

Planning Committee – 3rd September 2020 Update Sheet

Agenda Item No. 4 Deferrals/Withdrawals

Item	App. No.	Site Location	Officer Rec.
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Agenda Item no. 5 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
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1	2018/2634/FUL	Land Off Higher Lane, Langland, Swansea	Approve
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Objections

3 No. Additional objections have been received as appended to this update sheet.

Updates to conditions:

Condition 2 has been updated to remove reference to a plan that has since been superseded (Drawing 18051-SK200E refuse tracking SSD visibility splay 23rd January 2020) as replacement plans were provided with the following references: *'B01 D proposed site access swept path analysis, B02 D proposed site access swept path analysis, B03 D proposed turning head swept path analysis'* received 6th April 2020.

Condition 2

Amended as follows:

The development shall be carried out in accordance with the following approved plans and documents:

112 proposed boundary images, 101 C site location plan, 107 F street scenes, 108 C site section, 109 boundary sections, 110 A route of proposed new footpath, 200 C plots 1-4 floor plans, 201 C plots 1-4 elevations, 202 D plots 5-6 floor plans, 203 E plots 5-6 elevations, 204 E

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plots 7-8 plans, 205 E plots 7-8 elevations, 206 C plots 9, 10, 17, 18, 23 & 24 plans, 208 E plots 9, 10, 17, 18, 23 & 24 elevations, 209 F plots 11 & 16 plans, 210 F plots 11 & 16 elevations, 211 F plots 12 & 15 plans, 212 E plots 12 & 15 elevations, 213 D plot 25 plans, 214 E plot 25 elevations, 215 C plots 19-22 plans, 216 C plots 19-22 elevations, 217 C plots 26-27 plans, 219 C plots 28-31 plans, 220 A carports (single) plans and elevations, 222 B carports (twin with rear store) plans and elevations, 223 B foul pumping station enclosure plans and elevations, 302 PL03 public open space layout, extended phase 1 habitat and bat survey received 23rd January 2020.

Natural resources material plan, tree protection plan, A01 H proposed site access and associated highway improvements off Higher Lane, A02 A proposed access - visibility splay Southern turning head and plot 22-23 manoeuvres, B01 D proposed site access swept path analysis, B02 D proposed site access swept path analysis, B03 D proposed turning head swept path analysis, B04 B proposed site swept path analysis fire tender, badger survey received 6th April 2020.

100 T proposed site layout, 102 R external works layout, 103 L materials layout, 104 M storey heights layout, 105 M affordable layout, 106 L parking arrangement layout, 111 E management company layout, 101 J levels plan, 102 K drainage plan, interim travel plan, transport statement, 301 P15 soft landscaping plan, arboricultural impact assessment, arboricultural impact assessment and arboricultural method statement, D100 G drainage strategy received 21st May 2020.

218 D plots 26-27 elevations , 219 D plots 28-31 elevations received on 22nd May 2020.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

Condition 3

Amended to insert an 'informative' regarding the future marketing of a property as follows:

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The dwelling-houses identified as "local needs housing" shall not be occupied otherwise than by a person with a local connection, or the widow or widower of such a person and any dependents of such a person living with him or her, unless the property has been marketed for sale for a period of at least 16 weeks at market value price, as detailed in informative 1 below, and at the end of the 16 week period a person with a local connection has not been identified as a purchaser.

This process must be repeated for every successor in title (repeat sale) to each individual dwelling.

In this condition the following definitions apply:

'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

(1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week immediately prior to occupation; or

(2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means a level of care that is identified as being of a 'substantial' nature by an appropriate medical doctor or relevant statutory support agency; or

(3) The person has been continuously resident in the Locality defined for three years immediately prior to the occupation of the dwelling and is need of another dwelling resulting from changes to their household as detailed in informative 1 below:

- The 'Locality' is defined as the Council's administrative wards of Bishopston, Fairwood, Gower, Mayals, Newton, Oystermouth, Pennard, Penclawdd and West Cross

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The obligations contained in this condition shall not be binding or enforceable against any mortgagee or chargee or any receiver appointed by such a mortgagee or chargee or any person deriving title through such a mortgagee, chargee or receiver provided always that a successor in title of such a person will be bound by the obligations contained in this condition.

Informative 1

The marketing of the property of sale for at least 16 weeks requires the dwelling to be advertised by an estate agents in the Locality and on a well-used property agency website. Only where the Local Planning Authority is satisfied that there have been no appropriate offers of purchase from a person with a local connection, can the property may be marketed to, and subsequently purchased by, a person that does not meet the local need criteria. The 16 week marketing period can only begin from the time at which the sale prices of the properties are publically available and a show home/sales office has been established for interested purchasers to visit to inform their decision to buy the property.

Circumstances where a person is 'in need of another dwelling resulting from changes to their household' include (but is not limited to), getting married, divorced, having children, requiring more space for a growing family, downsizing to a more manageable home or adult children forming new households and purchasing a property for the first time, or where a person is returning to the Locality defined within 12 months of the completion of undertaking full-time postsecondary education or skills training.

Reason: To ensure that the proposed market housing (dwellings not defined as affordable homes) meet an identified local social or economic need.

2	2020/0097/FUL	Land North Of Jockey Street, Swansea, SA1 1NS	Approve
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Response to Highway Concerns received on 2nd

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September 2020 from Applicant (Asbri Planning – Asbri Transport) in the attached statement as copied below:

With reference to the recent comments issued by the Highway Authority on the planning application, John and Jockey Street are (combined) form a lightly trafficked, cul-de-sac with no turning provision. There is an existing level of pedestrian, cyclist and vehicle inter-action along both roads.

Asbri Transport have undertaken a number of site visits for this project and we have personally observed pedestrians using the underpass to access New Cut Road. There is no record of injury collisions on either John or Jockey Street and there is clearly a level of pedestrian, cyclist and vehicle inter-action with the current situation, the pedestrian link to New Cut Road and existing land uses.

Our on-site observations have also noted that both traffic volume and speeds on John Street and Jockey Street are low. We consider that both the horizontal alignment and the fact that the road is a 'no through road' for vehicles influences both the volume and speed of traffic that use the road for access.

In our professional opinion, the potential safety benefits of the development and its accompanying public realm works far outweigh any potential safety disbenefits. If the subway to New Cut Road was a more attractive route, we would contend that there would be a greater level of pedestrian use/active travel which perhaps the Local Authority should be facilitating irrespective of the development proposals. The route also provides access to bus services operating on New Cut Road.

The highway works proposed in the application are minor and of small scale. We consider a Stage 1 Road Safety Audit (RSA) undertaken by an independent RSA practice will not find the proposed highway works 'fundamentally unsafe.' We would also consider that the RSA may see safety benefits in the provision of a turning head in a location where there is currently none and a

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significantly improved pedestrian environment..

3	2020/0401/FUL	Fabian Way, Port Tennant, Swansea, SA1 8LD	Approve
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A late email of objection from a local resident has been received.