

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA. ON
TUESDAY, 17 MARCH 2015
AT 2.00 PM**

PRESENT: P Lloyd (Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
J C Bayliss	E T Kirchner	D W W Thomas
A C S Colburn	A S Lewis	T M White
D W Cole	C L Philpott	
A M Cook	I M Richard	

Also Present

Councillors :-
U C Clay
W Fitzgerald

19 **APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor M H Jones.

20 **DISCLOSURES 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 A C S Colburn – Personal and Prejudicial – Planning Application No. 2014/0885 (Item 1) - I have spoken to all parties including the planning officer in relation to this application and as such I am of the opinion, I have a prejudicial interest - left prior to discussion.

21 **MINUTES.**

RESOLVED that the minutes of the Planning Committee held on 17 February 2015, be approved as a correct record.

22 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

RESOLVED that no items be deferred.

23 **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 3) Planning Application No. 2014/1225 – Detached dwelling (outline) on land adjacent to Foresters House, Old Llangyfelach Road, Penllergaer

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

Councillor Fitzgerald (local ward member) addressed the Committee on the application.

Report updated as follows:-

Page 35, paragraph 3, line 7 should read:

'The tree survey recommends the removal of 11 of the trees' (not 10 as stated)

(Item 4) Planning Application No 2011/0345 – Construction of up to 200 residential units with associated access (outline) on land north of Llewellyn Road, Penllergaer

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

S Hyman (objector) and L Harry (agent) addressed the Committee on the application.

Councillor Fitzgerald (local ward member) addressed the Committee on the application.

Report updated as follows:-

Since consultation, part of the site had been designated a development high risk area and a coal mining risk assessment is therefore required. The developer is currently preparing this.

Further letter received from an objector advising insufficient notice of committee given to arrange time off work, other residents have not received notification and insufficient time for representations to be made.

Amended Recommendation

Subject to no objections being received from the Coal Authority, upon completion of an Agreement under Section 106 of the Town and Country Planning Act concerning the matters referred to in the above report, the Head of Development Management, in conjunction with the Head of Legal Services be authorised to grant permission to the following conditions or any amendments, additions or deletions of these conditions he may deem necessary.

(Item 5) Planning Application No 2014/1311 – Construction of detached, single storey ancillary living accommodation to the rear of number 59 with parking and front car parking hardstanding area (amended plans received) at 59 West Cross Avenue, West Cross, Swansea

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

Amended Condition 04

The existing raised slab shall be removed and accommodation hereby approved shall be built at the main garden level of 59 West Cross Avenue and before the development hereby permitted is commenced, precise details of the levels of the building, access and car parking in relation to the adjoining land and access lane together with any changes proposed in the levels of the site shall be submitted to and agreed by the Local Planning Authority in writing.

Reason

For the avoidance of doubt and to ensure that work is carried at suitable levels in relation to the highway and adjoining land having regard to the amenities of adjoining occupiers.

- (2) the undermentioned application **BE REFUSED** contrary to the officers recommendation for the following reason:-

(Item 1) 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

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

Mr Jenkins (objector) addressed the Committee on the application.

Reason

The proposed development, by reason of the siting of the second floor extension (containing additional bedroom 1) along the common boundary with 738 Mumbles Road, together with its excessive length and elevated position, would have an overbearing impact on this neighbouring dwelling and would result in a loss of sunlight and daylight being received by the windows and rear amenity area of this neighbouring dwelling. The proposal is therefore considered to have an adverse impact on the living conditions of the neighbouring occupiers, contrary to Policy EV1 of the City and County of Swansea Unitary Development Plan (2008).

- (3) the undermentioned application **BE DEFERRED** in order to allow the applicant to discuss further with officers.

(Item 2) Planning Application No 2014/1499 – Demolition of no. 504 and construction of detached dwelling(outline) at 504 and construction of detached dwelling (outline) on land at 504 and part of rear garden at 506 Heol Las Birchgrove

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

The meeting ended at 3.40p.m.

CHAIR