

## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE AREA 1 DEVELOPMENT CONTROL COMMITTEE

HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON  
TUESDAY, 19 AUGUST 2014 AT 2.00 PM

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

<b>Councillor(s)</b>	<b>Councillor(s)</b>	<b>Councillor(s)</b>
J C Bayliss	J A Hale	P Lloyd
U C Clay	J E C Harris	K E Marsh
S E Crouch	C A Holley	P M Meara
N J Davies	J W Jones	H M Morris
P Downing	E T Kirchner	B G Owen
C R Doyle	R D Lewis	P B Smith
V A Evans	C E Lloyd	T M White
F M Gordon		

#### 20 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors B Hopkins, AS Lewis, J Newbury, PM Matthews, IM Richard, DG Sullivan, C Thomas, LG Thomas, GD Walker & LV Walton.

#### 21 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

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

Councillor R Francis-Davies - Minute No.24 - Planning Application No.2014/0892(Item 1) – Personal – I know one of the objectors.

Councillor CA Holley - Minute No.24 - Planning Application No.2014/0892(Item 1) – Personal – I know one of the objectors.

#### 22 **MINUTES.**

**RESOLVED** that the Minutes of the meeting of the Area 1 Development Control Committee held on 22 July 2014 be approved as a correct record.

#### 23 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None

24 **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** subject to the conditions in the report and/or indicated below

**(#)(Item 2) Application No.2014/0589**

Change of use from a guest house (Class C2) to a 10 bed HMO at 278 Oystermouth Road, Swansea.

Condition 3 be amended to read:-

Before the development hereby permitted is occupied arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force on in the local area at any time.

Reason: In the interest of highway safety.

**(#) (Item 3) Application No.2014/0819**

Change of use from a guest house (Class C2) to a 7 bed HMO, replacement ground floor door with a window, and blocking up of one ground floor window on side elevation at The Bayswater, 322 Oystermouth Road, Swansea.

Report updated as follows:- reference under site history to 2012/1047 should be deleted as this refers to the adjoining property, No.320 Oystermouth Road.

Condition 4 be amended to read:-

Before the development hereby permitted is occupied arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force on in the local area at any time.

Reason: In the interest of highway safety.

(2) the undermentioned planning application **BE REFUSED** for the reasons indicated below:

**(#) (Item 1) Application No.2014/0892**

Retention and alteration of detached dwelling house on Plot 2 (amendment to planning permission 2007/0230 granted on appeal 21st July 2008) at Plot 22 (no. 38) Ladysmith Road, Treboeth, Swansea.

Mr Chapman(objector) and Mr Baxter(agent) addressed the Committee.

Report updated as follows:- Insert at start of Condition 2 "within three months of the date of this consent"

Minutes of the Area 1 Development Control Committee (19.08.2014)  
Cont'd

Application refused contrary to officer recommendations for the following reasons:  
The proposal by virtue of its size, height and close proximity to Nos. 57 and 59 Gelli Aur will have a significant overbearing impact which is to the detriment of the residential amenity of the occupiers of those dwellings and is contrary to policies EV1 and HC2 of the City and County of Swansea Unitary Development Plan (2008) and the Supplementary Planning Guidance 'Places to Live: Residential Design Guide' 2014.

The meeting ended at 2.25 pm

**CHAIR**