 8.42. It is proposed that the current situation is monitored as recommended in section 8.41.	No change
5	Too many cars parked		
19	<p>Parking is a real problem. Many people working in the Walter Road/Uplands area park in the area for the whole orking day. This added to the parking due to the activities at Sancta Maria make for a very difficult and unpleasant situation. Some parking restrictions are necessary, e.g. by introducing residents parking areas</p> <p>Cars regularly park on the steep hill known as Coult's Hill, just off Richmond Villas. This causes two problems. The road is narrow and many vehicles park partly on the pavement. This obstructs pedestrians, particularly mothers with prams and it has also resulted in breaking up the paving stones. This is hazardous for older pedestrians who prefer to walk on the road. Also, this road is used by heavy goods vehicles some supplying the hospital on a regular basis. They often have trouble turning into Coult's Hill from either Richmond Villas or Richmond Road.</p>		
22	Parking and all areas is difficult at all times, more so since consultants at Sancta Maria nursing home now have many appointments during the day, causing Ffynone Road to be used as a car park with residents and guests unable to park near their homes		
24	Traffic control: as above. Incidentally, speeding motorists heading down Glanmor Hill Rd. towards Sketty Rd. make crossing this road dangerous for the elderly and people crossing with young children (like me!). Do think traffic calming measures might be possible going down hill? Parking on the traffic island at the end of Park Drive is unsightly and obscures the vision for other drivers. Can this island have bollards, pots of plants/flowers etc. It would look really good and prevent the degradation of the appearance of the lead up to Cwmdonkin Park.		
36	Speed limit in this area would or could possibly limit community through traffic		
35	Parking		
34	Traffic: speed and volume,		
32	Traffic also seems to be a growing issue. Uplands Crescent /		

	Walter Road is a real rat run and further traffic calming measures and safe crossings would appear necessary. I realise it is one of the main roads down to Swansea however promoting a conservation area should require more thought about pedestrians, cyclists and limiting noise and car pollution.		
45	Parking and traffic congestion, with consequent effects of vehicle exhausts on air quality. Dangers to pedestrians.		
24	The lack of enforcement of poor car parking by traffic wardens in residential streets means chaotic and often dangerous parking of cars, mobile homes, trailers etc. The traffic island at the end of Park Drive is often parked on and the use of the side streets here as 'rat runs' to avoid the junction of Glanmor Hill Rd-Sketty Rd by motorists does nothing to enhance life in the area. A one way system in some of these streets may help to sort this out. More events in Cwmdonkin Park and its now increased popularity post-restoration also make parking challenging for residents in surrounding streets.		
10	Some fine buildings have been allowed to decay by cynical owners, so that demolition in the future is the only option	These comments relate to the privately owned RAFA Club and Ffynone Nursing home. The planning permission for extension and conservation into apartments was renewed for 2 years in December 2014 (planning ref 2014/1535). The applicant has indicated that they intend to start work on site during 2015, therefore the direct action suggested in the Management Plan is not considered necessary. Therefore the text needs to be updated to reflect these recent positive developments.	<b>Amend paragraph as follows:</b>  8.29 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. <i>Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development the above course of action is unlikely at present.</i>
13	The deterioration of empty historical buildings interrupts the efforts to preserve the area.		
19	It is disgraceful that two wonderful old buildings have been allowed to go into disrepair. Why has this been allowed to happen in a Conservation Area? Why hasn't the Council served repair notices on the owners? Some action regarding those properties is necessary immediately.		
34	empty historic buildings on Ffynone Road		
22	Some houses in the area, although classed as 'listed' have been totally neglected to the state of being dangerous, and nothing has been done to address this. eg. The old RAFA Club and 4 Devon Terrace		
13	There is a clear inconsistency regarding what is happening in the area. Although attention is paid to detail, some buildings are allowed to deteriorate. I am referring specifically to two big buildings on Ffynone Road which have been empty for ten years or more. These have deteriorated greatly by now, and on separate occasions they have attracted anti-social behaviour by various people. Rubbish has been collecting there from time to time. It is a great shame that the Council has allowed an extra two years development permission for the site, as this has allowed further deterioration. Both buildings are directly opposite the Mansion House, and I'm sure that they create a very bad impression on visitors. Those who are responsible for the Conservation Area need to pay urgent attention to these buildings and to what happens to any empty buildings.		
14	I would like to see the derelict buildings on Ffynone Road (opposite Mayors residence) restored or replaced by 2 or 3 residences in keeping with the area. Blocks of flats are not in		

	keeping with the area, nor would there be adequate car parking		
21	High influx of people at night.	<p>The Conservation Review was drafted in 2013 and since then a number of bars have opened on Uplands Crescent, therefore the evening economy is not highlighted in the relevant character area description (see draft Management Plan section 5.23). Therefore this section needs to be updated to reflect the character in early 2015.</p> <p>Whilst the proposed conservation area designation can help control the physical changes associated with the evening economy such as alterations to buildings, outdoor seating areas and smoking shelters, the use of a building for a pub or bar is covered by separate licencing legislation.</p>	<p><b>Add new paragraph to Character Area 6: Uplands Crescent as follows:</b></p> <p><i>5.23 Due to the diversity of the area as a result of the longstanding presence of HMO's in the area there is an ongoing pressure for new Food and Drink (A3) uses in the area. However problems can occur where these take up space for retail/shop (A1) uses resulting in a less diverse shopping experience in the day. The proliferation of A3 uses is also leading to a busier night time economy based around drinking establishments which have particular management issues. In accordance with the assessment methodology set out in the adopted District Centres, Local Centres and Community Facilities SPG the current situation (as of April 2015) is that the area now has a saturation of A3 uses and that further proposals for this use class which result in the loss of retail space or other commercial uses will not be supported in this area. The capacity of the area to support any further A3 uses should be reviewed on a regular basis utilising the method set out in the District Centres, Local Centres and Community Facilities SPG."</i></p>
24	The growth in numbers of bars being licenced in Uplands needs review. This is after all a residential area and part of its character is in having a centre with local businesses and individual shops rather than chains or even more bars.		
32	There's a danger that it's becoming the new Wind Street though in terms of recent and ongoing developments. The amount of bars is becoming a bit ridiculous now for such a small area and quality seems to be going out of the window. I'm concerned that this will lead to rises in antisocial behaviour and hassle for local residents.		
16	Over the last couple of years the Uplands has been developed into a second "Wind St" totally changing the character of the area and making it unpleasant for the majority of residents		
20	The character of the area is being eroded by too many drinking places – this is still a residential area		
31	The Ffynone area proudly displays very fine examples of quality buildings, tree lined streets, it also includes commercial buildings which present some particular problems. While every effort must be made to accommodate the take up of vacant commercial premises, one has to very careful not to alter the entire 'mood' of the area by providing just fast food and drinking establishments. Whilst this is an economic issue which no doubt weighs heavily upon the Council, they have a responsibility to ensure that the conservation area is not adversely affected by the consequences of such establishments.		
45	The decline in the Uplands shopping area, which has become squalid and polluted.		
45	Noise - especially at weekends - Uplands Tavern - drunken revellers screaming shouting - letting off of fireworks - starting car alarms. Revellers often sit on the benches on Cwmdonkin Drive continuing to scream and shout into the early hours of the morning. We are therefore very concerned at any suggestion to increase the number of benches.		
42	There has been a gradual erosion of period detailing through unsympathetic replacement of old for new, which has diminished the overall quality and harmony of some of the architectural and spatial features in the Area. This has led to a loss of the special character of the Area, including erosion of period detail, such as the removal of bay windows and their replacement with flattened window apertures, replacement of traditional wooden doors and woodwork, replacement of sash windows by modern plastic replacements.	<p>Nationally throughout Wales, Planning Legislation places controls on changes to commercial buildings and HMOs. Therefore changes to the appearance of buildings in these uses will require planning permission to be granted. The strong response from this consultation is to bring in further controls to stop the erosion of character. This can be achieved through the imposition of an article 4 order as recommended in the Management Plan at recommendation number 2 which relates to the control of unlisted but positive houses and this will require further consultation and reports to Council. This doesn't mean no change, it just means closer scrutiny for good reason.</p> <p>Therefore an action for the Council will be to impose an article</p>	<p>Amend paragraph 4.20 as follows:</p> <p><b>Unlisted but positive buildings</b></p> <p><i>"4.20 Article 4 Directions are to be brought in by the Council to prevent positive unlisted residential properties from being spoilt by inappropriate alterations. The potential coverage of the Article 4 Direction and the changes that could be controlled are set out in the plan and table at appendix .....The serving of an Article 4 Direction is a separate process which will require further consultation and reports to Council.</i></p> <p>Also amend section 8: RECOMMENDED ACTIONS as</p>
28	Commercial properties don't really care about how their shops and businesses fit in with the Conservation Area. Because most of the people who own these properties don't live in the Conservation Area they don't care how things look. There should be tighter control on change of usage of		



	properties.					
30	The desires of some house owners to alter the appearance of their properties eg windows in the house next to Tredilian House on Uplands Crescent	4 designations to remove permitted development rights for changes to certain details. However this cannot be imposed retrospectively will not turn back the clock on past alterations.	<p>follows:</p> <p>Add the following new text in place of paragraph 8.13:</p> <p><i>The photograph below from the conservation area highlights the changes that can currently be carried out to unlisted houses under current Permitted Development rights for article 1(5) land (conservation areas).</i></p>  <p><i>The plan at ..... highlights the best preserved groups of unlisted houses where there are sufficient remaining architectural features and /or detail that makes a significant contribution to the character of the conservation area streetscene. The loss of these traditional details would be to the detriment of the conservation area and it is considered that further protection is required.</i></p> <p><i>An Article 4 Direction can be 'fine-tuned' to suit the particular circumstances of a conservation area. Rather than a blanket article 4 direction covering the whole conservation area, the proposal is to restrict permitted development rights in specific 'groups' of properties as indicated by the yellow colour in the plan at..... Some of the groups relate to individual detached houses whilst others relate to an entire terrace. The groups are numbered in the attached plan and linked to the attached table which identifies the features proposed for protection which could be controlled through removal of the relevant part of the permitted development rights from the GPDO as follows:</i></p> <table border="1" data-bbox="2024 1879 2819 1911"> <tr> <td><b>Part 1,</b></td> <td><i>The enlargement,</i></td> <td><i>This would protect</i></td> </tr> </table>	<b>Part 1,</b>	<i>The enlargement,</i>	<i>This would protect</i>
<b>Part 1,</b>	<i>The enlargement,</i>	<i>This would protect</i>				
36	Unchecked out of character renovations – doors and windows etc	The current permitted development rights set out by the Welsh Government for all conservation areas (known as article 1(5) land) are set out in paragraph 8.4. The current situation allows a wide range of changes that cumulatively will degrade the character and quality of the conservation area.				
45	Lack of enforcement has eroded the confidence of residents. Many people would not remember or realize the significance of a conservation area and would chop down trees and alter buildings without realizing the legal implications. Thus the confidence of residents has declined.	The draft management plan suggested further restricting permitted development rights by means of an article 4 designation for 'positive unlisted houses' which were coloured blue in the townscape analysis plan (Map 3 in appendix 1). The houses identified are considered to retain sufficient detail to contribute to the character of the conservation areas and many of these can be grouped according to uniformity or shared features. Within these groups it is proposed to restrict the following permitted development rights over and above the Welsh Government restrictions already in place: <ul style="list-style-type: none"> <li>• Painting of unpainted brick faced houses</li> <li>• Changes to architectural details</li> </ul>				
38	It is with great sadness that I view the Conservation Area. Details such as doors, chimneys, walls have been ripped out, but apparently this falls within permitted development. In which case this Conservation Area status appears null and void.	Furthermore it is proposed to control the removal of boundary walls throughout the conservation area.				
41	Unsympathetic alterations and developments which either do not appear to sit well in relation to the surroundings which the planning process has failed to control.	The effective use of enforcement powers where unauthorised changes has occurred goes hand in hand with the proposed removal of permitted development rights.				
24	It is a pity that much has already been done in this area which has diminished the character of the area. The loss of front gardens and replacement by hard standings, loss of or poorly maintained front garden walls, street lighting or signs out of character with the streets.	In the past there has been a lack of resources in the enforcement team to tackle these issues and it has sometimes been difficult to prove that a harmful change has occurred because prior to this review there was not an up to date photographic survey of this area.				
19	It is natural not to like restrictions on what one can do to one's property but as they are in place for the benefit of the community at large they have to be observed.	However there are now additional staff in the Enforcement Team and there is an agreement that reports of unauthorised work in conservation areas will be prioritised with an initial site visit within 24 hours of the report on the basis that heritage is a 'non-renewable resource'.				
4	Lots of recent developments have destroyed all of the interesting features of properties	On the flip side, residents and concerned individuals must accept that some alterations that are not to their liking may be permissible without consent or subject to planning controls and approved by the Council. These are not enforcement issues and this raises the potential of a conservation area advisory committee to comment in an informed manner as part of the planning process.				
38	I feel that the area needs very speedy reappraisal of what should be regarded as permitted development. Nobody wants the area "in aspic" however the destruction of so many unique details is deeply distressing and an insult to Swansea heritage					
25	Ban pebble dash, doors (wood only), windows (sympathetic designs eg sash, but don't ban UPVC)					
27	Rather than blanket all or some of the above – choose items that are special features of a particular building, terrace or street, or concentrate on the items that are already mostly intact (initially at any rate). So many of them need tighter control.					
31	Tighter controls including the prevention of satellite dishes installation on front walls and removal of porches and boundary walls should be implemented. All the unsympathetic changes which you highlight in your documents should be considered.					
43	I would like to see tighter control with all above mentioned					

