

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA. ON
TUESDAY, 11 MARCH 2014 AT 2.00 PM

PRESENT: R Francis-Davies (Chair) presided

Councillor(s)	Councillor(s)	Councillor(s)
N S Bradley	E W Fitzgerald	K E Marsh
J E Burtonshaw	T J Hennegan	G Owens
A C S Colburn	M H Jones	T H Rees
D W Cole	S M Jones	R V Smith
A M Cook	D J Lewis	M Theaker
J P Curtice	R D Lewis	C M R W D Thomas
W Evans	P Lloyd	M Thomas

57 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors RA Clay, YV Jardine, AJ Jones, J Newbury, CL Philpott, JA Raynor, RJ Stanton and GJ Tanner

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

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

Councillor NS Bradley - Minute No 61 (Agenda Item 1) – Personal & Prejudicial – Application No 2013/1813 – I know the objector who is a member of staff and left prior to discussion.

Councillor JE Burtonshaw - Minute No 61 (Agenda Item 1) – Personal & Prejudicial – Application No 2013/1813 – I know both the objector who is a member of staff and the applicant is related to my brother in law and left prior to discussion.

Councillor W Evans - Minute No 61 (Agenda Item 1) – Personal & Prejudicial – Application No 2013/1813 – I know the objector who is a member of staff and left prior to discussion.

Councillor MH Jones - Minute No 61 (Agenda Item 1) – Personal – Application No 2013/1813 – I know the objector who is a member of staff.

Councillor M Theaker - Minute No 61 (Agenda Item 1) – Personal & Prejudicial – Application No 2013/1813 – I know the objector who is a member of staff and left prior to discussion.

59 **MINUTES.**

RESOLVED that the Minutes of the Meeting of the Area 2 Development Control Committee held on 11 February 2014 be approved as a correct record

60 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

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

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

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

RESOLVED that:

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

(#) (Item 2) Application No. 2013/1546

Two storey rear/side extension and detached outbuilding and insertion of first floor window into existing side elevation at 9 Victoria Road, Waunarlwydd, Swansea.

Mr Reynolds (objector) and Miss Sturgess (applicant) addressed the Committee.

A visual presentation was given.

Application approved contrary to Officer recommendation for the following reason:

That the extension would be in keeping with the character of this specific location and subject to the following conditions:

1. The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2. The proposed first floor windows in the west elevation facing No. 11 Victoria Road, shall be fixed shut and obscure glazed below 1.7 metres above internal floor levels and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the privacy of the neighbouring occupiers.

(#) (Item 3) Application No.2013/1747

Replacement detached garage at 45 Pencaerfenni Park, Crofty, Swansea.

Late letter of support from applicant reported relating to the purchase and renovation of the property and confirmation that garage has been brought off the boundary and the roof pitch of proposed garage been reduced to 3m.

Mrs Rees (objector) and Miss Evans (applicant) addressed the Committee.

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

(#) (Item 1) Application No. 2013/1813

Retention and completion of detached dwelling (amendment to planning permission 2010/1555 granted 10th February 2011) at Land to front of 21 Tycoch Road, Sketty, Swansea.

Mrs Miller (objector) and Mr Davies (applicant) addressed the Committee.

A visual presentation was given.

Application refused contrary to Officer recommendation for the following reason:

The proposed dwelling represents an over intensive form of development which by virtue of its scale and siting would have an unacceptable impact upon the residential amenities of neighbours by virtue of overbearing visual impact, overshadowing and perceived loss of privacy contrary to the provisions of Policies EV1 and HC2 of the City and County of Swansea Unitary Development Plan (2008).

The meeting ended at 3.10 pm

CHAIR