

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

**HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 3 JUNE 2014 AT 2.00 PM**

PRESENT:

Councillor(s)	Councillor(s)	Councillor(s)
J C Bayliss	T J Hennegan	P Lloyd
J E Burtonshaw	L James	K E Marsh
N S Bradley	Y V Jardine	G Owens
R A Clay	M H Jones	C L Philpott
A C S Colburn	A J Jones	J A Raynor
D W Cole	S M Jones	T H Rees
A M Cook	R D Lewis	R V Smith
W Evans	D J Lewis	G J Tanner
E W Fitzgerald	P Lloyd	

Also Present: Councillor L Tyler-Lloyd

1 ELECTION OF CHAIR FOR THE 2014 - 2015 MUNICIPAL YEAR.

RESOLVED that Councillor R Francis-Davies be elected Chair for the ensuing municipal year.

2 ELECTION OF VICE CHAIR FOR THE 2014 - 2015 MUNICIPAL YEAR.

RESOLVED that Councillor P Lloyd be elected Vice Chair for the ensuing municipal year.

(COUNCILLOR P LLOYD PRESIDED)

3 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors J P Curtice, R Francis-Davies, J Newbury, C Richards R J Stanton and M Theaker.

4 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 T J Hennegan – Minute No 7 (Item 3) - Application No 2014/0379 personal – I know one of the objectors.

Councillor L James – Minute No 7 (Items 4, 5 and 11) - Personal – Application No's – 2014/0224, 2013/1745 and 2014/0295 – Member of Gower Society.

Councillor S M Jones – Minute No 7 (Item 8) – Personal - Application No 2013/1366 – I know the applicant.

Councillor C L Philpott – Minute No 7 (Item 1) – Personal and prejudicial – Application No 2014/0264 - predetermination of application – left prior to discussion thereof.

5 **MINUTES.**

RESOLVED that the Minutes of the Meeting of the Area 2 Development Control Committee held on 8 April 2014 be approved as a correct record.

6 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

RESOLVED that

1) The following planning applications be deferred for the reason outlined below:

(Item 1) Planning Application No 2014/0264

Part two storey part first floor front/ side extension at 4 Sketty Park Close, Sketty.

Reason

To allow the submission of revised plans.

Report Updated

The applicant's agent had requested that the application be deferred to allow the submission of further revisions.

Report updated:

Amended Plan 4SPC/003Rev B has been received 2 June 2014 which shows an obscurely glazed bathroom window to the rear in place of a bedroom window within the 2 storey side extension. This has removed the unacceptable overlooking impact and as such the reason for refusal No 2, has been overcome and can be deleted.

The revised plan also shows a small set down of the 2 storey extension by 0.5m, however, this is not sufficient to overcome the reason for refusal No 1 and as such the reason for refusal still stands

(Item 4) Planning Application No 2014/0224

Construction of ten holiday units and use of existing building as ancillary reception at Blackhills Nursery, Blackhills Lane, Fairwood.

Reason

To allow the applicant to submit further information to address the policy issues raised.

Report Updated

The applicants agent had requested that the application be deferred to allow the submission of further information to address issues.

(Item 11) Planning Application No 2014/0295

Retention of agricultural building on land at rear of 62 Station Road, Llanmorlais.

Reason

For clarification of the site history.

(Item 12) Planning Application No 2014/0513

Two storey side extension, fenestration alterations, alterations to access, alterations to boundary wall and front porch at Penrhallt House, 1 Malthall, Llanrhidian.

Reason

For further negotiation.

Report Updated

The applicants agent had requested that the application be deferred to allow further negotiations.

2) The following planning application be deferred for a site visit for the reason outlined below:

(Item 10) Planning Application No 2014/0223

Detached dwelling and part two storey part single storey rear extension and front canopy to No 86 Saunders Way, Sketty.

Reason

To assess the impact upon neighbours.

7 **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 6) Application No 2014/0343

One non – illuminated post mounted entrance sign, and 4 externally illuminated fascia signs and 2 wall mounted information signs on proposed customer shopping collection building at Asda Stores Ltd, Heol Y Mynydd, Gorseinon

Mr Ross Bowen (agent) addressed the Committee.

#(Item 7) Application No 2014/0344

Customer shopping collection building and canopy at Asda Stores Ltd, Heol Y Mynydd, Gorseinon.

Mr Ross Bowen (agent) addressed the Committee.

#(Item 9) Application No 2014/0146

Change of use from video rental store (Class A1) to Estate Agents (Class A2) at former Blockbuster Video Express, 448 Gower Road, Killay.

Mr Adrian Phillips (agent) addressed the Committee.

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

(Item 2) Application No 2014/ 0005

Incorporation of land into residential curtilage on land to the rear of 11 Llys Le Breos, Mayals.

Application refused contrary to the officers recommendation for the following reason:-

Reason

The proposal would represent an incongruous form of development which would be detrimental to the visual amenities of the area contrary to the provisions of Policy

EV1 and EV26 of the City and County of Swansea Unitary Development Plan (2008).

Report was updated as follows:-

Page 20, this application was reported to Committee at the request of Councillor Linda Tyler-Lloyd.

#(Item 3) Application No 2014/0379

Retention of front wall and fencing to a maximum height of 2m at 5 Clyne Crescent, Mayals.

Ms Jumin Lang (applicant) addressed the committee.

(3) the undermentioned planning application **BE REFERRED** to the Development Management and Control Committee with a recommendation that it be approved, contrary to the officers recommendation on the grounds that the new dwelling would serve a long standing sawmill business which makes a significant contribution to the rural economy and would not result in a detrimental impact upon the character and appearance of the area.

#(Item 5) Application No 2013/1745

Detached dwelling in association with sawmill (outline) at Cilibion Saw Mills, Cilibion.

Mr David Cowley (applicant) addressed the Committee.

The report was updated as follows:

Page 40 – Bullet points 6 – 12 should read 1 – 6.

Letter from Gower Chiropractic Centre confirming that the applicants father had been treated for joint conditions.

(4) that the Welsh Government be informed that had the appeal not been made, the City and County of Swansea would have refused the application contrary to the officers recommendation, for the undermentioned reason:

#(Item 8) Application No 2013/1366

Retention and completion of replacement dwelling (amendment to planning permission 2011/1339 granted on 28 March 2013) at 27 Slade Road Newton

Mr John Oats (objector) addressed the Committee.

It was requested that it the Welsh Government be informed that the majority of members voted in favour of this decision.

Reason

Retention of the dwelling, by virtue of its siting, scale and height would have a Detrimental impact upon the residential amenities of the occupiers of neighbouring dwellings contrary to the provisions of Policies EV1, EV2 and HC2 of the City and County of Swansea Unitary Development Plan (2008)

The report was updated as follows:

Page 64 and 65 – Site History

Planning Application Ref 2010/0483 and 2011/1339 relate specifically to this site.

Page 67, second paragraph the site was occupied by a low lying small detached bungalow which has been demolished.

The meeting ended at 4.10p.m.

CHAIR