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25	Enforcement. People are building/changing things without permission. Even when plans are refused they still go ahead.	Enforcement complaints are now being dealt with in a timely manner and enforcement in Conservation Areas will be prioritised as historic fabric is a non-renewable resource.	<b>Class A</b>	<i>improvement or other alteration of a dwellinghouse</i>	<i>features on the street elevation such as bay windows, architectural details and materials</i>
19	There is no point in having tighter planning controls if they are not policed and enforced.		<b>Part 1, Class C</b>	<i>Any other alteration to the roof of a dwellinghouse</i>	<i>This would protect roofing materials and roof edges such as decorative barge boards</i>
			<b>Part 1, Class D</b>	<i>The erection or construction of a porch outside any external door of a dwellinghouse</i>	<i>This would protect the areas immediately outside the front doors</i>
			<b>Part 2, Class C</b>	<i>The painting of the exterior of any building</i>	<i>This would protect unpainted brick and stonework</i>
			<p><i>Furthermore the proposal is for a blanket control over changes to boundary walls throughout the Conservation Area through withdrawal of parts 2A and 31B of the GPDO as follows:</i></p> <ul style="list-style-type: none"> <li><i>• <b>Part 2, Class A</b> – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure</i></li> <li><i>• <b>Part 31, Class B</b> – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure</i></li> </ul> <p><i>The removal of the permitted development rights as outlined above by means of an article 4 direction is a separate process to the conservation area review and will require further consultation and reports to Council.</i></p> <p>Amend recommendation 1 as follows:</p> <p><i>The local planning authority will serve an Article 4 Direction within the Ffynone and Uplands Conservation Area to cover the properties shown in the map at .....to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.</i></p> <p>Add new paragraphs as follows to section 8: Recommended Actions:</p> <p><b>Enforcement Action</b></p> <p><i>8.?? The historic environment is a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning as once the heritage value of an area is lost it cannot be replaced. Conserving this resource for future generations is therefore important and accords with the principles of sustainable development. National planning policy places a priority on the conservation of heritage assets and applications for development in designated conservation</i></p>		



			<p>areas must ensure that it either preserves or enhances these areas.</p> <p>8.?? That requires proactive and intelligent management of heritage assets. Sometimes change will be desirable to facilitate viable uses that can provide for their long term conservation. However unsympathetic changes are detrimental to the character, appearance and heritage value of conservation areas and as such there needs to be a strong and rapid approach to dealing with unauthorised works which damage the special character of heritage assets.</p> <p><b>RECOMMENDATION 2</b></p> <p>The local planning authority will prioritise the investigation of enforcement complaints within the Ffynone &amp; Uplands Conservation Area.</p> <p>Also amend Recommendation 5 as follows:</p> <p>Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i>, and also that proposed alterations to back boundaries are of the highest possible quality.</p>
45	The difficulties of maintaining an old property. For this reason those residents who do care for their property are "value added" in that they preserve the properties for the whole area.	There are already planning controls already in place for commercial buildings and HMOs. The strong response from this consultation is to bring in further controls to stop the erosion of character. This can be achieved through the imposition of an article 4 order as recommended in the Management Plan and there will be further consultation on this. This doesn't mean no change, it just means closer scrutiny for good reason.	<p><b>Add new text to section 8: RECOMMENDED ACTIONS: as follows:</b></p> <p><b>Awareness Raising</b></p> <p><b>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</b></p> <p><b>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</b></p>
41	It is important to allow changes in living styles (e.g. conversions to flats) and the introduction modern technologies such as aluminium, UPVC materials, gas boiler central heating in place open fires with open flue chimneys. The condition should be that they are installed in a style sympathetic with the original or adequately concealed. Only by permitting the up-dating of the properties will they remain economically viable and attractive to continue to be in use for the longer term. A detailed inspection of a number of the properties involved will indicate how can be done, while other will clearly show how it cannot. A series of examples deemed to be acceptable would assist in any future planning guidance document.	This consultation on the Ffynone Conservation area included a mail out to every property which let them know about the heritage status. The next step with the proposed article 4 and adoption of the review as planning guidance will be to prepare guidance for householders and building owners on maintaining their properties.	
41	Achieving a balance between conservation and a sustainable future with an interest and status for new residents and businesses alike without blighting the area due to a set of imposed "negative" controls.	There will still be cases where work is not undertaken with the necessary permissions and these 'enforcement' cases will be prioritised in heritage areas.	
	Creating a consensus between the various interested parties and regulatory bodies on the way forward and on each individual case which may arise.		
45	Diverse objectives on the part of the residents. For example some of the buildings in a row might be painted in very bright		

	colours out of keeping with the character of the area. While some residents would deplore the loss of colour harmony others might think that the colour would "brighten things up".		
29	Cost to individuals, lack of freedom with renovations/maintenance of properties, timelines of planning applications (i.e. If work needs completing urgently)		
23	Overbearing control by the Council		
27	Lack of money – personal and Council money to spend on physical improvements to buildings and the area in general	At present Ffynone is not considered a priority for Council grant funding given more pressing issues elsewhere. Whilst THIs have been set up in other conservation areas across the UK, Ffynone is not considered a priority in this regard, given the relative affluence and general good condition of the built heritage.	<b>Delete the first bullet point in section 9: ACTION PLAN</b>  <del>“Consider a grant scheme in partnership with English Heritage or the Heritage Lottery Fund to improve the condition of buildings and spaces within the Uplands Crescent area, once it has been added to the Ffynone Conservation Area”</del>
4	Tension between development and conservation	The Conservation Area designation does not stop change but it does require greater scrutiny of new designs. The proposal is to expand the Conservation Area boundary to include Uplands Crescent which is a key shopping area and the designation will allow this area to continue to thrive whilst retaining historic features and allowing better quality designs to be achieved.	No change
14	I am speculating – funding/sympathetic development etc		
24	The lack of maintenance of front Garden walls, arches over gateways, front Gardens (sometimes replaced by hard standings) is a sad sign of the times. It can completely ruin the street landscape.	This is often an issue with HMOs where there is a requirement for off street parking; this results in front boundaries being removed to allow the front gardens to be paved over as parking areas. Whilst there are limited permitted development rights relating to the actual buildings used as HMOs, these restrictions do not apply to the plot or boundaries. Currently the legal situation is that permission is not needed for the <u>partial</u> demolition of front boundary walls of 1m or less within the Conservation Area .  The loss of traditional boundary walls is harmful to the character of the conservation area as highlighted in the management plan at <b>8.33 – 8.36</b> plus the intrusion of parked cars on front garden areas along with the hard paving is visually intrusive. The proposed imposition of an article 4 designation to remove the right to either partially or wholly demolish of low walls of less than 1m and instead require planning permission for these changes which in many cases will not be granted.	<b>Amend recommendation 1 in Section 8 as follows:</b>  Recommendation 1 The local planning will serve an Article 4 Direction within the Ffynone & Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.  Add new paragraph to section 8 with regard to <b>Boundaries and back lanes</b> as follows:  <i>“8.33 Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone Conservation Area and as such are a key characteristic of the area.”</i>  Amend recommendation 6 in Section 8 as follows:  Recommendation 6 Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i> , and also that proposed alterations to back boundaries are of the highest possible quality.
38	Removal of front walls to provide “extra parking spaces”. In fact is contra intuitive parking spaces are lost. Destruction of front walls without planning for permeable surfacing and dropped kerbs.		
45	Loss of gardens for car parking, loss of habitat for wildlife.		
37	Parking on the pavement outside some properties on Eaton Crescent is a daily occurrence. The front boundary wall of the property has been demolished to enable parking, but the space provided is not deep enough to accommodate even short cars, as cars are parked at right angles to the highway.		
24	The area around The Grove could be really cute with improvements to grassy island, eg plant flowers/trees, smarter fencing around the island. At least it is not parked on (yet!).	The potential to enhance The Grove (subject to funding) is noted in section <b>8.21</b> of the Management Plan.	No change.

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32	I think it's all related to the development of Uplands really. There needs to be a proper development plan for the area. At the moment it is just about retaining its quirkiness and independence and that is reflected in the shops and restaurants / cafes in the area. It would be great if the goal was to retain these qualities and encourage young entrepreneurs to set up cool businesses like Noah's and Gower Kitchen which have enhanced the architecture (and vibe) of the area.	The Ffynone area like the rest of the City and County of Swansea is covered by the Unitary Development Plan. Uplands Crescent is specially designated as a 'District Shopping Area' where there are restrictions on the types of ground floor uses. Whilst the planning system can control physical appearance and land uses, it cannot control the businesses or operators. For example the Council can control the use as a café but the Council cannot control whether the café operator is a chain or independent.	No change.
33	Unoccupied businesses/shops on the edge of the current area.	At the time of writing (early 2015) there are very few vacant shops as new businesses opened towards the end of 2014.	See new paragraph 5.23 as set out above.
33	Potential loss of important and contributory assets such as the Sancta Maria Hospital that has done much to preserve the tidiness, security and appearance of the western end of Ffynone Road. What will replace it in two years time?	Whilst Sancta Maria Hospital has announced its intention to relocate there are no current proposals for the site in Ffynone. As the site lies in the heart of the conservation area this will have to be a carefully considered development and a key issue is likely to be whether the two original villas unlisted are retained. When proposals for the site are ready they will be subject to public and stakeholder discussion via the development management process.	<p><b>Amend paragraph 5.6 (Character Area 1: Ffynone Road, St James Gardens, and Walter Road) as follows:</b></p> <p>5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years. Many of the properties facing .....</p> <p>Add new bullet point to the issues in this area (5.8) section as follows:</p> <ul style="list-style-type: none"> <li>• The possible relocation of the Sancta Maria Hospital and the potential future development of this site</li> </ul>

<p>41</p>	<p>Uncontrolled invasion of highways department clutter including numerous items of signage, white &amp; yellow lining, 20mph signs, parking control signs etc. etc. which obscure the elements which a Conservation Area sets out to celebrate.</p>	<p>There have not been any recent highway works in the area. The management plan highlights the need to retain historic features such as kerbs in situ. If future works do occur then they should accord with Manual for Streets which is national guidance that supplements TAN18 Transport. Manual for Streets stresses that streets are 'places' and that changes to streets must be driven by a context led approach rather than highway standards.</p>	<p><b>Add new paragraph to the Traffic and Parking section as follows:</b></p> <p><i>"8.42 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - Manual for Streets (2007) &amp; Manual for Streets 2 (2010). This encourages a contextual approach not standardised designs."</i></p> <p><b>Amend the Branding section as follows:</b></p> <p><i>"8.44 Whilst there is a strong community spirit in the Ffynone Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest. With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness and place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) &amp; Manual for Streets 2 (2010). Measures include:"</i></p>
<p>37</p>	<p>It is submitted that the proliferation of estate agents signs on properties for short term lettings is unsightly. Although many of the signs are directed towards students (and therefore letting for the academic year) many of the signs appear to be left on display on a permanent or almost permanent basis. In some cases once a letting has been made a sign is left up advertising vacancies for the next academic year. Others just remain displayed. We appreciate that determining whether the local authority has powers to deal with the problem presents difficulties. There is anecdotal evidence that Nottingham City Council has introduced by-laws significantly restricting the display of such signs and that Brighton and Belfast have taken similar measures. Is this a line of enquiry that has been followed up or considered?</p>	<p>Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:</p> <ul style="list-style-type: none"> <li>• Only one board per property</li> <li>• The board should be removed within 14days of the sale or tenancy agreement</li> <li>• Size limits of 0.5m x 0.5m</li> </ul> <p>If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.</p> <p>In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.</p>	<p><b>Add new text to section 8 RECOMMENDED ACTIONS</b></p> <p><b>Lettings/ Estate Agents Boards</b></p> <p><i>8.54 One of the issues raised by local residents regarding HMO's is the proliferation of estate agent advertisement/letting signs which are often up on a permanent or semi-permanent basis irrespective of whether a property has been let or not. Estate agents and lettings signs are covered by the 'Control of Advertisement Regulations 1992'. Schedule 3 deals with adverts that can be displayed with what is known as deemed consent. Estate agent and letting boards are covered by 3 which are described as 'miscellaneous temporary advertisements'. This sets out a number of requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Only one board per property</i></li> <li>• <i>The board should be removed within 14 days of the sale or tenancy agreement</i></li> <li>• <i>Size limits of 0.5m x 0.5m</i></li> </ul> <p><i>8.55 If the signs depart from the above requirements, then they are unauthorised and can be removed by the Council.</i></p> <p><i>8.56 In the past the Council has prepared an 'Estate Agents and Lettings good practice guide' and it is proposed to contact property management companies to remind them, of the regulations, after which the Council may start taking direct action to remove unauthorised signage.</i></p>



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			<p>Amend 8.57 bullet point as follows:</p> <ul style="list-style-type: none"> <li>The Council will ensure that estate agents signs are monitored and regulated and removed promptly in line with the information set out above</li> </ul>
27	The "spirit" of the area is being challenged. Unsightly windows in premises (in Uplands Terrace). Too many cars and coffee shops – we don't need a Costa shop, give local traders a chance	These issues have been addresses in the responses to other comments.	No change
6	Noise, Litter/rubbish, overgrowth, crime	<p>The Conservation Area Review Management Plan identifies area for potential enhancement subject to the availability of funding. The day to day cleansing of streets is changing due to financial pressures facing Councils.</p> <p>The comment about crime is not expanded upon; inspection of recorded crime for the area indicates that the Uplands Ward and the streets of the Conservation Area do not have a higher than average level of recorded crime.</p>	No change
8	Too small – needs to be enlarged to underline and justify the need. By including the business area of Uplands and Eaton Crescent with its B&B's, the economic value will be enlarged	The proposal is to expand the Conservation Area boundary to take in adjoining areas of similar architectural/ townscape character or quality. The 'economic value' is not a conservation consideration.	No Change
31	Litter is an ever present problem. It is no good placing signs saying you are entering a conservation area, or indeed the birthplace of Dylan Thomas, if you are presented with litter strewn streets and vomit covered pavements. The Council, I know, has attempted to make all members of the community aware of its responsibilities but regrettably much has fallen on deaf ears therefore it must be the Council's duty to ensure that this very remarkable area is kept in a better condition. I appreciate that the Council has many demands on its budget but street cleaning enhances an area, and if we want to celebrate the fine housing which this area contains we must address this issue too.	<p>Refuse is an issue across Swansea; this consultation was focussed on conservation issues.</p> <p>There have been community clear ups in this area in conjunction with Keep Wales Tidy in the past and this could focus on the lanes in future.</p>	No change
45	Litter. Rubbish of all kinds, cans, polystyrene packaging with stale food, broken glass etc.		
31	It is appreciated that financial constraints on all local authorities are immense. However street cleaning seems largely to consist of a motorised road sweeper driven down the clean un-littered centre of the road, unable because of parked vehicles to reach the road edges and gutters where litter and dead vegetation collect. The pavements, where some people feel it proper to deposit their fast food packaging, beer cans and the like, appear to be ignored for long periods. On a more positive note I have during the early hours seen a local fox feeling brave enough to help clear the street of discarded food. The point being made is that street cleaning is not very effective and not directed towards pavements and roadside gutters. In similar vein rubbish collection can be a bit cavalier. I have witnessed refuse collectors splitting refuse bags and spilling the contents simply by rough handling of the flimsy bags provided. The		



