

Report of the Head of Economic Regeneration & Planning

To Development Management & Control Committee – 14 August 2014

Referral of Planning Application Ref: 2014/0417

From Area 2 Development Control Committee on 29th July 2014

LAND OFF MONKSLAND ROAD, SCURLAGE, GOWER
SWANSEA

CONSTRUCTION OF 14 NO. RESIDENTIAL DWELLINGS AND ASSOCIATED
WORKS

Purpose:	To determine the planning application for the construction of 14 no. residential dwellings and associated works.
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):	Approve subject to a S106 Planning Obligation as set out in the report
Report Author:	Ryan Thomas
Finance Officer:	<i>Not applicable</i>
Legal Officer:	<i>Not applicable</i>

1.0 Background

- 1.1 This application was reported to Area 2 Development Control Committee on the 29th July 2014, which resolved that this application be referred to Development, Management and Control Committee with a recommendation that planning permission be approved as an acceptable Departure from the provisions of the Development Plan subject to conditions and to a S106 Obligation in respect of the provisions of 100% affordable housing which shall be DQR compliant.
- 1.2 A plan showing the location of the application site is attached as Appendix A. The report was verbally amended to correct a typographical error and amend the wording of condition 6 and a copy of my updated report to the Area 2 Development Control Committee on the 29th July 2014 attached as Appendix B.

2.0 Planning Policy Issues

- 2.1 The site is situated outside the village, on the periphery of Scurlage and the proposal would result in the rounding off of the northern end of the village. The site forms part of larger parcel of land which was identified in the previously extant Swansea Local Plan Review No1 for affordable housing. Whilst Policy EV16 allows for small scale development within named settlements such as Scurlage, this policy alone would not render the proposal acceptable in principle. However when read in conjunction with Policy EV18 – Local Needs Affordable Housing and in particular Amplification 1.6.9, this acknowledges that Scurlage has the potential to provide local needs affordable housing on land adjacent to the Health Centre.
- 2.2 Having consulted the Director of Regeneration and Housing, it is acknowledged that there is a high demand for affordable housing in the Gower area and as a consequence there is support for bringing forward this site for affordable housing as a departure from the provisions of the Development Plan. It would be a requirement however that the site be developed for 100% affordable housing units would be flexible to meet the tenure requirement at occupation (i.e tenure neutral). All affordable housing units would have to be DQR compliant.
- 2.3 In terms of sustainability the site is situated adjacent to the identified small village of Scurlage along a main bus route to Swansea and is within close proximity to the local school and other community facilities and as such the future residents would not be solely reliant on private car as a method of transport.
- 2.4 Therefore given the identified need for affordable housing in the area given that the proposal is considered to satisfactorily address issues relating to ecology, residential amenity, visual amenity, ecology, drainage and highway safety the principle of local need affordable housing at this location is considered acceptable in this instance and the release of this land as a departure from Policy EV16 is supported in principle.

3.0 Financial Implications

- 3.1 There are no financial implications associated with this report.

4.0 Legal Implications

- 4.1 There are no legal implications associated with this report.

5.0 Recommendation

- 5.1 It is recommended that the application be approved as a Departure from the provisions of the Development Plan subjected to the developer entering into a Section 106 Obligation to provide 100% affordable housing units on the site, which shall be DQR compliant and subject to the updated conditions detailed in my report to Area 2 Development Control Committee on the 29th July 2014 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 – Location Plan

Appendix B – Committee Report

Contact Officer: Ryan Thomas
Date of Production: 1st August 2014

Extension No.: 5731
Document Name: Scurlage