

Report of the Head of Economic Regeneration and Planning

Development Management & Control Committee – 19 June 2014

**Referral of Planning Application Ref 2013/1835
From the Area 1 Planning Committee on 27 May 2014**

LAND TO EAST OF FELINDRE BUSINESS PARK, FELINDRE, SWANSEA

**CONSTRUCTION OF PARK AND RIDE / SHARE CAR PARK (APPROX 480 SPACES)
WITH NEW VEHICULAR ACCESS, SECURITY OFFICE, TOILET, ENGINEERING AND
ASSOCIATED WORKS, INCLUDING LIGHTING, FENCING DRAINAGE ATTENUATION
AND LANDSCAPING (COUNCIL DEVELOPMENT REGULATION 3)**

Purpose:	To determine the above application for the construction of park and ride / share car park at Felindre
Policy Framework:	National and Local Planning Policies.
Reason for Decision:	Statutory responsibility of the Local Planning Authority.
Consultation:	Statutory consultations in accordance with planning regulations as set out in the planning application report contained in Appendix B
Recommendation(s):	APPROVED as set out in the report
Report Author:	David Owen
Finance Officer:	Not applicable
Legal Officer:	Not applicable

1.0 Background

- 1.1 This application was reported to the Area 1 Development Control Committee on the 27 May 2014, with the recommendation that the proposal was an acceptable departure from the provisions of the Development Plan and planning permission should be granted, subject to Conditions.
- 1.2 The Committee subsequently resolved to accept the recommendation of Approval. A plan showing the location of the application site is attached as Appendix A and a copy of my report to the Area 1 Development Control Committee on the 27 May 2014 is attached as Appendix B.

2.0 Planning Policy Issues

- 2.1 The proposed park and ride / share facility will be located to the north-west of Junction 46 of the M4 and to the east of the proposed Felindre Strategic Business Park which is being developed on the site of the former Felindre Tinplate Works.

However, the site has been excluded as part of the developable area within the Felindre Business Park Masterplan and the recently constructed infrastructure / road layout works and proposed site is not allocated as part of the Strategic Business Park employment land designation under Policy EC1.

- 2.2 The proposal therefore constitutes development within the open countryside where the policy aspirations under UDP Policies EV21 and EV22 apply. However, the site of the proposed park and ride facility application was formerly part of the Felindre Tinplate Works and having regard to the relationship to the existing infrastructure provision within the area, namely the proposed Felindre Business Park, the B4489 and the Swansea North Electricity Sub-Station, the development of the park and ride / share facility at this location would be considered to be visually acceptable which would not prejudicially impact upon the intentions of UDP Policies EV21 and EV22 which seek to conserve and enhance the open countryside. The development of this site as a park and ride / share facility is therefore considered to be a justifiable departure to the Development Plan.
- 2.3 Approval is therefore recommended as a Departure to the adopted Development Plan Policy.

3.0 Recommendation

3.1 It is recommended that:

- (i) The application is **APPROVED** as a Departure from the Development Plan subject to conditions as set out in my report to the Area 1 Development Control Committee, attached as Appendix B.

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.

Appendices:

APPENDIX A – Plan

APPENDIX B – Committee Report