

Report of the Head of Planning and City Regeneration

Planning Committee – 14 June 2022

Planning Application 2018/2629/FUL Land off Coed Bach Road, Pontarddulais, Swansea, SA4 8RB

1.0 Background

- 1.1 This planning application was considered by Planning Committee on 5th April 2022 when Committee resolved to DEFER consideration of the application until the next Planning Committee to give the applicant the opportunity to submit amended plans in an attempt to overcome the recommended reasons for refusal
- 1.2 The applicant has submitted amended plans for consideration and whilst it is considered that some of the reasons for refusal previously identified have been addressed, a number of reasons are not considered to have been overcome. However, the submitted planning application indicates that access to the development site is via the existing development off Llys Morfydd. Planning permission for the access was granted in 2017 as part of a proposal to culvert a watercourse at the site (Application 2016/3542/FUL refers). Officers consider that this planning application has not been lawfully implemented and since the last Planning Committee, the planning permission has expired. This being the case, it would mean that there is no approved access to the development site.
- 1.3 In order to allow the applicant to consider this matter further, the application is not being presented to this committee for determination. The applicant will also have the opportunity to further consider the remaining outstanding issues whilst the access issues are being resolved.

Contact Officer: *Ian Davies*
Date of: *6th June 2022*
Production:

Extension No: *07970680549*
Document Name: *2018 2629*