	<p>spilled litter is then left where it lies. Food waste containers, which are not flimsy, are on frequent occasions, flung around, often being left some distance from the house where they originated, and often spilling some of the food waste contents onto the road. It is just as easy to empty a food waste container in a moderately restrained manner as to throw it around with gay abandon. A visit to Eaton Crescent on any day is likely to reveal a lot of unnecessary litter, to the detriment of any effort to conserve the character of the area.</p>		
33	<p>Inappropriate and unsatisfactory refuse collection arrangements</p> <p>Many areas are ruined by scattered litter, uncleared bags, piles of DIY waste, especially in mews lanes</p>		
37	<p>Houses on Eaton Crescent that have deteriorated badly through long term neglect.</p>	<p>The condition of some of the buildings on Eaton Crescent is highlighted in the management plan at section 5.36. However it not considered appropriate for the Council to intervene using planning powers such as section 215 of the Town and Country Act</p>	<p>No change</p>
45	<p>Air quality - poor air quality at times - Port Talbot, vehicle exhaust, bonfires of waste, woodstoves in winter, barbeques in summer.</p>	<p>These issues are not specific to the conservation area.</p>	<p>No change</p>
37	<p>Better enforcement of existing laws over and above planning legislation is reasonably achievable. For instance better enforcement of the law concerning highways is capable of improving the quality of the conservation area. By way of specific example referable to Eaton Crescent where road side hedges are often allowed by property owners to encroach to a substantial degree over the highway (the pavement). At present the state of hedges is not too bad (in contrast to the position over the last few years) so maybe the local authority has recently been active in this respect, in which case their action is acknowledged.</p>	<p>Management of vegetation that overhanging the footway outside of conservation legislation. This is not a significant issue in the Conservation Area.</p>	<p>No change</p>
13	<p>Even though Rosehill Park has received some attention and care, it's obvious that more attention needs to be given to this area to improve its condition, preserving its less formal features.</p>	<p>Rosehill park is identified as a positive natural green space in the character appraisal at section 5.37. There is an established Friends Group for this area and it is managed as a naturalistic green space.</p>	<p>No change</p>
9	<p>HMO's, growth of licensed premises, problem of litter control and parking violations</p>	<p>These are all issues raised by other respondents.</p>	<p>No change</p>
44	<p>I do not perceive any issues specific to the area. The same 21st century pressures affecting the rest of Swansea and other main cities - socio-economic e.g. drug use, homelessness, lack of financial resources, poverty, and environmental.</p>	<p>The Ffynone Conservation area is a suburb of Swansea and yes it does suffer from wider socio-economic pressures, but the focus of this consultation was specifically on conservation issues.</p>	<p>No change</p>
45	<ul style="list-style-type: none"> <li>· Population pressure</li> <li>· The loss of community cohesion</li> <li>· Environmental problems</li> <li>· Financial pressure</li> <li>· The conflict between commercial and residential interests in the area.</li> </ul>		

What do you think would improve the Conservation Area?

Ref	Comment	Response	Recommended change
2	More restrictions on landlords redevelopment of the housing stock (usually done in the cheapest form).	See the response above to the issues raised about HMOs. This is a long establish use of the town houses that supports much of the vibrancy of the area.  All HMOs in the Uplands Ward are subject to licencing which covers aspects such as fire safety. Planning applications for HMOs are considered on their merits. There are no restrictions in principle on HMOs.  The upkeep of properties and cleanliness of front gardens of HMOs is an issue addressed through the landlords forum.	See earlier changes in response to comments about HMOs.
36	Compulsory orders on landlords to keep their properties in good and clean condition		
7	A restriction on HMO's, and a grant system to encourage families to convert the above back into family homes		
19	More and better enforcement of the restrictions imposed by Conservation Area status, for example, I have seen trees cut down without the relevant consent having been obtained.	See the response above to the issues raised about loss of detail and the cumulative impact of minor changes.  The proposal is to inform all properties and HMO landlords in the area of the current restrictions on permitted development rights set by Welsh Government, plus the owners of unlisted positive houses will be informed of additional restrictions resulting from an article 4 designation that is proposed to be imposed by the Council.	See new text in relation to the control of positive unlisted homes and planning enforcement text as set out above.
41	Recommendation 2 relating to Article 4 directions should apply to more than unlisted dwelling houses marked as "positive" and be enacted urgently.		
43	Strict local government control on the issues mentioned above		
9	Implication of tighter planning controls as outlined in documents	Clear guidance is needed on the web site and timely enforcement will be necessary for cases when unauthorised change has occurred.	
17	Greater control of redevelopment, re-use, and renovations which threaten the historic nature of the area		
28	More input from Council making a strict outline of what is expected by home owners and commercial buildings when you own or rent a Grade II listed building.		
24	We agree with the management plan document for tighter controls on all the categories listed, window, doors, roofs, chimneys, porches. Architectural details, etc.  We are delighted and fully endorse plans to extend the conservation area so after our days future generations can enjoy the built environment. Good luck to the team in their work.		
38	Retention of window styles and size not necessarily to be replaced by soft wood. There exist many excellent UPVC substitutes. The removal of front doors and replacement with inappropriate style/size		
42	Traditional stucco should be retained and cement render with pebble dash avoided. Support should be given to assist in the appropriate use of paint and exterior materials.		
35	Tighter building control, less appeals		
2	Controls on the business sector of the Uplands shopping area so that it conforms to the Conservation Area planning demands		See the response above regarding the important district centre function of Uplands Crescent, that the Council will continue to support.

		The business premise have limited permitted development rights, so most changes are subject to planning controls and the Conservation Area designation allows greater scrutiny of physical changes.	
18	That gardens especially frontage are not allocated as parking zones, restricting pavement and street parking and spoiling the aesthetic characteristics of the neighbourhood. ie. Front gardens not "parking lots"	See the response above to the issue of loss of boundary walls and use of frontages for car parking. It is proposed that this is controlled through the Conservation area through the imposition of an article 4 designation to remove permitted development rights to fully or partially remove boundary walls. Proposals of this type would then require planning consent for removal of all front walls irrespective of height and this will allow the council to control these changes.	<p><b>8 RECOMMENDED ACTIONS</b></p> <p><b>RECOMMENDATION 1</b></p> <p>(para amended):</p> <p>The local planning will serve an Article 4 Direction within the Ffynone &amp; Uplands Conservation Area to cover the properties shown in the map at Appendix 1 (map 5) to include the alterations highlighted for each group and also to control changes to boundary walls throughout the conservation area.</p> <p><b>Boundaries and back lanes –</b></p> <p>(new para added):</p> <p>8.33 Front boundary walls make a particular contribution to the historic character of the majority of streets within the Ffynone Conservation Area and as such are a key characteristic of the area.</p> <p><b>RECOMMENDATION 6</b></p> <p>(para amended)</p> <p>Swansea Council will, through its development management role, ensure that existing walls within the Ffynone Conservation Area are protected, <i>through the introduction of an Article 4 Direction</i>, and also that proposed alterations to back boundaries are of the highest possible quality.</p>
42	Boundary walls of traditional construction and design should be retained and repaired sympathetically.	It should be noted that this restriction cannot be imposed retrospectively and it will not address the upkeep of existing walls	
13	Attention needs to be given to the general condition of the streets, including the condition and type of pavement, the street furniture, the condition of the trees (we need more), and the condition of the streets and back streets.	The condition and quality of the public realm within the conservation area is highlighted in section 8 - Recommended Actions – The Public Realm of the document.	<p><b>Add new text to section 8: RECOMMENDED ACTIONS as follows:</b></p> <p><b><i>The role of local amenity groups in the planning system</i></b></p> <p>8.49 <i>Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.</i></p> <p>8.50 <i>Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local</i></p>
30	More cleaning and maintaining of roads and pavements		
42	The Area's remaining street detailing, such as sandstone pavements, kerbs and period features should also be preserved.	There are no proposals for enhancements at present. The emphasis is on retaining heritage features such as stone kerbs in situ.	
2	Maintenance of the trees and green areas.		
11	General tightening up of control on all planted areas. Green verges properly maintained not as they currently are. Badly mowed by the Council and often left churned up and muddy	There is potential for establishing a Friends of St James park to mirror the successful voluntary groups at Cwmdonkin Park and Rose Hill Quarry. Plus there is potential for community clean up events organised by Keep Wales Tidy. These initiatives could emerge from the potential Conservation Area Advisory Committee.	
29	Maintenance of parks and other public spaces		
34	More focus on green areas eg. Rosehill Quarry, Cwmdonkin, St James Parks, The Grove and area to North (bordering Townhill)		

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			<i>interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.</i>
3	Greater control of traffic such as the endless daily parking of vehicles whose owners work in Swansea and use up the areas outside individuals own properties, preventing the people from being able to park	At present there are no proposals for changes to traffic flows or parking controls. The management plan suggests a number of possible actions however no funding allocated and the current approach is to monitor the situation.	No change
34	20mph speed limit – best for all Conservation Area so signs would be combined with signs announcing Conservation Area		
36	Sleeping policemen or 20mph restrictions in all streets off Walter Road, Uplands Crescent, Sketty Road and Glanmor Road		
24	More traffic wardens to enforce parking laws, including in the residential streets outside central Uplands.		
20	Cut down on cars		
19	regulate parking		
4	Improvement or demolition of derelict buildings	See the earlier response to the issues associated with these two privately owned unlisted buildings.  Given that the planning consent for conversion/ extension to apartments has recently been renewed, it is not proposed to take any direct action and the management plan needs to be addressed to reflect this.	<p><b>Amend end of paragraph 8.29 in section 8 RECOMMENDED ACTIONS as follows:</b></p> <p><b>The former Ffynone Nursing Home and former RAFA Club in Ffynone</b></p> <p><i>“8.29..... can only be done with the Welsh Government’s approval. Due to the existence of an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development of the site the above course of action is unlikely at present.”</i></p>
41	Press for an early resolution for the former Ffynone Nursing Home & Rafa Club and refuse suggestions that the continued neglect has rendered conservation uneconomic and therefore unenforceable.		
10	Compulsory purchase by the Council of derelict properties to prevent further decay		
19	dealing with the two derelict buildings		
33	Enforcement of external maintenance of unkempt properties		
5	About two years ago I reported (and did a drawing) of a wall brick coming away in the middle of the wall. A small wall going to our own shed and next to the small wall, the big wall isn’t safe. Someone’s going to get hurt one day because the wall isn’t safe.	This issue has been reported to Building Control	No change
8	Enlarging it	The proposal is to enlarge the conservation area to include areas including Eaton Crescent, Eden Crescent, Uplands Crescent as outlined in the management plan in section 6.2.  As indicated above, it should be noted that expansion of the Conservation Area will not stop change, however it will allow greater scrutiny of physical changes to ensure that the character of the area is preserved or enhanced.	No change
13	Extending the conservation area to include the majority of the community of Uplands would help to create a more active conservation area. This would provide a way to protect the character of the shopping area, as parts of it are a bit shabby		
42	The extension of the Area will help preserve the architectural and period detail in similar buildings adjacent to the core zone. A systematic plan for the future maintenance and enhancement of the extended Area will help preserve the special nature of place for future generations. Sense of place is an important aspect of community well being and pride.		
23	Inclusion only of Eden Avenue, NOT Eaton Crescent	The proposal is to add both Eden Avenue to the west and Eaton Crescent into the conservation area. Notification of	No change



		the Conservation Area Review and proposed inclusion of Eaton Crescent within the area was posted to all properties on Eaton Crescent, plus a number of notices were displayed on the posts in the area. This comment this was the only response objecting to the inclusion of Eaton Crescent in the Conservation Area, whereas there were 12 responses from other residents on Eaton Crescent indicating support for the inclusion of the area.	
27	Possible community involvement in things including working groups for practical jobs, disseminating information, passing on ideas (each way ie Council and Community)	<p>It is agreed that there is a need to raise awareness of the conservation area designation and the restrictions resulting from this. This is highlighted in the management plan at section 8.46 and the process has already commenced with a leaflet being sent to every property and registered HMO landlord in the area.</p> <p>Once the expanded conservation area is agreed and approval granted for the serving of the Article 4, the next steps are as follows:</p> <ol style="list-style-type: none"> <li>1) Send out press release and inform local networks</li> <li>2) Write to every property and registered HMO landlord in the area informing them of the expanded and updated conservation area. This will include details of the current restrictions imposed by the Welsh Government</li> <li>3) Write to those properties where it is proposed to impose further restrictions by means of an article 4 and inform them of the process</li> <li>4) Prepare guidance on maintaining properties in a conservation area and place this on the web site</li> <li>5) Organise a further public meeting to invite volunteers and stakeholders to form a Conservation Area Committee which can comment on proposals within the area, liaise with the Council and organise local action.</li> </ol>	<p><b>Add new text to section 8: RECOMMENDED ACTIONS:</b> as follows:</p> <p><b>Awareness Raising</b></p> <p><i>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</i></p> <p><i>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</i></p>
33	More community based networking activities aimed at encouraging businesses in particular to take a pride in the area		
25	Awareness – leaflets through every door, signs at major roads "Ffynone Conservation Area" Enforcement		
27	Guidance for property owners about appropriate materials for maintenance.		
45	Clarity and communication: the constraints associated with the Conservation Area should be itemized. E.g. The Conservation Area means you will need permission to trim or cut down trees, you will need permission to alter: windows, doors, roofs, chimneys, porches, architectural details, paint unpainted properties, boundary walls, fences, railings and areas of hardstand. Together with clear communication it is important that there are officers in the environmental department appointed to give or refuse permissions. To reduce the burden on officers there should be clear, detailed and specific rules to which they can refer.		
18	Information about the interior and exterior features of specific period properties to educate those that own property or utilise facilities – a reference guide		
42	Help and guidance could be given to owners so that they understand the special qualities of the Area and its architectural and design significance, so that they may help promote and retain its distinctiveness. In relation to dwellings, it may be worth considering giving assistance and guidance to help owners through community hubs and help them understand and promote the sympathetic renewal of period features, or replacement of substandard features dating from the 1970s onwards, as and when replacement is needed.		
45	The enlargement of the conservation area could be publicized in the local press and provides an opportunity to state clearly the obligations of the populous.		
33	Rigorous enforcement of appropriate rubbish disposal and collection and anti-litter laws	This area has the same refuse collection regime as the whole of Swansea. The issue of refuse left in front gardens of HMOs can be tackled through the registered HMOs and landlords forum.	No change
33	Improved refuse disposal arrangements, including clearance teams immediately following refuse collection		
27	Well positioned litter bins.	There are a number of litter bins on Uplands Crescent outside the shops. The issue of litter in this area is no worse	See earlier suggestions in response to possible community action



