

CITY AND COUNTY OF SWANSEA

MINUTES OF THE AREA 2 DEVELOPMENT CONTROL COMMITTEE

HELD AT THE COUNCIL CHAMBER, CIVIC CENTRE, SWANSEA ON
TUESDAY, 16 DECEMBER 2014 AT 2.00 PM

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
J C Bayliss	W Evans	R D Lewis
R A Clay	E W Fitzgerald	K E Marsh
J E Burtonshaw	R Francis-Davies	J A Raynor
M C Child	T J Hennegan	T H Rees
A C S Colburn	L James	R V Smith
D W Cole	Y V Jardine	D W W Thomas
A M Cook	M H Jones	C M R W D Thomas
J P Curtice	S M Jones	M Thomas

42 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors NS Bradley, AJ Jones, DJ Lewis, J Newbury, CL Philpott, C Richards and GJ Tanner.

43 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS FROM MEMBERS.**

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

Councillor ACS Colburn – Personal – Planning Application No.2014/0885(Item 8) – I have spoken to all parties involved in the application – made statement on application and left prior to decision.

Councillor AM Cook – Personal – Planning Application No.2014/1209(Item 5) - I know the residents.

Councillor L James - Personal – Planning Application Nos.2014/1368, 2014/1584, 2014/1470 (Items 3, 4 & 11) – Member of the Gower Society.

Councillor CMRWD Thomas - Personal – Planning Application Nos. 2014/0927(Item 10 – I know the architect) and 2014/170 (Item 11 – I know both applicant & agent)

44 **MINUTES.**

RESOLVED that the Minutes of the Area 2 Development Control Committee held on 18 November 2014 be approved as a correct record.

45 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

1) The following application was deferred by Officers for the reasons indicated below:

Confirmation of TPO No.P17.7.4.568 – Oystermouth Court, Swansea. (Agenda Item 6)

Reason – For further legal and procedural advice.

2) **RESOLVED** that the following application be deferred for the reasons indicated below:

#(Item 8) Planning Application No.2014/0885 - 2 x second floor rear extensions to form 3 additional bedrooms, rear raised terrace, external staircase and alterations to the existing flue at Ocean Living, 734 Mumbles Road, Mumbles, Swansea.

Note: Prior to deferral
A visual presentation was given.

Mr Jenkins(objector) addressed Committee.

Late correspondence indicating no objection from Mumbles Community Council.

Reason

In order to allow the Planning Department to negotiate an amended scheme with the applicant/agent, as the existing scheme is considered by Committee to adversely affect the living conditions of the neighbouring occupiers.

46 **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 application **BE APPROVED** subject to the conditions in the report and/or indicated below:

#(Item 3) Planning Application No.2014/1368 - Retention of rear dormer, retention of front rooflights and construction of single storey side extension at Kittiwakes, Rhossili, Swansea.

A visual presentation was given.

Mrs Glynternick(objector) and Mr Cullen(agent) addressed Committee.

#(Item 5) Planning Application No.2014/1209 - Three pairs of semi-detached dwellings at Land to the rear of 114 Brithwen Road, Waunarlwydd, Swansea.

A visual presentation was given.

Mr Morgan(objector) and Mr Roberts(applicant) addressed Committee.

Additional Condition Added:

15. Before any development commences on site, details of a 1.8m high brick wall to be built along the western boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved wall shall be constructed prior to any of the dwellings hereby approved being brought into beneficial use and shall be retained at all times thereafter.

Reason: In order to safeguard the living conditions of neighbouring occupiers, by preventing car headlights (of cars parking in the proposed parking bays) from shining onto neighbouring property.

#(Item 6) Planning Application No.2014/0987 - Detached dwelling (outline) at Ringing Stones, Mayals Road, Mayals, Swansea.

A visual presentation was given.

Mr Phillips(objector) addressed Committee.

Late correspondence indicating no objection from Mumbles Community Council.

#(Item 7) Planning Application No.2014/0990 - New detached dwelling (outline) at The Cedars, 135 Mayals Road, Mayals, Swansea.

A visual presentation was given.

Mr Phillips(agent) addressed Committee.

Late correspondence indicating objections from Mumbles Community Council.

#(Item 9) Planning Application No.2014/1486 - Retention and completion of extension to existing garage at 1 Langland Close, Mumbles, Swansea.

Mrs Fisher(objector) addressed Committee.

Late correspondence indicating no objection from Mumbles Community Council.

(2) The undermentioned planning applications **BE REFUSED** for the reasons indicated in the report and/or below:

#(Item 1) Planning Application No. 2014/1461 - Removal of condition 04 of planning permission 2008/2092 dated 28/06/2010 to allow the completion of the build without installing the Louver system at 11 Caswell Road, Langland, Swansea.

A visual presentation was given.

Late correspondence indicating no objection from Mumbles Community Council.

Mr Jenkins(objector) and Mr John(applicant) addressed Committee.

Application refused contrary to Officer recommendation for the following reason:
The removal of Condition 4 of planning permission 2008/2092 would result in a lack of adequate mitigation measures being in place to protect the privacy of the neighbouring occupiers, contrary to Policies EV1 and HC7 of the City and County of Swansea Unitary Development Plan 2008 and the Council's Supplementary Planning Guidance entitled 'A Design Guide for Householder Development.

#(Item 2) Planning Application No. 2014/1519 - Single storey side extension with first floor roof terrace at The Cottage, Rhossili, Swansea.

A visual presentation was given.

Mrs Hullins(applicant) addressed Committee.

#(Item 4) Planning Application No.2014/1584 - Detached dwelling (outline) at Land adjacent to Channel View, Llanmadoc, Gower, Swansea.

A visual presentation was given.

#(Item 10) Planning Application No.2014/0927 - Retention and completion of two storey side extension and increase in ridge height to provide first floor living accommodation (amendment to planning permission 2008/1279 granted 7th August, 2008) at 179 Newton Road, Newton, Swansea.

A visual presentation was given.

Late correspondence indicating objections from Mumbles Community Council.

Mr Collier(objector) and Mr Gill(agent) addressed Committee.

#(Item 11) Planning Application No.2014/1470 - Detached dwelling and detached garage at The Dingle near Gower Coast Lodge, Caswell, Swansea.

A visual presentation was given.

Late correspondence indicating objections from Mumbles Community Council.

Late correspondence from CADW reported.

Late correspondence from the applicant reported.

Mr Phillips & Mrs Shellard(objectors) and Mr Griffiths(applicant) addressed Committee.

(3) the following items were not determined by Committee as the meeting became inquorate.

(Item 12) Planning Application No.2014/1459 - Addition of pitched roof to existing outbuilding to form one unit of holiday accommodation with new garage/workshop (Amendment to planning permission 2010/0187 granted 3rd March 2011) at Sea Shells, Llanrhidian, Gower, Swansea.

(Item 13) Planning Application No.2014/1588 - Single storey rear extension, creation of outdoor swimming pool rear terraced areas, safety ballustrade and new rear boundary walls at Gors Green, Reynoldston, Swansea.

The meeting ended at 5.00 pm

CHAIR