

## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE DEVELOPMENT MANAGEMENT AND CONTROL COMMITTEE

HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON  
THURSDAY, 19 JUNE 2014 AT 5.00 PM

**PRESENT:** Councillor R Francis-Davies (Chair) Presided

<b>Councillor(s)</b>	<b>Councillor(s)</b>	<b>Councillor(s)</b>
J C Bayliss	T J Hennegan	K E Marsh
P M Black	C A Holley	P M Matthews
N S Bradley	P R Hood-Williams	P M Meara
R A Clay	B Hopkins	B G Owen
U C Clay	D H Hopkins	G Owens
A C S Colburn	L James	J A Raynor
D W Cole	A J Jones	R V Smith
A M Cook	J W Jones	R C Stewart
S E Crouch	M H Jones	D G Sullivan
N J Davies	S M Jones	G J Tanner
P Downing	E T Kirchner	C M R W D Thomas
W Evans	A S Lewis	M Thomas
E W Fitzgerald	R D Lewis	L J Tyler-Lloyd
F M Gordon	P Lloyd	T M White
J E C Harris		

#### **7 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors JE Burtonshaw, JP Curtice, WJF Davies, AM Day, CR Doyle, VM Evans, JA Hale, YV Jardine, ET Kirchner, DS Lewis, CE Lloyd, HM Morris, J Newbury, D Phillips, CL Philpott, TH Rees, IM Richard, C Richards, PB Smith, RJ Stanton, M Theaker, C Thomas, DWW Thomas, LG Thomas, GD Walker and LV Walton.

#### **8 DISCLOSURES OF PERSONAL & PREJUDICIAL INTERESTS.**

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

Councillor JC Bayliss – Minute No 12 (Item 6 - Application No. 2008/1615) – Personal - Substitute Director of SSMC.

Councillor PM Black – Minute No 12 (Item 6 - Application No. 2008/1615) – Personal – Swansea City FC Season Ticket Holder.

Councillor NS Bradley – Minute No 12 (Item 6 - Application No. 2008/1615) – Personal - Director of SSMC.

Councillor ET Kirchner – Minute No 13 (Item 7 - Application No. 2013/1745) – Personal – Purchased wood from premises.

Councillor L James – Minute No 13 (Item 7 - Application No. 2013/1745) – Personal – Member of the Gower Society.

Councillor AS Lewis - Minute No 10 (Item 4 – Application No. 2013/1835) – Personal - Parents live in vicinity of DVLA and are subject to adverse parking issues.

Councillor RD Lewis - Minute No 13 (Item 7 - Application No. 2013/1745) – Personal – Member of the Mid & West Wales Fire Authority.

9 **MINUTES.**

**RESOLVED** that the minutes of the meetings of the Development Management & Control Committees held on 17 April & 8 May 2014 be agreed as a correct record.

10 **PLANNING APPLICATION 2013/1835 - LAND TO EAST OF FELINDRE BUSINESS PARK, FELINDRE, SWANSEA.**

The Head of Economic Regeneration & Planning submitted a report to determine the application for the construction of a park and ride/share car park.

The application had been reported to the Area 1 Development Control Committee on 27 May 2014. The application was referred to the Development Management and Control Committee with a recommendation that planning permission be granted subject to conditions, as the proposal was an acceptable departure from the Development Plan.

A plan showing the location of the application site was attached at Appendix A, together with a copy of the report to the Area 1 Development Control Committee at Appendix B.

**RESOLVED** that the application **BE APPROVED** as a departure from the Development Plan subject to the conditions set out in the report to the Area 1 Development Control Committee, attached as Appendix B.

11 **PLANNING APPLICATION 2013/1441 - LAND ADJACENT TO LLYS PENTRE, LLANGYFELACH ROAD, BRYNHYFRYD, SWANSEA.**

The Head of Economic Regeneration & Planning submitted a report to determine the application for a new primary care centre with pharmacy and associated parking and works.

The application had been reported to the Area 1 Development Control Committee on 27 May 2014. The application was referred to the Development Management and Control Committee with a recommendation that planning permission be granted subject to conditions, as the proposal was an acceptable departure from the Development Plan.

A plan showing the location of the application site was attached at Appendix A, together with a copy of the report to the Area 1 Development Control Committee at Appendix B.

**RESOLVED** that subject to there being no new material planning objections in relation to the principle of development on the greenspace system by 8 July 2014 the application **BE APPROVED** as a departure from the Development Plan subject to the conditions set out in the report to the Area 1 Development Control Committee, attached as Appendix B together with an additional condition to provide advertisement signage at the site entrance.

12 **PLANNING APPLICATION 2008/1615 - BERNARD HASTIE AND CO AND ADJACENT MALIPHANT SIDINGS, MORFA ROAD, SWANSEA.**

The Head of Economic Regeneration & Planning submitted a report to determine the application for residential redevelopment of the site at the former Bernard Hastie & Co Site.

The application had been reported to the Area 1 Development Control Committee on 27 May 2014. The application was referred to the Development Management and Control Committee with a recommendation that planning permission be granted subject to conditions, as the proposal was an acceptable departure from the Development Plan.

A plan showing the location of the application site was attached at Appendix A, together with a copy of the report to the Area 1 Development Control Committee at Appendix B.

Report updated as follows – The applicants have provided an update in respect of archaeology and cost. The developers archaeologists have been in further discussion with GGAT following the initial works and the submission of their report. GGAT have advised the following:

*Based on this report, we are likely to recommend a Section 23 intensive watching brief condition (WSI with contingency arrangements for unexpected discoveries, then strip and record any structures, features associated with the earlier industrial activity on the site).*

The developers indicate they have obtained an estimate of the cost of the works amounting to £75,000 including equipment. The Archaeological work o date has been £20,000. Together these add further to the abnormal costs associated with developing the site. The cost of archaeology is therefore likely to be in the region of a further £95,000 without allowing for any unexpected discoveries. This raises the abnormal costs to £1.5m.

**RESOLVED** that the application **BE APPROVED** subject to the conditions set out in the report to the Area 1 Development Control Committee, attached as Appendix B and to a S106 Obligation and that officers negotiate with the applicants/developers regarding S106 requirements.

13 **PLANNING APPLICATION 2013/1745 - CILIBION SAW MILLS, CILIBION, SWANSEA.**

The Head of Economic Regeneration & Planning submitted a report to determine the application for a detached dwelling.

Mr Cowley(applicant) spoke in support of the application. Visuals were displayed as part of his address.

The application had been reported to the Area 2 Development Control Committee on 3 June 2014. The application was referred to the Development Management and Control Committee contrary to Officer recommendation with a recommendation that planning permission be granted subject to a Section 106 agreement to tie the occupation of the dwelling to the sawmill.

A plan showing the location of the application site was attached at Appendix A, together with a copy of the report to the Area 2 Development Control Committee at Appendix B.

**RESOLVED** that the application **BE APPROVED** contrary to Officer recommendation as a departure from the Development Plan subject to the conditions set out in the report attached as Appendix C and for the reason outlined below.

Reason

The new dwelling was justified to serve a long standing 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 and subject to a S106 Obligation to tie the dwelling to the sawmill.

The meeting ended at 5.57 pm

**CHAIR**