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19	the provision of litter bins in the area of Sancta Maria. Large amounts of litter – empty drink cans, empty sandwich and fast food boxes, crisp packets etc are thrown away by people attending the hospital. I have seen people emptying their cars and trays on to the road.	than elsewhere in Swansea. Perhaps this could be an issue for community action such as clean up days organised by the potential Conservation Area Advisory Committee.	
32	Regular street cleaning would be a bonus. I guess an initiative such as the one proposed would also encourage (or force) owners to take good care of the external parts of their properties and this would further enhance the area as a great place to live, work and visit.		
41	From the Management Plan, implement Recommendations 1, 2, 3, 4, & 8	<p>Recommendation 1 relates to the boundary review which has received positive support from the consultation.</p> <p>Recommendation 2 relates to the control of positive unlisted buildings – see other comments in response to this.</p> <p>Recommendation 3 relates to sites for possible enhancements. This issue is primarily funding, but this may be something for the community to help to implement.</p> <p>Recommendation 4 relates to new developments which are closely scrutinised through the development control process</p> <p>Recommendation 8 relates to branding which is dependent on funding.</p>	No change
27	Some uniformity of signing – discreet and well designed	This is addresses in the management plan at section 8.43	No change
33	Extension of the stunning city centre floral displays to the Uplands and Ffynone areas, perhaps with encouragement/incentives to local businesses to take part	Floral displays are being cut back as part of the proposed Council budget savings. However there is potential for community gardens and this could emerge from the potential Conservation Area Advisory committee.	See earlier suggestions in response to possible community action
42	Careful consideration should also be given to green spaces: appropriate tree selection for streets and parks and the replacement of trees which have been removed; tree preservation orders for important specimen trees, the promotion of existing green spaces and renewal of hedges.	All trees with trunks of a diameter of more than 75mm at 1.5m above ground level are protected in the Conservation Area and many trees are specifically protected by Tree Preservation Orders. This is highlighted in section 3.4 of the Character Appraisal.	No change
45	We are disturbed at any suggestion that any of the magnificent trees in St James park be removed. We feel the council is in need of professional arborists.	<p>There is no new planting proposed at present but if this does occur then this would be with the input of tree and landscape specialists.</p> <p>Section 5.15 of the character appraisal highlights the importance of the mature trees, whilst bullet point 4 in 5.19 notes that many of the trees in St James Gardens are over 100 years and that they may need replacing or some form of maintenance.</p> <p>These trees are managed by the Council's professional tree experts and any changes must consider the impact on the wider conservation area.</p>	
32	Cycle paths - ok I'm biased as a cyclist but in two years I've been in Uplands the only new thing I've seen relating to	The area is walkable and cyclable to the city centre. Specific cycle proposals or provision is outside the scope of	No change

	cyclists is a sign painted on the pavement saying 'dim beicio' by the shops on Uplands Crescent. I obey this obviously (!) but it sums up the lack of any progress to getting people out of their cars in Swansea. Developing a conservation area should encourage people to move around by foot and bike and proper road surfaces, old style flagstone pavements, plenty of safe crossing areas and designated bike paths (particularly down Walter Road and Uplands Crescent) would really help this process.	this consultation.  However these comments have been passed to the Council's Transport Strategy Officer who co-ordinates sustainable travel proposals.	
27	Encourage active people who would like walk or cycle rather than use their cars. (see Cyclists Touring Club website for ideas for 'Space for Cycling, see Sustrans website for pedestrian and cyclist friendly environments)		
22	Provision of parking areas within the grounds of commercial premises	This could harm the character of the conservation area through the loss of green space and boundaries. The general consensus emerging from this consultation is to protect gardens and boundaries from parking.	No change
42	Urban space should be protected from inappropriate in-filling in order to maintain spatial values.	The conservation area designation will ensure that proposals for new build in gap sites are carefully considered. In many cases the spaces between the buildings and the large gardens are key element of character and if this is the case then proposals for development could be resisted.	No change
13	Although attention is given to Dylan Thomas, it would be good to note some other authors who have lived in the area, including Kingsley Amis (to the south of Cwmdonkin Park), Pennar Davies (who was head of the Congregational Memorial College, in one of the derelict houses opposite the Mansion House). The dramatist John Griffiths lived in Eaton Crescent and also the authors Kate and Gwyn Griffiths.	The council has a 'blue plaque' scheme to highlight locations associates with key individuals and a plaque highlighting where Kingsley Amis lived on the Grove is due to be unveiled during the summer of 2015.  The management plan contains proposals for branding in section 8.44 however this is dependent on funding. There is nothing stopping a community initiative to develop a Ffynone trail and online information.	No change
24	Some signs regarding the history of the area in the centre of Uplands, for visitors and to give residents even more pride in the area. A blue plaque where Kingsley Amis lived in The Grove or buildings with Dylan Thomas associations (apart from his former home). I am sure a statue of Dylan Thomas in the centre of Uplands would be awesome.		
24	Can home owners be provided with any help, assistance or encouragement to restore garden walls, front gardens, etc -sympathetic street signs and lighting -There area some fine builds going up Walter Rd.-are these likely to be considered for conservation too?	Boundary walls, street signage and the conservation area expansion onto Walter Road are all addressed in the management plan.	No change
14	For me, the finishing touches eg street lighting. Victorian style (or similar) in the St James Crescent, Ffynone Road area, including the approaches to Cwmdonkin Park would make all the difference, while expensive, with LED lights, these could be spaced further apart to help reduce costs.	The management plan highlights the need in section 8.43 to retain existing heritage street furniture such as the gas lamps that have been converted to electricity.  Whilst the streetscene would be improved by new heritage street furniture, there is no budget for this at present.	No change
42	Redundant key architectural buildings should be recycled rather than being pulled down, particularly redundant churches where there has been significant heritage loss in the area: Finsbury Terrace, Walter Road (consider the need	Within the conservation area there is a general presumption in favour of retaining positive buildings and features that contribute to the character of the area and this is set out in sections 4.22 – 4. 23 & 8.2 of the Management Plan.	No change

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	for a city wide policy on this). One distinctive aspect of Welsh culture is its chapel and church heritage		
44	Remove the restrictions and cost of operating a Conservation Area entirely and focus on environmental and socio-economic pressures more in line with the 21st century we live in.  Architecture should not be frozen in time, these were modern buildings at the time and were not designed to last 200+ years	The Ffynone area is one of the best conservation areas in Swansea with a high concentration of listed buildings. It is an important element of Swansea's history as well as being a living area. This does not mean no change, rather careful consideration of all changes. Therefore there may be scope for well-designed modern buildings with the conservation area alongside retained historic buildings that give the area its special character.	No change
44	No benefit to residents of the area or Swansea, no apparent job creation. No commitment by the local authority to spend money on basic improvements such as lighting, pavements, roads and street safety initiatives. No commitment by the local authority to spend money at all - the onus is entirely on property and business owners. None of the 8 recommendations in the Management Plan commit the local authority to expenditure - the phrase used is 'as funds allow'. There are more pressing concerns across the authority than a pseudo Victorian theme park in the Uplands therefore money is unlikely to be diverted to matching waste bins and railings. No commitments by the local authority to do anything other than manage planning and police developments in the area. No proposals for green initiatives e.g. bicycle lanes or bicycle sharing, on-street recycling points (as with the European model). The proposal restricts eco-friendly developments such as solar panels.	This consultation exercise has demonstrated a positive level of support for maintaining and expanding the conservation areas designation.  Of the 1400+ properties and registered HMO landlords in the area that were contacted in writing, this is the only significant negative response.  Given the issues of local authority budgets the emphasis will be on managing change rather than further public sector investment. However this must be considered in the context of the £1.39m that was invested recently in Cwmdonkin Park by the Council and the Heritage Lottery Fund.  From July 2014 all changes to roofs within conservation areas require planning consent under changes to the permitted development rights implemented by the Welsh Government.	No change
45	A long term strategy on the part of the council – stating aims and objectives together with a commitment to realize these aims in actuality. How are these aims to be achieved at a time of financial constraint?	The conservation area review and management plan sets out a framework for managing change in the area as well as a framework for possible funding applications. However this is set against the backdrop of local authority budget cuts. Therefore there is scope for partnership working where community could raise funding.	No change
45	Estimate the cost of vandalism stressing the effect on services and benefits. Should there be no enforcement then this will erode public confidence over time.  It is difficult for council officers to counteract the effects of vandalism and disregard for public spaces. Not only do vandals despoil the visual integrity of the environment but they also involve extra and unpleasant work for waste disposal personnel in cleaning up.	Vandalism that is reported is addressed on a reactive basis by the Council.  There is not known to be a significant problem with vandalism in the Ffynone area	No change
46	The Conservation Studio and the Design Swansea Team have produced a comprehensive review document which, if adopted as planning policy, could ensure that the character and appeal of the Ffynone Conservation area will undoubtedly be enhanced.	Noted	No change

The Character Appraisal document identifies a number of different character areas, do you agree with the extent and description of the different character areas?

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Respondent	Yes/No	Comments		
31	Yes	I would support the proposed additions to Ffynone conservation area. They include areas of characterful houses and streets which are worthy of inclusion into the existing conservation area. Swansea has a number of conservation areas and they should be celebrated and enhanced.	General support noted for the extent and description of the existing character areas	No change
1	Yes	These respondents ticked yes, but did not to expand on this.		
3	Yes			
4	Yes			
5	Yes			
7	Yes			
8	Yes			
9	Yes			
10	Yes			
11	Yes			
17	Yes			
18	Yes			
23	Yes			
24	Yes			
25	Yes			
27	Yes			
30	Yes			
20	Yes			
33	Yes			
34	Yes			
43	Yes			
45	Yes			
41	Yes			
13	Yes			
38	Yes			
22	Yes (in the main)	These respondents indicated that they were supportive with reservations but did not expand on this.	General support noted for the extent and description of the existing character areas	No change
36	Yes – with reservations			
14	Yes	Unfortunately, the coloured areas do not show on black and white copy. But yes I am in general agreement.	The final document has been designed primarily to be viewed on screen in colour as a pdf. It does not need to be printed.	No change
40		Character Area 1 – Agreed Character Area 2 – negative features <ul style="list-style-type: none"> <li>Agreed apart from boundary walls to No 5 which is not concrete block but the original moulded plaster made to look like stonework</li> <li>Sad that street lights not replaced with similar to Constitution Hill particularly those either end of stretch of which No 5 is part</li> <li>No enforcement of changes to windows of No 6 which is listed</li> </ul> Character Area 3 – agreed	The various comments on each of the character areas are noted and the document will be updated as necessary	Amend character area 2 text to remove reference to 'concrete block wall outside no 5 Cwmdonkin Terrace'.  Add bullet point to section 8: RECOMMENDED ACTIONS as follows:  The Public Realm (8.43) <ul style="list-style-type: none"> <li>Ensure that the range of street furniture and lighting reflects the heritage status of the area.</li> </ul>

		<p>Character Area 4 – the jewel in the crown – St James Court good example of modern housing                  Character Area 4a – potential to improve                  Character Area 5 – a mess! Parking a huge problem                  Character Area 6 – another mess – no control on shop fronts (look at Bath to see what can be done)                  Character Area 7 – potential to improve                  Character Area 8 – listing has allowed this area to remain pretty much intact</p>		
37	Yes	<p>1. Numbers 78-106 Eaton Crescent and beyond as far as Bonvil Terrace (not Gonville Terrace, as stated in 2.15 of the Management Plan). These houses were built with the "best" side of the house facing away from the road and overlooking the sea. For what it is worth many residents refer to the sea side of the house as the front and the road side as the back. With the exception of many of the "front" doors being on the road side, the houses are built back to front with original outhouses, sculleries, kitchens and walled yards built between the main house and the main road. It is the presence of these outbuildings and yards, their upgrading and in some cases extension that accounts for what the Management Plan at 2.15 calls "unsympathetic forward extensions". The point being made is that to a large extent these "extensions" are not additions to the properties but original structures, albeit in some cases upgraded or added to. Old maps confirm the long term presence of these outbuildings and yards.</p> <p>It is not suggested that to have, fronting onto the street, outbuildings that are normally hidden at the rear of properties enhances the quality of the area, but it is suggested that conservation issues should concentrate on the sea facing elevations of these houses as much as on the roadside elevations.</p>	<p>The comments on the Eaton Crescent character area are noted. It is agreed that in this area the 'backs' that faces the street is as important as the 'fronts' that faces Swansea Bay. Both elevations need consideration in any changes given the unique nature of this area.</p>	<p>Add an extra bullet point to the issues for this area as follows:</p> <ul style="list-style-type: none"> <li><i>The need to carefully consider changes to the street elevations and the garden elevations that face Swansea Bay, that are widely visible.</i></li> </ul>
2	Yes	<p>These all reflect on the appearance and character of the whole area</p>	<p>The Conservation Area Review sets out character descriptions for the different character areas. This identifies what makes each area different and distinct – for example the area around St James Gardens is very different from Mirador Crescent in terms of layout, greenery and architecture. The clarity on what makes each area different will allow better management of change rather than adopting a generic approach.</p>	<p>No change</p>
44	No	<p>Within the 'character areas' there is still a variation on the appearance and construction of properties therefore I do not see there being a value in using different guidelines for each.</p>		
15	No	<p>I feel the scope of protection is too great, not allowing owners (especially businesses) to make necessary alterations (although admittedly, I am so far unsure how restrictive this will be)</p>	<p>There is a general consensus emerging from this consultation that there is insufficient protection rather than too much. Ultimately the conservation area designation will not stop change but it will ensure greater scrutiny of change and require higher standards.</p>	<p>No change</p>



The Management Plan document proposes the enlargement of the conservation area, do you agree with the proposed boundary change?

