

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 1 DEVELOPMENT CONTROL COMMITTEE

HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY 22 JULY 2014 AT 2.00 P.M.

PRESENT: Councillor R Francis-Davies (Chair) presided

Councillor(s):

J C Bayliss
U C Clay
S E Crouch
N J Davies
P Downing
F M Gordon
J A Hale
D J Hennigan

Councillor(s):

B Hopkins
J W Jones
E T Kirchner
A S Lewis
C E Lloyd
P Lloyd
P M Meara
J Newbury

Councillor(s):

B G Owen
I M Richard
P B Smith
L G Thomas
G D Walker
L V Walton
T M White

15. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors C R Doyle, C A Holley, K E Marsh, D G Sullivan and C Thomas.

16. **DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS**

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interest was declared:

Councillor R Francis-Davies - Minute No. 19 - Planning Application No. 2014/0628 - 82, The Kingsway, Swansea - Shareholder in Picton Arcade (Swansea) Ltd - personal.

17. **MINUTES**

RESOLVED that the Minutes of the meeting of the Area 1 Development Control Committee held on 24 June 2014 be approved as a correct record subject to the following amendment:

Minute No. 11

Add the following interest for Councillor R Francis-Davies - Minute No. 14 (Item 2 - Application No. 2014/0076) - one of the objectors is known to me - personal.

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18. **ITEMS FOR DEFERRAL/WITHDRAWAL**

There were none.

19. **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

The Head of Economic Regeneration and Planning submitted a series of planning applications. Amendments to this schedule were reported and are indicated below by (#).

RESOLVED that:

- (1) the undermentioned planning applications **BE APPROVED** contrary to recommendations for the reasons indicated below:

(Item 1) Application No. 2014/0615

Change of use of ground floor into two self-contained flats with external alterations at 80 Oxford Street, Swansea.

Mrs Waygood (Applicant) addressed the Committee.

(**NOTED** a correction of a typing error in paragraph 2, line 4 on page 13. The year should be "2012" not "2010".)

The officer recommendation of refusal was not accepted as the proposal was considered to improve community sustainability and cohesion.

Application approved contrary to recommendations subject to the following conditions:

The development hereby permitted shall begin not later than five years from the date of this decision.

Reasons

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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2. Before the development hereby permitted begins arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that no resident of the additional flat shall obtain a residents parking permit within any controlled parking zone which may be in force.

Reason

In the interest of highway safety.

(Item 2) Application No. 2014/0745

Part first floor, part single storey rear extension at 23 Vincent Street, Swansea.

Mr L Thomas (Applicant) addressed the Committee.

Recommendation of refusal not accepted as the proposal was not considered to have an unacceptable impact on the residential amenity of adjoining occupiers.

Application approved contrary to recommendation subject to the following conditions:

1. The development hereby permitted shall begin not later than five years from the date of this decision.

Reason

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The external finishes used in the development hereby approved shall match those of the existing building.

Reason

In the interest of visual amenity.

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(Item 3) Application No. 2014/0737

Change of use of ground floor garage to a self-contained flat at 14a Brynmill Avenue, Brynmill, Swansea.

Mr G Carlisle (Agent) addressed the Committee.

Recommendation of refusal not accepted as the benefits of the visual amenity of the area as a result of the proposed development were considered to outweigh any harm to highway safety.

Application approved contrary to recommendations subject to the following conditions:

1. The development hereby permitted shall begin not later than five years from the date of this decision.

Reasons

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until a scheme for the reinstatement of the footway to the front of the property has been submitted to and approved in writing by the Local Planning Authority. The scheme, as approved, shall be undertaken in accordance with the approved plans prior to the use hereby approved commencing.

3. In the interests of pedestrian and highway safety.

(2) the undermentioned planning applications **BE APPROVED** for the reasons indicated below:

(Item 5) Application No. 2014/0628

Change of use from a bank (Class A2) to café/take-away (Class A3) at 82, The Kingsway, Swansea.

Recommendation of approval accepted subject to the following additional condition:

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4. The premises shall not be open for customers outside of the following hours: Monday - Saturday: 08:00 hours - 01:00 hours the following morning; Sundays: 08:00 hours - midnight.

Reasons

1. In the interests of the residential amenity of current and future occupiers of the nearby area.

(3) the undermentioned planning applications **BE REFUSED** for the reasons indicated below:

(Item 4) Application No. 2014/0764

Change of use from residential (Class C3) to seven bed HMO at 4, Rosehill Terrace, Swansea.

Recommendation of approval not accepted.

Application refused contrary to recommendation for the following reasons:

Reasons

1. The proposal fails to provide adequate off-street parking provision in accordance with adopted parking standards and would result in additional pressure for on-street parking, including existing residents only parking areas, within the vicinity of the site to the detriment of highway safety and the free flow of traffic, contrary to Policies EV1, HC5 and AS6 of the City and County of Swansea Unitary Development Plan.

2. The proposed development, by virtue of the number of bedrooms, represents an over intensive use of the building, and would have a detrimental impact upon the residential amenities of the occupiers of neighbouring properties by virtue of general noise and disturbance. The proposal is therefore contrary to Policies EV1 and HC5 of the Unitary Development Plan 2008.

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- (4) the undermentioned planning application **BE REFERRED** to the **DEVELOPMENT MANAGEMENT AND CONTROL COMMITTEE** with a recommendation that the application be **APPROVED** for the reasons indicated below:

(Item 6) Application No. 2014/0765

Construction of retail unit (Class A1) (amendment to Planning Permission No. 2013/1616 granted for the construction of four retail units (Class A3) with associated works) at land at Heron Way, Swansea Enterprise Park, Swansea.

In accordance with the recommendation, the application be referred to the Development Management and Control Committee with a recommendation that the application be approved, subject to the following conditions and the applicant entering into a Section 106 planning obligation to provide a contribution of £25,000 to fund regeneration initiatives within Morriston District Centre and subject to the following additional condition:

7. The development hereby approved shall be constructed in conjunction with the adjoining units (units 2-4), as shown on Approved Plan SP311(G)-P106 and shall not be a stand alone structure.

Reason

To ensure the development is implemented as part of a wider scheme to develop the site and to ensure adequate infrastructure to serve the development is provided.

The meeting ended 3.00 p.m.

CHAIR