

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

**HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA. ON
TUESDAY, 8 APRIL 2014 AT 2.00 PM**

PRESENT: R Francis-Davies (Chair) presided

Councillor(s)	Councillor(s)	Councillor(s)
A C S Colburn	M H Jones	J A Raynor
D W Cole	A J Jones	T H Rees
A M Cook	S M Jones	R V Smith
J P Curtice	R D Lewis	G J Tanner
W Evans	D J Lewis	M Theaker
E W Fitzgerald	P Lloyd	C M R W D Thomas
T J Hennegan	K E Marsh	M Thomas
Y V Jardine	C L Philpott	

62 **APOLOGIES FOR ABSENCE.**

Apologies for Absence were received from Councillors JE Burtonshaw, L James, J Newbury and C Richards.

63 **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 R Francis-Davies - Minute No 66 (Agenda Item 5) – Personal – Application No 2014/0190 – I know the applicant.

Councillor J A Raynor- Minute No 66 (Agenda Item 11) – Personal – Application No 2014/0190 – I know the applicants.

Councillor C M R W D Thomas - Minute No 66 (Agenda Items 3, 5 & 7) – Personal – Application No's 2013/1804, 2014/0190, 2014/0075 – I know the applicants, and Minute No 66 (Agenda Item 6) – Personal & Prejudicial – Application No 2013/1846 – I know the Applicant & Architect and left prior to discussion.

Councillor M Theaker - Minute No 66 (Agenda Item 10) – Personal & Prejudicial – Application No 2013/1381 – Governor of Gower College, Swansea and left prior to discussion.

64 **MINUTES.**

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

65 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

1) The undermentioned applications were deferred by Officers for the reasons outlined below

(Item 3) Planning Application No.2013/1804

End of terrace dwelling at 730 Mumbles Road, Mumbles, Swansea.

Reason

Following receipt of amended plans.

(Item 4) Planning Application No. 2013/1693

Construction of 3 storey block of 3 self contained apartments and underground parking at 732 Mumbles Road, Mumbles, Swansea.

Reason

Following receipt of amended plans.

2) **RESOLVED** that the following planning application be deferred for the reason outlined below:

(Item 12) Planning Application No. 2014/0117

Change of Use from Video rental store (Class A1) to Estate Agents (Class A2) at Former Blockbuster Video Express, 448 Gower Road, Killay, Swansea.

Report Updated - Page 117 & 118 – Site History. The applications quoted relate to developments to the rear of the application building but overlap in part the current application site. This history is not material to the main policy considerations in this instance.

Reason

For further information regarding the distribution of uses within the District Centre.

66 **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. 2013/1216

One detached dwelling (outline) (Council Development Regulation 4) at Land adjacent to 3 Park Cottages, Dunvant Road, Dunvant, Swansea.

One late letter of objection reported.

(Item 5) Application No. 2014/0190

Detached two storey garage/games room at 1 Overland Road, Langland, Swansea.

Mr King(agent) addressed the Committee. Visuals were displayed as part of his address.

Report Updated as follows-

Highways & Transportation Comments Updated as follows:

The site benefits from 2 access points. One is directly off Overland Road leading to a parking and turning area. The second access is from the lane to the south and is shared with No 1a. The proposed garage and games room is to be accessed from the secondary lane access. If this were the only access available, then the proposed garage would need to be set back further into the site, however as this is a secondary access likely for overnight parking, the proposed layout is considered acceptable. No highways objections.

Late Letter of No Objection from Mumbles Community Council reported.

Application approved contrary to Officer recommendation on the grounds that the proposal would not have an unacceptable impact upon the character and appearance of the locality 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 development hereby approved shall be used wholly in conjunction with and for the enjoyment of the occupants of the existing dwelling house and their family, and shall not be let, sublet or otherwise disposed of as a separate unit of accommodation at

any time.

Reason: It is not considered that the property is suitable for the creation of separate units of accommodation.

(Item 6) Planning Application No. 2013/1846

Single storey rear extension, two storey rear extension, rear bay window, gable roof to side elevation, fenestration alterations, front porch, new vehicular access and detached garage at Picket Mead, The Mead, Newton, Swansea.

Miss Harry(objector) addressed the Committee. Visuals were displayed as part of her address.

A visual presentation was given by Officers.

Late Letter of No Objection from Mumbles Community Council reported.