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Respondent	Yes/No	Respondent Comment	Council Comment	Recommended changes		
1	Yes	Blank	The general support for enlargement of the conservation area is noted.	No change		
2	Yes	Blank				
3	Yes	Blank				
6	Yes	Blank				
5	Yes	Blank				
		Blank				
8	Yes	Fully support the plans as a home owner in the area				
11	Yes	Blank				
13	Yes	I agree with expanding the conservation area.				
15	Yes	Blank				
18	Yes	Blank				
20	Yes	Blank				
21	Yes	Blank				
24	Yes	Blank				
27	Yes	Blank				
28	Yes	Blank				
32	Yes	I agree with the extent and description of the character areas and the enlargement of the Conservation Area and would support tighter planning controls to protect the special character of the area.				
37	Yes	We approve of the existing Conservation Area and agree with the Character Appraisal made by 'The Conservation Studio'. We agree with the proposed extension of the area and agree with the proposed Management Plan, including each of the eight recommendations made therein.				
45	Yes	Blank				
42	Yes	Blank				
36	Yes	Blank				
43	Yes	I would welcome the enlargement of the conservation area and proposed boundary changes. All the proposed additions to the Ffynone Conservation Area are in my view fully justified. They, together with the existing conservation area, are the historic heart of the area and to not include them would make no sense in the efforts to preserve history, and the destruction of this historic area of Swansea would continue until it is too late to stop it.				
39	yes	I would support the extension of the Conservation Area as proposed and the revised boundary does seem sensible and logical . It is always a difficult line to draw . My only query would be whether or not all or part the former Llyn y Bryn school site should also be included as the building on Brynymor Hill does make a significant contribution to the character and appearance of this part of Swansea .			The former Llyn Y Bryn site has outlined planning consent for redevelopment as either apartments or sheltered housing. There is a requirement that the façade onto Brynymor Hill is retains as this does make a significant contribution to the character if the area. In is not considered appropriate to include just this façade within the new conservation area boundary, however as the rear of the footway would the the conservation area boundary, this façade would need to be considered as 'setting' to the conservation area in any future planning applications for the site.	<p><b>Add new paragraph to Character Area 9: South of Walter Road, Bryn-Y-Mor and Eaton Crescent</b> as follows:</p> <p><i>5.35 A further point of interest in this location is the Llwyn Y Bryn site and in particularly the existing facade onto Bryn Y Mor Road which is to be retained for its impact upon the character and appearance of the Ffynone Conservation Area. It is important to note that whilst this site falls outside of the conservation area, sites on the periphery of such areas are</i></p>

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				<i>considered in a similar manner for the impact upon the setting of these heritage areas.</i>
39	yes	Is the name of the Conservation Area still appropriate; could it be the Ffynone and Uplands Conservation Area?	Given that the proposed boundary includes the commercial area known as Uplands the suggestion to rename the conservation area makes sense.	Change name to Ffynone & Uplands Conservation Area throughout document.
33	Yes	<p>The inclusion of Uplands Crescent is important and welcome. Local businesses have an important role to play in developing and maintaining the character of the area, and should also contribute to its appearance. For example, much of the litter that ruins Uplands Crescent and Terrace comes from food cartons and drink containers purchased locally. There should be more litter bins, and encouragement of people to use them at the time they make a purchase.</p> <p>Fast food outlets should be required to control and clear up litter derived from their products</p> <p>The student population takes little pride in the area, and are prone to leaving litter around, both in the Uplands and in the University. A joint effort by the Council and the University might be productive in changing this.</p>	<p>The proposal is to include Uplands Crescent within the conservation area as although the shops have seen considerable change, the area still has a distinct and special character of similar importance to the existing area.</p> <p>This area is also covered by the District Centre Planning Guidance in order to control the mix of commercial uses.</p> <p>The issue of litter and cleansing is covered in earlier comments.</p>	<p>See earlier text added as <b>paragraph 1.?</b></p> <p>Also see earlier text added as character area 6: Uplands Crescent</p>
9	Yes	Good to include the Uplands shopping area		
7	Yes	If the proposed additions to the Conservation Area are agreed, will there be any retrospective planning restrictions	Whilst there is potential to impose an article 4 designation to provide greater control over changes to details such as boundary walls, this is not retrospective as highlighted in section 8.6 of the management plan.	No change
4	Yes	I feel Eaton Crescent should be included. Unless action is taken quickly, cumulative, small changes will result in the total lack of character in what is presently an attractive crescent, in spite of some horrendous recent developments	<p>The proposal is to include Eaton Crescent within the conservation area as it has a distinct and special character of similar importance to the existing area.</p> <p>It should be noted that conservation area designation of Eaton Crescent will not stop change but it will ensure greater scrutiny of proposals.</p>	No change
10	Yes	The special atmosphere of Eaton Crescent has been allowed to be harmed by poor quality conversion of large properties and the removal of front walls and gardens to provide parking. The conversion of houses to flats and bedsits has put pressure on car parking spaces and increased traffic.		
12	Yes	Many Eaton Crescent properties have been ruined by HMO's. These properties originally had outstanding historical features but have been gutted of these. Increasing the Conservation Area to include Eaton Crescent would help put a stop to this.		
17	Yes	As residents of Eaton Crescent we very much		

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		welcome the proposal to include Eaton Crescent in the Conservation Area. This would encourage house owners to keep their properties in good repair and would help to preserve the traditional fascades and streetscape of the crescent		
19	Yes	It is right that Swansea should protect its heritage. Eaton Crescent should already have been included in the Conservation Area for example. It is a pity that so many of the properties there have become student lets. In general , this is a comment which could be made of the whole of the Uplands although, with the expansion of the university and met university, the students have to hace accommodation somewhere reasonably close to where they study. This is a difficult issue.		
30	Yes	I agree that Eaton Crescent should be included but feel that it is too late. Many of the properties in Eaton Crescent have been altered and updated with no regard to the character of the road. Some properties have been allowed to become run down and derelict eg No 12. Also, the road and pavements are not well maintained		
34	Yes	I think excellent to include Eaton Crescent, Uplands Shopping Centre and Sketty Road and green area to north – bordering on Townhill and Rosehill Quarry	General support noted	No change
22	Yes (with some reservations)	If Eaton Crescent and Uplands Crescent are to be included in the area, there needs to be a big clean up, as the area borders on 'bed sitter land'. There is a real problem with rubbish bags being left in the street and rubbish blowing around as they are left out at the wrong time for collection. Also, the pavements in Uplands Crescent, especially outside the shopping area are in a poor state of repair, as well as being covered in chewing gum and litter	See earlier responses in relation to rubbish and cleansing.	
14	Yes	Perhaps the boundaries could be extended South Westwards to include the properties of Oakwood Road bordering Brynmill Park.	The area west of Eaton Crescent and Sketty Road is not considered to have the original architectural quality or remaining details to warrant conservation area status.	No change
44	No	The architecture in the areas proposed as extensions is no different to that in adjoining streets e.g. Gwydr Crescent, Beechwood Road, Brynymor Road and King Edwards Road. To be fair and equitable the conservation area would therefore have to extend to cover all of the Brynmill and lower Brynymor Road areas.	The houses along Oakwood Road facing Brynmill Park with double height bay windows and distinctive first floor verandas are worthy of conservation status potentially as part of the expansion of Sketty Conservation area at a future date not as part of the Ffynone Conservation area review.	

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14	yes	I would also include the green area bordering Pant Y Celyn Road to prevent any unwarranted development there	The houses on Pant Y Celyn road that form part of Townhill are not considered of sufficient quality to warrant conservation area status however the undeveloped slope immediately to the south is proposed for inclusion as setting to the Ffynone Conservation area and this in turn will mean that the Pant Y Celyn road area is covered by planning policy that requires the 'setting' of the conservation area to be considered in any changes.	<p><b>Add new text to paragraph 5.40 in relation to Character Area 10:</b></p> <p><b>Terrace Road, Rosehill Quarry and the green wooded backdrop to the north</b></p> <p>5.40 Due to the topography of the land which rises steeply up the hill to the north of the Conservation Area, the green woodland which lies between Terrace Road and Pant-Y-Celyn Road forms a natural backdrop in views from and across the Conservation Area. It is also clearly visible in very long views from the City Centre, allowing the location of the Conservation Area to be determined. <i>As such although Pant -Y-Cleyn Road lies outside of the Ffynone Conservation Area any development in this location could potentially impact upon the setting of the conservation area and this must be taken into consideration for any applications submitted for sites along this road.</i> Whilst there is no immediate threat to this woodland, .....</p>
36	yes	It would be wonderful if both Brynmill and Bryn Road areas were covered and even better if all the "renovated" houses on Bryn Road were put back into their original condition. The houses on the road are probably the most looking in Swansea	The area west of Eaton Crescent and south of Sketty Road is not considered to have the original architectural quality or remaining details to warrant conservation area status.	No change
42	Yes	There is an opportunity to expand the southern boundary of the Conservation Area, in order to make it a distinctive city zone, including the area bounded by Brynmill Lane, Bryn Road and Kind Edward Road, which are all bounded by the special green spaces of Brynmill Park, Singleton Park, the Recreation Ground and the cricket ground and all with an aspect towards the sea. Streets such as Beechwood Road and Glanbrydan Avenue, immediately south of the commercial centre, have interesting details, including fine period canopies of cast iron construction and relatively un-modernised bay windows. Gwydr Crescent provides an imposing street of three-storey houses leading up to the commercial centre of the Uplands and frames the approach to the Uplands from the south. It has equivalent architectural features and significance as the architecturally similar houses on Brynymor Road as it rises to meet Walter Road. Bryn Road, with its imposing terrace looking out to sea is reminiscent of Welsh seaside town architecture (Aberystwyth) and has suffered particularly from unsympathetic removal of period bay window features which diminish its architectural value. The green spaces bounding this area are all protected parks, but the cricket ground and Recreation Ground should be given conservation status. The cricket ground has an		

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		iconic place in Swansea's sporting history.		
40	Yes	Agree with all but do question whether land to rear of council flats on Penlan Crescent needs to be included	These flats do not have the quality to be included within the conservation area but this area is covered by planning policy that requires the 'setting' of the conservation area to be considered in any changes.	No Change
26	Yes	Vine Cottage, Terrace Road should be included in the new boundary	The stretch of Terrace Road below Rosehill Park is currently included within the conservation area boundary. The eastern length of Terrace Road lined by houses in Mount Pleasant is not considered to have original architectural quality or remaining details to warrant conservation area status.	No change
16		I have no thoughts on the matter except "why bother?"	This consultation has demonstrated a strong support for both the existing and proposed expanded conservation area designation.	No change
25	Yes/No	Yes, but sometimes we wonder what the point is when we can't enforce in the area that currently exists	Comment about enforcement noted –	see earlier comments in response to this.
23	No	Most of the area for extension is beyond redemption. Only Eden Avenue worth including	The conservation area review demonstrates that the entire conservation area has a high quality character that it is desirable to preserve/ enhance.	No change
29	No	We feel it's an unnecessary extension	No further explanation is given by this respondent. This consultation has demonstrated a strong support for the expansion of the Conservation area	No change
35	No	This as said before this area is a residential area and should not be allowed to become a HMO area	This respondent does expand on their objection to the expansion of the conservation area. See the earlier comments in response to the concerns about HMOs.	No change
38	No	The general sentiment is that the conservation area which now exists has failed to retain many features which should have been "conserved". The expansion of the conservation area would only be a positive move if basic criteria could be inspired.	See earlier comments about greater controls by means of an article 4 and enforcement.	No change
44	No	Having read both the Appraisal Report and Management Plan I cannot see the rationale behind the proposed changes, not least as there are no benefits to property owners. I have no further views specifically on the use of character areas other than to state that I do not agree with extending the current conservation area to include them.	The purpose of conservation area designation is for 'public good' in terms of heritage and public realm. The Council is required to review the conservation areas by legislation and this must include a review of boundaries. This consultation has demonstrated a strong support for the current and proposed expanded conservation area. All properties within the expanded conservation area will be informed of the new status	No change



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The Management Plan document proposes the introduction of tighter planning controls to provide a greater protection against unsympathetic changes to windows, boundary walls etc which could harm the special character of the Conservation Area, do you agree with this approach?

