

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

**HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 1 JULY 2014 AT 2.00 PM**

PRESENT: Councillor R Francis-Davies (Chair) Presided

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

8 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors NS Bradley, JE Burtonshaw, JP Curtice, DJ Lewis, MH Jones and C Richards.

9 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS FROM MEMBERS.

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

Councillor L James – Minute Nos.11 & 12 – Personal - (Items 3,6,7,9 & 10) - Application No's 2013/1233, 2014/0603, 2014/0295, 2014/0518 & 2014/0541 - as Member of the Gower Society.

Councillor RD Lewis – Minute No.12 – Personal & Prejudicial (Item 1) Application No. 2014/0248 – Made Statement under Paragraph 14(2) of the Code and left prior to discussion.

Councillor JA Raynor – Minute No.12 – Personal & Prejudicial (Item 5) – Application No.2014/0638 – I know the owner and rent land from him and left prior to discussion.

Councillor CMWRD Thomas – Minute No.12 – Personal (Items 2 & 9) – Application No's 2014/0335 & 2014/0518.

Councillor M Thomas – Minute No. 12 – Personal (Item 7) – Application No. 2014/0295 – I know both the applicant and the objector.

10 **MINUTES.**

RESOLVED that the Minutes of the Meeting of the Area 2 Development Control Committee held on 3 June 2014 be approved as a correct record subject to Minute No.4 - Declarations of Interests being amended to read Councillor CL Philpott declared in Minute No 6 not 7.

11 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

RESOLVED that:

1) the following applications be deferred for **SITE VISITS** for the reasons indicated below:

(Item 7) Planning Application No.2014/0295

Land rear of 62 Station Road, Llanmorlais, Swansea.

Reason

To assess the extent of the agricultural use.

(Item 8) Planning Application No.2014/0507

1 Silver Close, West Cross, Swansea.

Reason

To assess the impact upon the area

(Item 11) Planning Application No.2014/0571

Former petrol station, Eversley Road, Sketty, Swansea

Reason

To assess parking and highway issues

2) the undermentioned planning application be deferred under the **two stage voting process** for further officer advice on reasons for refusal on flood risk grounds and for further comment from NRW on grounds that the Authority was not willing to accept a 50 year lifetime of development for this application.

(Item 6) Planning Application No.2014/060

The Long House, Stavel Hagar, Llanrhidian.

12 **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 1) Planning Application No.2014/0248

Demolition of existing building and construction of new building to provide 7 two bedroom residential units at 15 Overland Road, Mumbles, Swansea.

Mr Page & Mr Short (objectors) and Mr Evans (agent) addressed the committee.

A visual presentation was given.

Following condition added: *The Juliet balconies indicated on the proposed north west elevation facing Overland Close shall be removed and the doors replaced with windows in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.*
Reason: *In the interests of the amenities of the neighbouring occupiers.*

Amend Condition 10: 3rd & 4th Line – “south western” should read “north west” elevation.

Additional Informative Added: *The developer is advised that the provisions of the Party Wall etc Act may be applicable to the proposal and is advised to seek appropriate advice prior to any work commencing on site.*

(Item 2) Planning Application No.2014/0335

Replacement detached dwelling at 109 Higher Lane, Langland, Swansea.

Mr Snelling (objector) addressed the committee.

A visual presentation was given.

(Item 3) Planning Application No. 2013/1733

Demolition of existing buildings and structures and construction of 4 detached dwellings with detached garages, 1 detached dwelling with attached garage, 15 detached dwellings with integral garages, two pairs of 2 bedroomed dwellings, a terrace of 3 x 2 bedroomed dwellings, new access, landscaping and associated works at White Knight Gardens Nursery, Oldway, Bishopston, Swansea.

Mrs Lewis (agent) addressed the committee.

Approved subject to the conditions in the report and the additional/amended conditions detailed below and subject to S106 Planning Obligation requiring:

The provision of 7 units of affordable housing on the site,

The revocation of the original S52 Agreement in so far as it relates to all the land within the red line of the application site.

Additional condition added as follows:

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 development has submitted a remediation strategy to the local planning authority detailing how this unsuspected

contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: *To prevent pollution of controlled waters.*

Condition 13 amended to read as follows:

The construction phase of the development shall not be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved by the Local Planning Authority. Such a scheme shall be implemented prior to the construction of any impermeable surfaces draining to this system, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the provision of a satisfactory means of surface water disposal.*

Condition 18 amended to read as follows:

Prior to the commencement of work on the house indicated as B1 in the Ecological Assessment a "Bat Licence" shall be obtained from NRW and a copy submitted to and approved in writing by the local planning authority. The mitigation measures proposed in the accompanying mitigation/ method statement should form part of the "licence to disturb" application. The approved details shall be retained as such unless agreed in writing by the Local Planning Authority.

Reason: *In order to ensure that the development complies with the Conservation of Habitats and Species Regulation 2010 and to secure the protection of Listed European Protected Species.*

The report was updated as follows:

Further legal advice received in respect of the existing Section 52 Agreement.

One further letter from NRW raising no objections subject to conditions.

The Gower Society object due to the loss of the green area within the village, overdevelopment of the site, lack of regard for aesthetic design, EV18 requirements for affordable housing and on grounds that this is not regarded as small scale rounding off.

7 additional letters of objection reiterating previous concerns.

(Item 4) Planning Application No.2014/0135

Conversion of former smithy to holiday accommodation, increase in ridge height and construction of 2m stone wall at the Former Smithy, Reynoldston, Swansea.

Dr Murphy (objector) addressed the committee.

Additional Condition added as follows:

All foul water from the development hereby approved must be disposed of via the mains sewer and no works shall commence until details of foul, surface and land drainage works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the works have been completed in accordance with the approved details.

Reason: *To ensure a satisfactory means of drainage.*

The report was updated as follows:

One further letter of comment raising concerns regarding the potential use of non mains drainage.

NRW – no objection subject to conditions.

Page 59 – 3rd paragraph, 3rd line - delete sentence

The proposed outdoor space is limited in scale and is in a concealed location at the 'back' of the development at the southern elevation where it has a lesser visual impact and will not impinge on the sense of openness around the green focal space and will not detrimentally affect the wider conservation area"

and replace with:

The proposed outdoor space is limited in scale and would be located at the front of the development at the northern elevation and would be bound by a 1.5m high stone boundary wall which would tie in with the existing stone boundary wall adjacent to the site, thus ensuring the small area of outdoor space would blend in within the locality."

(Item 5) Planning Application No. 2014/0638

Construction of an extension to join two existing barns at Tankey Lake Farm, Llangennith, Swansea.

(Item 9) Planning Application No.2014/0518

Two single storey side extensions, first floor side extension, two storey rear extension and two rear balconies to existing pair of dwellings to provide 4 no. self contained holiday lets at Brynfield Cottage and Sanctuary Cottage, Reynoldston.

(Item 10) Planning Application No.2014/0571

Front porch, detached garage and two rear gable features at Honeysuckle Cottage, Oxwich, Swansea.

(Item 12) Planning Application No.2012/0596

Retention and completion of two storey side extension, retaining wall and new access at Mount Pleasant, Llanrhidian, Swansea.

The meeting ended at 3.55 pm

CHAIR