Add Condition 7:

Prior to the commencement of development details relating to the means of construction and surfacing of the access shall be submitted to an approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that there is no damage to the adjacent protected tree.

(Item 10) Planning Application No. 2013/1381

Demolition of existing Hillhouse Hospital buildings to facilitate construction and expansion of Gower College campus including new teaching blocks, indoor sports barn, motor vehicle valet facility, new entrance pavilion (conference centre), with engineering re-profiling to form development plateaus, revised vehicular access onto Tycoch Road & Cockett Road, internal vehicular and pedestrian circulation routes, new car parking, landscaping and associated works; and reconfiguration / remodelling of existing Tycoch campus buildings with ancillary demolition works (Outline) at Hillhouse Hospital/Gower College, Swansea.

(Item 11) Planning Application No. 2014/0117

Change of use from agricultural land to camp site for 5 touring caravans at Pilton Moor, Pitton Cross, Rhossili, Swansea.

Amended Reason to Condition 1 as follows:

To control the use of the site in the interests of the character and appearance of the Gower AONB.

(Item 13) Planning Application No. 2014/0152

Single storey rear extension at Gower Cottage, Reynoldston, Swansea.

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

(Item 1) Planning Application No. 2013/1212

Two detached dwellings (outline) (Council Development Regulation 4) at Land adjacent to 4 Park Cottages, Dunvant Road, Dunvant, Swansea.

Mr Brown(objector) addressed the Committee. Visuals were displayed as part of his address.

Application refused contrary to Officer recommendation for the following reason:
The proposal constitutes an inappropriate form of development which would have an unacceptable impact upon the existing drainage system and parking provision within the area and be detrimental to highway safety contrary to the provisions of Policies EV1, HC2 and EV33 of the City and County of Swansea Unitary Development Plan (2008)

(Item 7) Planning Application No. 2014/0075

Detached dwelling at Land adjacent to 70 Pennard Road, Kittle, Swansea.

Mr Carlisle(agent) addressed the Committee.

#(Item 8) Planning Application No. 2014/0267

Detached dwelling (outline) at Land opposite 9 Applegrove, Reynoldston. Swansea.

Mr Banks(agent) addressed the Committee.

A visual presentation was given by Officers.

#(Item 9) Planning Application 2014/0110

Two storey rear extension with living accommodation in the roof void and side extension to detached garage at 60 Home Farm Way, Penllergaer, Swansea.

Mr Rainey(objector) addressed the Committee.

A visual presentation was given by Officers.

Additional late correspondence from the applicant reported.

Application refused contrary to Officer recommendation for the following reason:
The proposed two storey rear extension by virtue of its height, scale and massing would have a detrimental impact upon the character of the existing dwelling and the residential amenities of neighbouring occupiers contrary to the provisions of Policies EV1 and HC7 of the City and County of Swansea Unitary Development Plan and the Design Guide for Householder Development (2008).

67 **PLANNING APPLICATION NO.2013/0261 - LAND AT CAE DUKE, LOUGHOR ROAD, LOUGHOR, SWANSEA.**

The Head of Economic Regeneration & Planning reported on the application for the Construction of 106 residential units and associated works, including a new access spine road, public open space, recreational space, surface water attenuation ponds & reed bed, and public footpath linking onto Waun Road which had been approved at Area 2 Committee on 10 December 2013 subject conditions and a Section 106 Planning Obligation.

The details of the proposed S106 agreement were detailed in the report.

He outlined the details of technical legal matters that requires further consideration by the Committee.

Mrs Wright(objector) and Mr Baxter(agent) addressed the Committee.

RESOLVED

(i) that planning permission be GRANTED subject to the conditions detailed in my updated report reproduced at Appendix A and to the applicant entering into a S106 Planning Obligation to provide:

- 30 units of affordable housing on the site;
- an education contribution of £91,832,
- a highways contribution of £73,882;
- management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the local area of play (LAP);
- the revocation of the original S106 in so far as it relates to all the land within the red line of the application site.

(ii) Amend Condition 18 as follows:

Add additional criterion l) "a community and stakeholder liaison process."

(iii) Amend Condition 44 to read as follows:

"There shall be no vehicular access between the site and Waun Road at any time."

(iv) Delete Condition 45

The meeting ended at 3.56 pm

CHAIR