Respondent	Yes/No	Windows	Doors	Roofs	Chimneys	Porches	Architectural detail	Painting of unpainted properties	Boundary walls, fences, railings	Areas of hardstanding
1	Yes	X		X		X	X			X
2	Yes	X	X	X	X	X	X	X	X	X
3	Yes	X	X	X	X	X	X	X	X	X
4		X	X	X	X	X	X	X	X	X
5									X	
6										
7	Yes			X	X		X			X
8	Yes	X	X	X		X		X	X	X
9	Yes	X			X	X	X	X	X	X
10	Yes	X	X	X	X	X	X	X	X	X
11	Yes	X	X	X	X	X	X	X	X	X
12	Yes									
13										
14	Yes						X	X	X	X
15	Yes			X		X		X		
16										
17	Yes		X			X	X	X	X	X
18	Yes	X	X	X	X	X	X	X		X
19	Yes	X	X	X	X	X	X	X	X	
20		X	X	X	X	X	X	X	X	X
21	Yes	X	X	X	X	X	X	X	X	X
22	Yes	X	X	X	X	X	X	X	X	X
23	No									
24	Yes	X	X	X	X	X	X	X	X	X
25		X	X				X		X	X
26										
27	Yes									
28	Yes	X	X	X	X	X	X	X	X	X
29	No									
30	Yes	X	X				X	X	X	
31										
32										
33		X		X	X				X	X
34		X	X				X			
35	Yes	X			X	X	X	X		
36	Yes	X	X	X	X	X	X	X		
37	Yes	X	X	X	X	X	X	X	X	X
38	Yes	X	X	X	X	X	X	X	X	X
39										
40		X	X	X	X	X	X	X	X	X
41		X	X			X	X		X	X
42	Yes	X	X	X	X	X	X	X	X	X
43		X	X	X	X	X	X	X	X	X
44	No									
45	Yes	X	X	X	X	X	X	X	X	X
Total		29	25	24	23	26	29	26	26	26

## Do you have any further comments you wish to make

42	The council are to be commended for reviewing the quality of the cityscape, which if improved can only add value, both architecturally and culturally to the area	Support noted	No change
9	Hope that the City will be able to staff planning office such that it can deal with increase in planning applications in a timely manner	The development control and enforcement teams are now fully staffed so this should allow timely decision making.	No change
10	I'd like the "street facing" character of properties retained, whilst those "lane facing" characters wouldn't be under such strict planning controls	This comment reflects a context led approach that recognises the public and formal front elevations and the more plain rear elevations. This approach is currently used when considering proposals in the conservation area, however in some areas such as Eaton Crescent and the streets behind properties the rear elevations and outbuildings are equally important as highlighted in <b>Recommendation 6</b> of the management plan.	No change
13	More care is necessary with the spelling of the names. For example, there is no need for the 'e' at the end of 'Bryn-y-môr' and 'Glanmôr', as 'môr' is the last element of these. 'Ffynhonne' and 'Sgeti' are of Welsh origins, and the spelling should respect this.	'Bryn-y-môr' and 'Glanmôr' were erroneously spelled by the consultants in the document and all instances of these have been changed. The spelling of street Sketty and Ffynone reflects the street names and postal addresses.	Corrected the spelling of 'Bryn-y-môr' and 'Glanmôr' throughout the document.
16	Whilst the refurbishment of Cwmdonkin Park can only be applauded, didn't anybody in the planning department foresee the increase in car parking making life difficult for residents	Cwmdonkin park is a long established green space within the city that is easily accessible by foot, cycle and public transport. As an established park, the Council could not require car parking as part of the recent improvements. Furthermore the accommodating of parking within the park would have been harmful to the special character.	No change
19	There is land around Sancta Maria which should be utilised for parking thus avoiding or minimising, at least, parking difficulties. The hospital authorities have no consideration for local residents.	Land at Sancta Maria is used for off street car parking. The potential work needed to accommodate additional off street parking would be harmful to the conservation area character and would not be allowed. Since the consultation it was announced that Sancta Maria Hospital will be relocating away from the conservation area.	<b>Add new text to Character Area 1: Ffynone Road, St James Gardens, and Walter Road as follows:</b>  5.6 This part of Ffynone has a much greater range of uses than the rest of the Conservation Area. Whilst there are still residential properties in Ffynone Road, there is a nursing home, a Buddhist Retreat (Dharmavajra), and a funeral directors. A large private hospital (the Sancta Maria) is currently also located on Ffynone Road however there are plans to move this to a new location outside of the Conservation Area in the next few years. Many of the properties facing St James Gardens are in office use.....  Also add a new bullet point to the issues for this area:
33	The Sancta Maria Hospital for example has been most diligent in looking after it's estate and the surrounding area, yet has been repeatedly opposed in it's plans for development, such that it is now planning to move to Fabian Way. I doubt very much that whatever replaces it will contribute as much to the environment. Look at what happened when the Tredillion House, a charming small hotel, was sold. The appearance of the building and garden will never recover.	During the consultation, sancta Maria Hospital announced plans to relocate outside the conservation area (to the <b>Felindre Business Park</b> ). If this does occur then there will be a significant site up for reuse.	<b>• The relocation of the Sancta Maria Hospital and the potential reuse of the site on Ffynone Road</b>
21	Shame other areas of Swansea of historical interest that have already been demolished	This consultation is about the Ffynone area which has an acknowledged historical interest.	No change
23	Less red tape please	This consultation has demonstrated a strong support for greater controls over changes to details such as front boundary walls. This will need a further consultation process and all properties will	No change

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		be informed.	
28	Although Belgrave Gardens is trying to keep all listed buildings as they should be, the commercial property very near us is an ugly nightmare!	Insufficient detail provided	No change
32	I realise that some of my comments above may be beyond the reach of what is being proposed however I think any conservation plan for the area should consider what sort of place we want Uplands / Ffynone to be. It is a unique and special part of Swansea and enhancing this area through conservation could also be linked to the wider regeneration of Swansea. Please look after our old buildings (Palace, Albert Hall etc.), they aren't many left and they should be a key feature of any regeneration plan for Swansea.	There are no regeneration issues as such in the Ffynone area and the area does not face the challenges experienced elsewhere in Swansea. In the wider city, the intention is to link the reuse of listed buildings at risk in the city centre such as the Palace and Albert Hall to regeneration projects that have wide ranging benefits beyond heritage.	No change
33	Local businesses could play as much part as residents, and should be nurtured and supported. It's not just shops – institutions such as the Sancta Maria Hospital, Ffynone House School, Hillside Nursing Home, the Life Centre and St James' Church are huge assets to the area that should be valued and nurtured by both the Council and local residents.	Planning and conservation legislation can control physical changes and land uses. The mix of uses is a key element of the character and vitality of Ffynone as outlined in the review, but this legislation cannot favour specific businesses or establishments.	No change
33	I urge the Council to make sure we don't also lose other assets such as Ffynone House School, Swansea's only independent but inclusive and academically highly successful school, which maintains an attractive building, contributes much to the locality, and is an essential asset in the City's resurgence as a business, commercial, academic and sporting centre in Wales.	Planning and conservation legislation can control physical changes and land uses. The mix of uses is a key element of the character and vitality of Ffynone as outlined in the review, but this legislation cannot favour specific businesses or establishments.	No change
37	St James Church became a parish church in 1985 and not 1885 as recited in 2.8 of the Character Appraisal.  The earliest houses in Eaton Crescent, apart from Bryn y Mor House itself (now the Convent) were at the Western end of Eaton Crescent and not the Eastern end as set out at 2.15 of the Management Plan. See eg the 1877 Tithe Map.  Also in 2.15 of the Management Plan the "one off pair of stuccoed houses" at 78 and 80 Eaton Crescent were built in 1882 or 1883. In our possession are documents with the deeds for No 80 which confirm this. These two houses occupy a prominent corner position on the Crescent and (especially NO.78 which has always been in private hands) both retain most of their external original features.	Additional detail noted	Changes made as suggested.
37	Information and advice available to property owners. One difficulty facing property owners wishing to conserve their property is finding tradesmen and/or firms (preferably local) who have the ability, knowledge and inclination to carry out suitable good quality repair and restoration work. Decorative masonry, decorative woodworking and decorative stucco/rendering work come to mind. Does the council maintain any list of such people or a list of suitable contacts?	The conservation area designation is not about stopping development or people living in the area, rather the focus is on carefully managing change.  There is evidence to suggest that living in a conservation area actually increases property values. Since the consultation on the conservation area review was undertaken, further restrictions on permitted development rights have been introduced by the Welsh Government that for example restricted changes to roofs in all conservation areas. It is agreed that greater awareness of the conservation area designation and resulting restrictions is needed and this has commenced with this consultation.	<b>Add new text to section 8: RECOMMENDED ACTIONS as follows:</b>  <b>Awareness Raising</b>  <i>8.46 In order for the conservation area to operate successfully this will require that the local resident population is made aware of how the reason for the designation as well as the implications of this. As such a 'living in a conservation area' leaflet will be produced and distributed to every property within the expanded conservation area.</i>

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44	A practical 'Plan B' as it were for owners is not clear from the documents presented.	The Council cannot recommend builders or contractors, however we can sign post guidance on traditional techniques and questions to ask trades people. Information on looking after buildings in the conservation will be made available to householders and property owners setting out the permitted development rights and guidelines for alterations.	<i>8.47 Guidance relating to traditional building and conservation techniques will be posted on the planning section of the City and Council of Swansea website.</i>
44	Property values will decline as people will not wish to purchase houses in an area where they have to get planning permission for basic changes such as house painting, replacing old impractical roofing or 100 year old chimneys, adding satellite dishes etc. These are restrictions on the free and practical enjoyment of property ownership - it is no longer your own property. Many people will have purchased or inherited property in the area without any knowledge of the building restrictions the council and some residents wish to place on the area and without signing up to be part of an architectural preservation society. There is likely to be house price 'deflation'.		
40	<p>The life of Dylan Thomas</p> <p>Hunchback did not refer to the park keeper</p> <p>A.2.3 don't think he failed but was placed on last level for call up</p> <p>5.20 The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941. From 1942 to about 1951 it was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Martin Amis was born there.</p>	Corrections and additional information relating to Dylan Thomas noted	<p><b>Make changes as suggested</b></p> <p><b>Amend paragraph 5.16 (character area 4) as follows:</b></p> <p><i>5.16 This predominantly residential Character area was built mainly between the 1870s and 1900. It centres on The Grove, with its small area of central green space with its mature trees, which leads up to the entrance to Cwmdonkin Park. Views up The Grove, taking in this entrance and the strong line of trees above, are of special merit <b>The hall for Llannerch Chapel was used by BBC as their Swansea studio after they were bombed in Alexandra Road in 1941. From 1942 to about 1951 it was a studio where Dylan made a number of broadcasts. His friend the painter Alfred Jones lived in The Grove as did Kingsley Amis. Martin Amis was born there.</b> Facing Uplands Crescent, the properties are larger and generally detached, and some are in commercial uses, such as a dog grooming business and a solicitor.</i></p>
41	Recommendation 5 - is too restrictive and will cause significant issues in relation to para. 2.50 "materials"	These recommendations relate to highly visible out buildings due to the significant level differences and control over details and materials is considered necessary	No change
41	Recommendation 6 - will introduce further highway department clutter, enforcement of current controls should be considered first.	Manual for Streets requires a context led approach to any highway works, so any new signage would need to be the minimum necessary and carefully sited.	<p><b>Add new text to section 8; RECOMMENDED ACTIONS as follows:</b></p> <p><b>Traffic and Parking</b></p> <p><i>"8.42 Any proposals for traffic or road improvements should be undertaken in line with the guidance set out in the national highway design documents - Manual for Streets (2007) &amp; Manual for Streets 2 (2010). This encourages a contextual approach and not standardised designs."</i></p> <p><b>Also amend the text on Branding as follows:</b></p> <p><i>"8.44 Whilst there is a strong community spirit in the Ffynone Conservation Area, there are no visual indicators that the Conservation Area exists, or that it is an area of special interest.</i></p>

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			With the proposed additions to the existing Conservation Area, an opportunity will exist for a rebranding the area to strengthen its feeling of local distinctiveness and <i>place in line with the approach to the 'Place' function of streets as set out in the national highway design documents - Manual for Streets (2007) &amp; Manual for Streets 2 (2010). Measures include:</i> "
41	Recommendation 7 - is unrealistic in terms of stone paving & kerbs an cannot be maintained.	This recommendation relating to the public realm is 'as funds allow' but it also related to the retention in situ of existing historic features such as stone kerbs	No change
44	It is placing an artificial 21st century construct on a Victorian and 20th century townscape	Conservation area designation is a national requirement and there are 31 such areas in the City and County of Swansea that are considered to have special historic and architectural interest. They are living places where change is carefully managed.	No change
45	Concrete roof tiles are too heavy for some of the properties. In wet weather they tend to swell and become even heavier.	The recent changes to permitted development rights now control changes to roof materials within all conservation areas. Therefore further use of concrete tiles on traditional roofs can be controlled, but this cannot be applied retrospectively to past alterations.	<p><b>8 RECOMMENDED ACTIONS:</b></p> <p>(para amended)</p> <p><b>8.4 <u>Permitted development rights for house in conservation areas include:</u></b></p> <ul style="list-style-type: none"> <li>• The replacement of traditional roof materials with concrete or artificial slate roofing</li> <li>• <del>Removing chimney stacks or adding rooflights</del></li> <li>• Changing original timber windows and front doors with uPVC or aluminum</li> <li>• Adding front porches</li> <li>• Demolishing front boundaries walls and losing front garden space to create car parking areas</li> <li>• Adding micro-generation features such as solar panels or photo-voltaic cells to <del>the front</del> <b>any</b> roofslope</li> </ul>
45	Some of the photographs in the document were disappointing and we support the idea of a high quality photographic record.	No details of which photographs are disappointing has been provided. They are all considered to be necessary to illustrate points and a separate baseline photographic record survey will be undertaken at the point of adoption.	No change
44	<p>Cost of repairs. This is linked to property values, as the cost of maintaining a property in the style allowed by the local authority will be more expensive than other areas where painting or pebble dashing a house or removing an old crumbling chimney, slate roof or wooden windows will be vastly cheaper options than maintaining old architecture.</p> <p>I do not see anywhere any reference to the increased burden on property owners of the difference in cost of repairs, or plans to assist property owners other than a reference in the Management Plan 3.3 (medium to long term) to 'consider a grant scheme'. This is not a commitment to provide financial assistance.</p>	<p>The heritage approach is often to repair rather to replace and this can often cost less. Unfortunately the Council cannot consider a grant scheme due to budget pressures and the relative affluence of the area.</p> <p>The loss of historic details has emerged as an issue from this consultation and it is proposed that some properties will have permitted developments rights removed for alterations to front elevations. Changes to the roofscape are controlled by changes to the national permitted development rights introduced by welsh government in July 2014. There are no restrictions on permitted development rights to rear elevations of ulisted houses.</p>	<p><b>9 ACTION PLAN</b></p> <p>Removed reference to 'considering a grant scheme' from Medium term list</p>
40	I think this is a bit like shutting the stable door after the horse has		



