

**Planning Committee – 3rd August 2021
Update Sheet**

Agenda Item No. 4 Deferrals/Withdrawals

Item	App. No.	Site Location	Officer Rec.
-------------	-----------------	----------------------	---------------------

Agenda Item no. 5 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2021/0163/FUL	Land West Of Rhydypany Road, Morriston, Swansea	Approve
2	2021/0961/S73	Felin Wen Farm , Rhydypany Road, Morriston, Swansea, SA6 6NX	Approve

There is an error in Condition 10 (which should refer to condition 9 rather than condition 10) and Condition 16 needs to be amended.

Condition 10 will now read:

The planning permission hereby granted is for a period of 40 years electricity generation, after which electricity generation is to cease, the solar panels and all ancillary infrastructure are to be removed from the site and the land is to be restored to its former condition in accordance with the details approved under condition 9 of this permission. Written confirmation of the date of commissioning of the development (defined as the date on which the solar farm is put into active operation for the generation of electricity) shall be submitted to the local planning authority within one month of that date.

Reason: To safeguard the landscape and its visual amenity.

Condition 16 will now read:

Planning Committee – 3rd August 2021 Update Sheet

The hedgerow translocation scheme shall be carried out in accordance with the general layout plan 1.3 Rev A and The Repair to Lost Stretches of Hedgerow - Management and Maintenance Scheme prepared by PS renewables received on 2nd July 2021 within the next planting season following the completion of the solar farm or the first generation of electricity, whichever is the sooner, and maintained thereafter in accordance with the approved details.

Reason: In the interests of visual amenity and ecology.

- | | | | |
|---|---------------|---|---------|
| 3 | 2021/1727/S73 | <p>YGG Gwyr Comprehensive School, Talbot Green, Gowerton, Swansea, SA4 3DB</p> <p>A consultation response was received from Dwr Cymru Welsh Water which advised of no comments to make on the application subject to maintaining compliance with the approved details of conditions 6 and 7 of the original permission regarding drainage details and surface water removal.</p> <p>Details of conditions 6 and 7 have previously been approved and condition 3 requires the development to be undertaken in accordance with the approved details. The surface water removal strategy has already been implemented. The report already addresses these issues.</p> <p>The Tree Officer also queried whether trees would be removed as part of the application. The agent has confirmed that no trees will be removed and the Tree Officer is therefore satisfied.</p> | Approve |
| 4 | 2019/1715/OUT | <p>Eastmoor, Clyne Common, Swansea, SA3 3JA</p> | Approve |
| 5 | 2021/1415/FUL | <p>Ty Nant , 180 High Street, Swansea, SA1 1NL</p> | Approve |

**Planning Committee – 3rd August 2021
Update Sheet**

6 2021/1038/FUL 41 Woodfield Street, Morriston, Swansea, SA6 8AG Approve

A response has been received from Pollution Control requesting a condition requiring full ventilation details from the applicant for the proposed use prior to the commencement of development. The applicant has subsequently advised that no ventilation is required as part of this application given the nature of the food to be sold (cold sandwiches, cakes etc) and no external alterations form part of the proposal. At the current time, it is not considered necessary to attach such a condition.

Should ventilation be required in the future, Pollution Control have the powers to require such provision, and any alteration which materially affects the external appearance of the building would also require planning permission so the impact of the proposal on the Conservation Area could be considered at that time.

The applicant has also submitted the following comments in advance of the Committee meeting:

“I just would like to humbly request that the background situation is taken into account. My shop as well as the neighbouring shops (previously Ramsdens and Sun tanning) have been empty for large periods over the last 2 years. My shop in 2019 and before was a charity shop trading as Buttons. The premises was already struggling before the pandemic. And Covid-19 has been extremely hard to bring businesses back to these premises.

To give you an example, the rents have more than halved and the rent free periods given to businesses have almost been 3 to 6 months to attract any potential tenants. Even with this, the break clauses are provided now every year meaning the business can leave if it does not work after a year which when taken into account the rent free periods and reduced rents - means for the year the

Planning Committee – 3rd August 2021 Update Sheet

support to a potential business is entirely at my expense. I understand the unprecedented period we are in. I cannot cover the mortgage even with what I take in. The condition of the shop is at risk of being deteriorated.

My appeal is that if my premises is allowed A3, it would give a chance to attract a sustainable thriving food businesses who showed a lot of interest when I recently tried to rent the shop with the mention that A3 is applied for. A successful franchise Bake Station has previously been interested in this spot. There is a chance for a sustainable business to sustain itself whilst providing employment and reoccupying the shop. There is a demand in healthy eating related coffee shops and more so after the lockdown as people want to go out and enjoy healthy meals. This shop is perfectly made for such a business. It has a basement with its own rear shutter entrance where food deliveries can come and waste can be taken from.

I would be extremely grateful for your generosity that can help my premises a chance to have a survival through these tough times.”

7	2021/1401/106	Former Pines Country Club, 692 Llangyfelach Road, Treboeth, Swansea, SA5 9EL	Refuse
---	---------------	--	--------

The applicant has submitted an appeal to the Planning Inspectorate (PINS) against non-determination as a decision has not been reached within 8 weeks of submission.

As stated in the report, the Authority are of the opinion that any decision by the Council to agree to a modification of the S106 agreement could only be the subject of a challenge via Judicial Review as the application has been submitted within 5 years of the original agreement.

The Authority therefore has to consider the request but there is no right of appeal against the decision and the LPA has written to PINS to advise them of the circumstances of the case.

Planning Committee – 3rd August 2021 Update Sheet

Notwithstanding the above, legislation provides the Council with 28 days to determine such an application under dual-jurisdiction before PINS will consider any appeal so Members can still make a decision on the application.