	bolted! Unless you give 100% grants to upgrade windows, doors, shop fronts nothing will be achieved		
44	Properties have an interior structure which may well to have been designed to last 100+ years. If properties start to crumble due to structural defects, it may well be prohibitively expensive for owners to commit to major renovations matching the original style rather than demolishing and rebuilding a modern property.	Much of Swansea is over 100 years and still standing. If a building or structure deteriorates to the point that it is considered to be dangerous then this would be covered by the Building Act 1984 and the Council could take direct action to make safe.	No change
44	<p>Overall the proposal to restrict planning approval for commercial and rental use of property will lead over time to a preponderance of unused properties which will affect the appeal of the area. The Management Plan does not attempt to explain in practical terms what will happen to properties whose owners cannot afford more expensive repairs to maintain old architecture or properties for which planning permission for re-use has been denied e.g. St Andrews House (Eaton Crescent).</p> <p>These properties will either fall into further decline (as with a currently vacant house at the top of Bonville Terrace) or remain empty and prey to squatters and deterioration over time.</p>	<p>The Conservation Area designation doesn't mean no change, it means closer scrutiny of change. The conservation area designation recognises that the area is a vibrant mixed use area with a significant residential population. It does not restrict changes to HMOs but this consultation has indicated them to be a wider issue in the area.</p> <p>Where HMOs may not be permitted due to planning issues, there may be other acceptable uses such as family homes or self-contained flats.</p>	<p><b>Amend paragraph 2.15 as follows:</b></p> <p><b>2 HISTORICAL DEVELOPMENT</b></p> <p>2.15 Today the Ffynone area retains a largely residential character with groups of well detailed mid to late 19th century houses providing a cohesive townscape. <i>Over time a number of the large houses in the area have been converted to House of Multiple Occupation (HMO's) in order to utilise the space provided by these properties in a manner more suited to modern living. Whilst more mixed uses have developed .....</i></p> <p>Also amend paragraph 4.1 as follows:</p> <p><b>4 THE BUILDINGS OF THE CONSERVATION AREA</b></p> <p><b>Building types, uses and dates</b></p> <p>4.1 ....., carefully designed so as not to adversely affect its setting. <i>Given the large size of many of the residential dwellings in the area there is a longstanding use of many of these properties as HMO's.</i></p>
44	The Management Plan 2.42 says that the council may carry out work and then 'place a charge' on properties which I regard as very unfair	The ability to undertake work under section 215 of the Planning Act and to seek to recover the costs is set out by Westminster and is an options open to all Councils across the UK	No change
44	If the council eventually enacts compulsory purchase orders, what then? The council will not be likely to redevelop these into 'millionaires' family homes (and no millionaire would wish to live in the conservation area, likely preferring a more rural or seaside home) and will be unable to sell or develop as flats or other rentals by the terms of the conservation area. There is mention of 'handing to a new owner' which again I would regard as unfair to the original owner.	The use of CPO powers is set out by Westminster and is an option open to all Councils across the UK. It should be noted that the CPO process is only used in cases of public interest and it is not proposed to use this approach in the Ffynone area at present. However if the Council were to use these powers then they seek to dispose to a new owner for the highest value.	<p><b>Amend paragraph 8.29 as follows:</b></p> <p><b>The former Ffynone Nursing Home and former RAFA Club in Ffynone Road</b></p> <p>8.29 Local planning authorities have powers to force private property owners to look after their sites and buildings, particularly in conservation areas, where they have a detrimental impact on the locality. If this is not done, Councils can either carry out the work themselves, and put a charge on the property, or can serve a Compulsory Purchase Order, and take on the buildings themselves. This can only be done with the Welsh Government's approval. <i>Due to an extant planning permission for the site as well as recent discussions indicating positive progress on the part of the owner to secure funds for the development the above course of action is unlikely at present.</i></p>

Appendix B: Ffynone Conservation Area Review Record of Public Comments

44	<p>Parking issue. There is a mixed message here. On the one hand there are several observations regarding parking difficulties. On the other hand, initiatives which would increase parking (e.g. applications for rental developments which include additional parking and removal of gardens to allow off road parking) are objected to (see the Uplands Area Community web site). Either more parking is required and therefore initiatives to increase it are desirable, or it is not in which case references to parking issues should be removed from the Appraisal Report and Management Plan e.g. Management Plan section 2.3.</p> <p>The proposal appears to be at least partly driven by opposition by some residents to further rental properties and commercial use in the area, together with a focus on parking issues (while at the same time objecting to planning proposals which include additional parking - e.g. St Andrews House, 86 and 155 Eaton Crescent, and objections to removing front gardens to create parking by residents). This presents me with a conundrum - either more parking is required and therefore initiatives to increase it are desirable, or it is not in which case references to parking issues should be removed from the Appraisal Report and Management Plan.</p>	<p>The issues with existing car parking are highlighted in the management plan. There is a further issue with the pressure for additional off street parking resulting from changes such as conversions to HMOs. This often requires the removal of front boundary walls which is identified in the review as having a negative impact on the conservation area character. Therefore the proposal is to control the future removal of boundary walls through the imposition of an article 4 designation. These issues are clearly differentiated in the management plan.</p>	No change
44	<p>Management of the conservation area. I note in the Management Plan 2.67 that the possibility of setting up a 'conservation area advisory group' was dismissed by the group of locals engaged in March 2013 - in favour of ability of 'one or two proactive local residents' to influence key planning decisions. This concerns me as however helpful and concerned the volunteers are, they are neither council employees nor elected therefore they are not accountable to the wider community.</p> <p>If the existing Conservation Area is retained or extended, a group should be set up to act as a 'focus group' and should comprise a mix of property owners (private and rental/HMO), commercial property owners and rental tenants together with representatives from the local authority. As an example, the Swansea Landlords' Forum and Steering Group for rental property owners and interested parties worked well.</p>	<p>It is agreed that a representative advisory group should be set up if there is sufficient local interest to comment on planning applications and changes within the conservation area. However the Council cannot insist on this - it needs willing volunteers.</p>	<p><b>Add new text to section 8: RECOMMENDED ACTIONS with regard to community engagement as follows:</b></p> <p><i>8.49 Given the increase in the size of the conservation area and the likely future introduction of Article 4 Directions, a mechanism should therefore be put in place which provides a forum to interested parties to discuss the setting up of such an Advisory Group with the potential to set up a subsequent future meeting to invite residents and stakeholders to join the group.</i></p> <p><i>8.50 Opportunities exist for local residents to seek fund raising or grant aid through the existing network of local interest groups or via the setting up of a new Conservation Area Advisory Group. This will allow for a proactive approach to the enhancement of the Ffynone Conservation Area through local resident action in order to preserve and enhance the best elements of this area of special architectural and historical merit.</i></p>
45	<p>We would like to suggest a meeting between Council officers and residents once or twice a year.</p>		
44	<p>I would like to know how much this exercise has cost the local authority - at a time when Wales is under funding pressure and council tax payers are also suffering from financial pressures I would like to understand the reasons for the approach taken in a wider review of the original conservation area, with no apparent socio-economic benefits for the city. I understand that conservation areas have to be reviewed but this appears to be a much wider ranging exercise involving external consultants than may have been necessary.</p>	<p>The Conservation Area review was funded during the 2013/14 financial year from a salary underspend within the Design and Conservation Team. The consultants were competitively procured for their expertise in reviewing Conservation Areas. The draft report cost £6,090 and the costs of consultation and finalising the report have been met from ongoing Council staff budgets within the Council.</p>	No change

**Appendix B: Ffynone Conservation Area Review Record of Public Comments**

44	What is the view of the 4 elected council members?	The Ward Members are fully aware of the Conservation Area Review. Two of the Ward Members attended part of the workshops and drop in sessions. They will be able to communicate their views at the committee when the Conservation Area Review is considered for adoption as supplementary planning guidance and the recommendations to impose the article 4 directions are considered.	No change
44	I strongly object to the proposal to extend the existing 'conservation area' and would like to see the whole area removed, on the basis that there is no benefit to residents and Grade II listed status may already be used to protect key buildings. The local authority already has a number of powers to control planning and has asked the Welsh Assembly Government to increase those powers (Management Plan 2.59)	Although there are a significant number of listed buildings in the area, the Ffynone area has an excellent quality of townscape, plus many well detailed unlisted buildings that make up the street scenes. It is one of the best conservation areas in Swansea and this consultation that contacted all properties and registered HMO landlords in the area has indicated support for the expansion of the conservation area	No change
44	Please note that I did attend the open day session on 28th August and took the opportunity to discuss this with the council representatives. I also provided feedback and participated in the group exercises. I did not change my opinions as a result of the open day and I noted that participants in my group exercise also seemed to feel that there were drawbacks to the plans and that this exercise would not address the socio-economic and crime-related issues of the area.	<p>The summary of comments from the workshop and drop in session on 28<sup>th</sup> August along with the individual responses of respondents will be reported back to Councillors. The consultation which went to all properties and registered HMO landlords has indicated a strong support for the conservation area.</p> <p>The area does not suffer from higher than average levels of reported crime and it is not considered to be a target Ward in terms of deprivation. It is however the finest conservation area in the City and County of Swansea and the Council has a duty to preserve and enhance the area.</p>	No change
44	<p>In summary, the purpose of the 'conservation area' appears to be directed at restricting the ways property owners may choose to manage their own buildings in both appearance and end use, and increasing the cost burden. Many people will have purchased or inherited property in the area without any knowledge of the restrictions the council and some residents wish to place on the area.</p> <p>I would have been more impressed if plans to do more to help the city had been included which would combine a respect for historic architecture with modern reuse to benefit a progressive 21st century city.</p>	<p>The conservation area designation is not about stopping change as explained throughout these consultation responses.</p> <p>It is agreed that a greater awareness of the conservation area status would be beneficial and this has commenced through the consultation mail out that was sent to every property and registered HMO landlord.</p> <p>There is a place for well considered modern architecture along retained historic buildings (see recent glass entrance extension on the side of the former centre Library on Alexandra Road which is a listed building in a conservation area.</p>	No change

<p>46</p>	<p>Points 2.62 and 2.63 in the Management Plan are not strictly in accordance with the facts. They do not represent an accurate account of the 1939 Restrictive Covenant, Clevedon Court development, or the reasons why the Cwmdonkin Community Conservation Society was initially set up. Suggested revised text was also provided.</p>	<p>The land referred is privately owned and subject to a restrictive covenant. It is identified in the Townscape Analysis Map as ‘important green space’, plus the important views to the south over the space are annotated. Paragraph 2.64 indicates that the open green space contributes to the general interest of the Conservation Area and that any new development should be resisted.</p> <p>The respondent provided suggested rewritten paragraphs and these have been edited to integrate with the level of detail set out in the wider document. The revised text appropriate addresses the issues with the 1939 covenant and the reasons for setting up the community group are now proposed.</p>	<p><b>Amend section 8: RECOMMENDED ACTIONS as follows</b></p> <p><b>The preservation of the open land in front of Cwmdonkin Terrace</b></p> <p><i>8.58 The open land to the South of Cwmdonkin Terrace is privately owned and is the subject of a Restrictive Covenant dating from 1939. The covenant was imposed by the owner of 24 Cwmdonkin Terrace (H J Hoskins) when the land to the south was sold to the Mayor Alderman and County Borough of Swansea in 1939. The Covenant covers the area south of Cwmdonkin Terrace down to the grounds of Uplands House at the lower level. It is binding irrespective of ownership and states that no new permanent building shall be constructed which injures amenities, and no fences or advertising hoardings can be erected. In 1985, Uplands House was demolished after being severely damaged by a fire and the lower area was redeveloped as Cleveland Court. Although Cwmdonkin Terrace residents were advised that this development was an infringement of the 1939 Restrictive Covenant, they decided not to object because the southern area of the plot did not materially affect their general amenity use or view.</i></p> <p><i>8.59 There have been unsuccessful attempts to develop on the remaining open space and in 2000 the residents of Cwmdonkin Terrace formed themselves into a local action group called the Cwmdonkin Community Conservation Society (or CCCS) and have subsequently thwarted further attempts to develop the land. The CCCS have assembled evidence of continuing general amenity use and social events when they were considering making an application for the land to be granted Village Green status in 2004. They have now assembled written and photographic evidence of these activities spanning a 60 year period and continue to maintain the land and organise regular social events to promote a sense of community spirit. They have also asked whether or not the land can be registered as a “community asset” and open green space under the localism Act 2012 when this comes into force in Wales. Many people who visit Dylan Thomas’ birthplace in Cwmdonkin Drive walk on the land, and take photographs of the historical view.</i></p> <p>Paragraph 8.60 to remain unchanged.</p>
<p>46</p>	<p><b>Page 19:</b> “The Buildings of the Conservation Area report”: the property in the photograph is in fact 19 Cwmdonkin Terrace, and not No 9.</p>	<p>Amend caption as suggested</p>	<p>Caption amended</p>

## Appendix C: Notes of public meetings held on 28<sup>th</sup> August 2014.

Public meetings were held on the 28<sup>th</sup> August between 11am and 9pm in the Life Point Centre on Ffynone Road to give residents and stakeholders the opportunity to view the draft Conservation Area Review information and to discuss the proposals with Council Officers. Presentations were held at 2pm and 7pm which were followed by group discussions regarding the proposals. At all other times there were more informal-drop-in sessions.

The text below records the comments made by attendees on flip charts at the formal group discussions at 2pm and 7pm

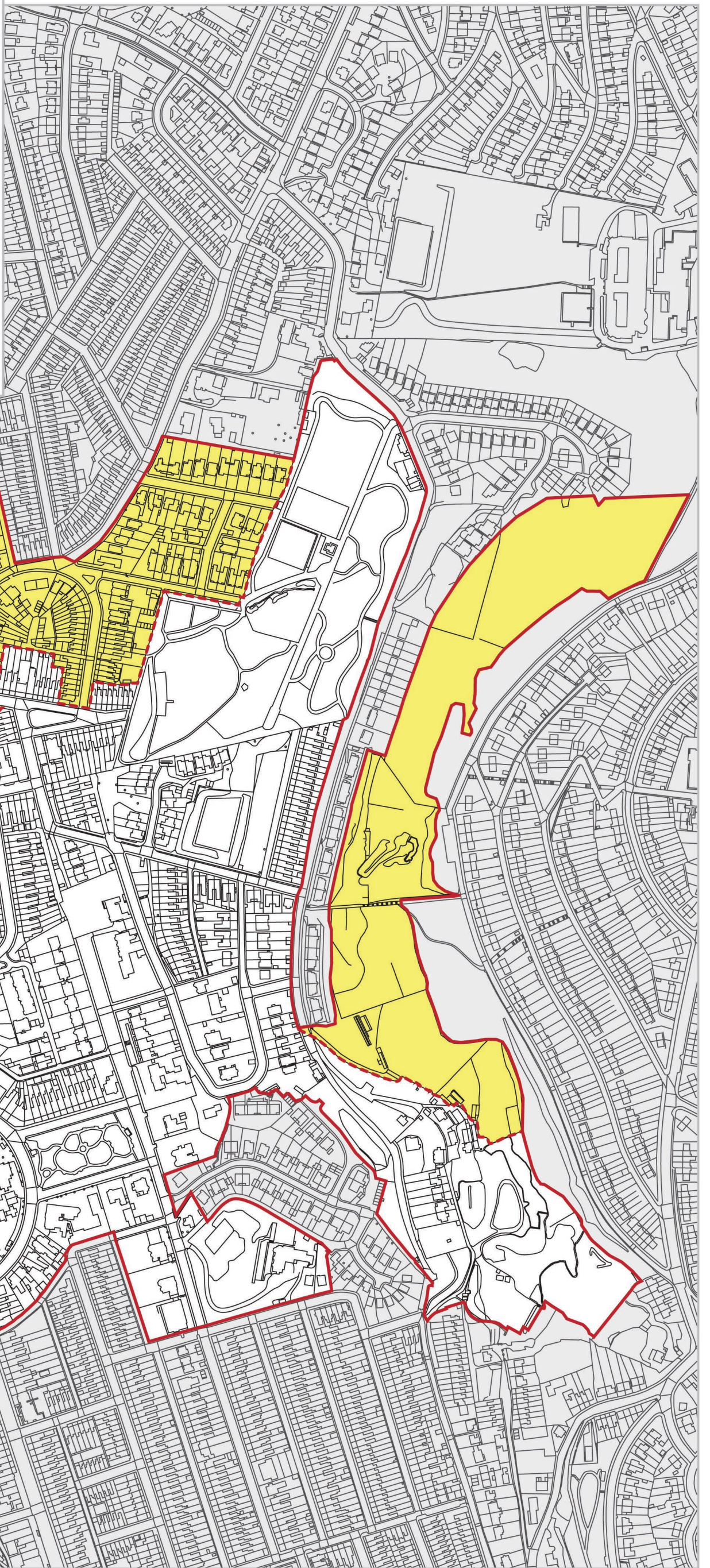
	<b>Positive aspects about the Ffynone Conservation Area</b>	<b>Negative aspects about the Ffynone Conservation Area</b>	<b>Issues/Pressures on the Ffynone Conservation Area</b>	<b>Potential improvements to the Ffynone Conservation Area</b>	<b>Comments on the proposed boundary Review</b>	<b>Comments on the proposed Character Areas</b>	<b>Comments on potential increased Planning Controls</b>
<b>Group 1 (2pm)</b>	<ul style="list-style-type: none"> <li>• Good mix of nice architecture,</li> <li>• green space,</li> <li>• trees.</li> <li>• Layout of area,</li> <li>• good 'feel' mixed – different kinds of people.</li> <li>• The monthly market.</li> <li>• Mix of commerce – café/restaurants, music.</li> <li>• Lots of possible places to walk</li> </ul>	<ul style="list-style-type: none"> <li>• Litter,</li> <li>• poorly maintained properties</li> </ul>	<ul style="list-style-type: none"> <li>• Power but no money to eg. Preserve RAFA building, Ffynone Nursing Home</li> <li>• Fountain . St James Gardens – lack of maintenance.</li> <li>• Untidy lanes, walls (breeze block walls)</li> <li>• Council need to work with communities</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of information</li> <li>• Working together to Clear litter (Council and Community)</li> <li>• Community notice boards</li> <li>• Traffic – Uplands Terrace</li> </ul>	<ul style="list-style-type: none"> <li>• Boundary review supported</li> </ul>	<ul style="list-style-type: none"> <li>• Well considered</li> </ul>	<ul style="list-style-type: none"> <li>• Selected pragmatic points to consider on buildings, terraces</li> </ul>



<b>Group 2 (2pm)</b>	<ul style="list-style-type: none"> <li>• diverse architectural style</li> <li>• variety and quality of styles</li> <li>• green open spaces</li> <li>• streetscape/ vistas/views</li> <li>• individual architectural detail – Italianate/ dutch</li> <li>• area 8 – arts and crafts</li> <li>• area 6 – bay windows</li> <li>• commercial area – protect the few existing shop fronts</li> </ul>	<ul style="list-style-type: none"> <li>• the number of incongruous changes to buildings eg. Mozarts/28 Uplands Crescent.</li> <li>• lack of care, broken seating/broken glass/litter/</li> <li>• failure of landlords, lack of investment</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of council investment in areas such as The Grove/St James Park.</li> <li>• Previous planning and lack of enforcement</li> <li>• RAFA Club</li> </ul>	<ul style="list-style-type: none"> <li>• Training officers</li> <li>• Public realm – prioritise</li> <li>• Place Article 4 – permitted development</li> </ul>	<ul style="list-style-type: none"> <li>• Agree</li> </ul>		<ul style="list-style-type: none"> <li>• Tighter planning controls</li> <li>• Generally we agree if it can be implemented</li> </ul>
<b>Group 1 (7pm)</b>	<ul style="list-style-type: none"> <li>• Greenery and spaces</li> <li>• Parks (in day)</li> <li>• Grade II listed buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Uplands Crescent</li> </ul>	<ul style="list-style-type: none"> <li>• Issues like parking (but not specific to area)</li> <li>• Derelict buildings</li> <li>• Wider social issues eg. Drugs, burglary</li> <li>• Reality of the area is reuse</li> </ul>	<ul style="list-style-type: none"> <li>• Would like ECO friendly improvements</li> <li>• Bike friendly improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Not in favour in expansion of Conservation Area</li> <li>• Restrictions on changes may increase cost</li> <li>• What about other areas also of historic interest - interest. Gwydr</li> </ul>	<ul style="list-style-type: none"> <li>• Query over definition of smaller areas</li> </ul>	<ul style="list-style-type: none"> <li>• Ok with Grade II listed buildings and green areas</li> <li>• Concerns over restrictions on other private houses</li> <li>• Parking is a Conundrum</li> </ul>

			<p>of large properties not favoured by families for student and rental homes</p> <ul style="list-style-type: none"><li>• Pavements/ Roads</li></ul>		<p>Crescent, King Edwards Road</p> <ul style="list-style-type: none"><li>• Don't mind existing boundary</li></ul>		
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City and County of Swansea

### Ffynone Conservation Area

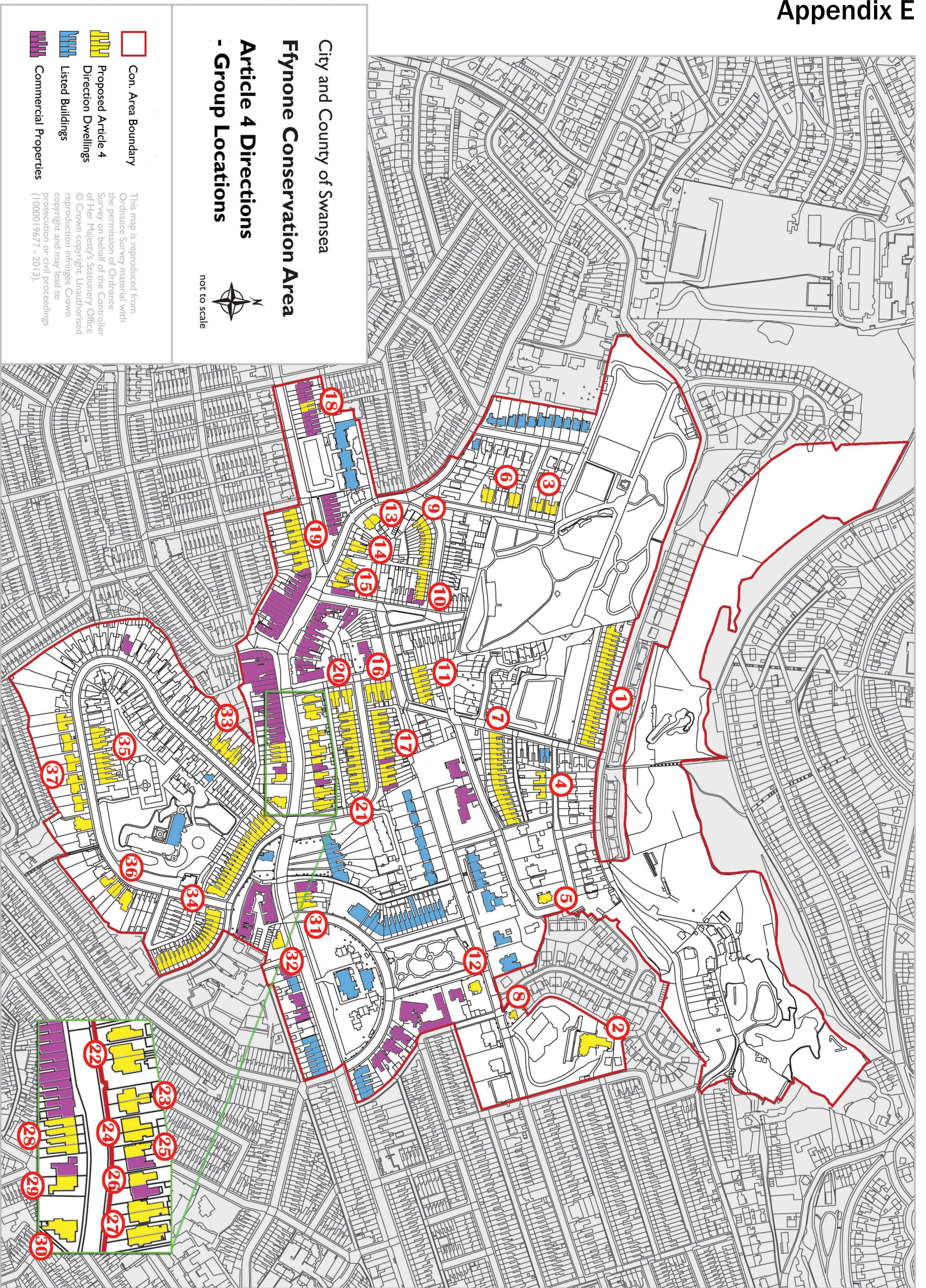
Map 1 - Conservation Area Boundary



-  Current CA Boundary
-  Areas added in 2015

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# Appendix E

Map No.	Group Description	No. of dwellings	Boundary Walls	Windows	Mouldings	Painting	Porches	Canopies	Bargeboards	Tile hanging	Doors	Half Timbering	Verandahs	Finials	Soffits & Dentils	Metalwork
1	Cwmдонkin Terrace	24														
2	The Mansion House	1														
3	Park Drive (North of Westfa Rd)	4														
4	Hillside Crescent	4														
5	Hillside Crescent/Richmond Rd	1														
6	Park Drive (South of Westfa Rd)	4														
7	Richmond Road	18														
8	The Mansion House Lodge	1														
9	Glamnor Crescent	14														
10	Glamnor Crescent (Brick)	5														
11	Uplands Terrace (Corner of Cwmдонkin Dr.	7														
12	St. James Gardens/Ffynone Road	1														
13	24 & 26 Glamnor Road	2														
14	18 & 20 Glamnor Road	2														
15	4, 6, 8, 10 & 12 Glamnor Road	5														
16	Uplands Terrace (North of Mirador Crescen	5														
17	Mirador Crescent (North Side)	16														
18	Skeely Road (North Side)	2														
19	Skeely Road (South Side)	11														
20	Uplands Terrace (North of Mirador Crescen	4														
21	Mirador Crescent (South Side)	18														
22	Uplands Crescent/Uplands Terrace	3														
23	22 & 24 Uplands Crescent (North Side)	2														
24	18 & 20 Uplands Crescent (North Side)	2														
25	16 Uplands Crescent (North Side)	1														
26	12 Uplands Crescent (North Side)	1														
27	2, 4, 6 & 8 Uplands Crescent (North Side)	4														
28	Uplands Crescent (South Side - Terrace)	4														
29	Uplands Crescent (South Side - semi-det.)	1														
30	Uplands Crescent/Eaton Crescent*	1														
31	Waller Road/St. James Crescent	3														
32	Waller Road (Stone)*	1														
33	Eaton Crescent (north)	6														
34	Brynnyr Road	20														
35	73 - 91 Eaton Crescent	10														
36	116 - 124 Eaton Crescent	4														
37	84 - 104 Eaton Crescent	11														
Total =		223														

GPDO Part & Class	2, A & 31, B	1, A	1, A	2, C	1, D	1, A	1, A	1, A	1, A	1, A	1, A	1, A	1, A	1, C	1, C	1, A
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### Permitted Development Rights:

**Part 1, Class A** – The enlargement, improvement or other alteration of a dwellinghouse.

**Part 1, Class C** – Any other alteration to the roof of a dwellinghouse (Part B covers enlargement or alterations to roofs)

**Part 1, Class D** – The erection or construction of a porch outside any external door of a dwellinghouse

**Part 2, Class A** – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

**Part 31, Class B** – Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

**Part 2, Class C** – The painting of the exterior of any building or work