

CITY AND COUNTY OF SWANSEA

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

**HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
TUESDAY 12 MAY 2015 AT 2.00 P.M.**

PRESENT: Councillor P Lloyd (Chair) presided

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

ALSO PRESENT:

Councillor D G Sullivan, C Anderson and E J King.

30. **APOLOGIES FOR ABSENCE**

There were none.

31. **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS**

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

Councillor J C Bayliss - Minute No. 34 - Planning Application No. 2015/0308 - made comments welcoming the departure of Sancta Maria Hospital from the Uplands but did not comment on the specific application - personal. Planning Application No. 2015/0565 - worked with Mr G Joseph (applicant) on the Stadium Management Company as a Council Director - personal.

Councillor A M Cook - Minute No. 34 - Planning Application No. 2014/1201 - Local Ward Member - personal.

Councillor T M White - Planning Application No. 2015/0565 - Local Ward Member - personal.

32. **MINUTES**

RESOLVED that the Minutes of the meeting of the Planning Committee held on 14 April 2015 be approved as a correct record.

33. **ITEMS FOR DEFERRAL/WITHDRAWAL**

There were none.

34. **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 2) Planning Application No. 2015/0308

Two/Three storey private hospital development with associated landscaping, site road and car parking at Plot 8, Felindre Strategic Business Park, Bryntywod, Llanyfelach, Swansea SA5 7LS.

The application was approved in accordance with the recommendation.

(#) **(Item 3) Planning Application No. 2014/1201**

Construction of 18 no. houses comprising of 6 two bed and 12 three bed units at land at Goole Road, Ravenhill, Swansea SA5 5DX.

The application was approved in accordance with the recommendation subject to the following additional condition:

Condition 17

No development hereby approved shall commence until details of the proposed arrangements for future management and maintenance of the retaining walls within the development have been submitted to and approved in writing by the Local Planning Authority. The retaining walls shall thereafter be managed and maintained in accordance with the approved management and maintenance details.

Reason

To ensure the continued adequacy of the retaining structures.

(Item 4) Planning Application No. 2013/1399

Residential development for 4 dwellings (outline) at land adjacent to 77 Trallwn Road, Llansamlet, Swansea SA7 9XA.

The application was approved in accordance with the recommendation.

(#) (Item 5) Planning Application No. 2015/0565

Erection of indoor training barn facility for Swansea City Football Academy at Swansea City Football Club Academy, Landore, Swansea SA1 2FA.

The Committee were informed of the following updates:

- Following the submission of additional information to the Coal Authority by the applicant's agent, the Coal Authority had withdrawn its objection to the application.
- In their letter to the Council confirming this, the Coal Authority commented that "the information submitted...meets the requirements of PPW in demonstrating that the application site is, or can be made safe and stable for the proposed development. The Coal Authority therefore withdraws its objection to the proposed development.
- In the interests of public safety, however, the Coal Authority would recommend that, should planning permission be granted for this proposal, the following wording is included as an informative note within the decision notice; the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mining entries (shafts and adits); shallow coal workings; geological features (fissures and brake lines); mine, gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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- It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations) be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.
 - Any intrusive activities which disturb or enter any coal seams, coal workings or coal mine entries (shafts and adits) requires a Coal Authority permit. Such activities could include site investigation bore holes, digging of foundations, piling activities, other groundworks and subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority permit for such activities is trespass, with the potential for Court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.
 - If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.
 - The application was approved in accordance with the recommendation.
- (2) the undermentioned planning applications **BE REFUSED** for the reasons indicated in the report/and below:

(#) **(Item 1) Planning Application No. 2014/1620**

Construction of a 4 MW solar farm comprising of 12,934 individual panels and associated structures and works at Gwenlais Uchaf Farm, Pontlliw, Swansea SA4 9HB.

- Aled Davies (objector), Ann Dugdale (agent) and Councillor D G Sullivan addressed the Committee.

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The Committee were advised of the following amendments to condition 3 and 7:

Condition 3

No later than 12 months from the first generation of electricity, the following schemes shall be submitted in writing for the written approval of the Local Planning Authority:

- (i) a scheme detailing the removal of all surface elements of the photovoltaic solar farm and any foundations or anchor systems to a depth of 300 mm below ground level;
- (ii) a scheme detailing the restoration and aftercare, following consultation with such other parties as the Local Planning Authority considers appropriate.
- (iii) a timetable for completion of the works.

These schemes shall be implemented within 12 months from the date of the last electricity generated, should the site no longer be utilised for the permission hereby granted, and completed in accordance with the approved timetable for completion of the works.

Reason

In the interests of visual amenity and to ensure the land is restored in an acceptable manner.

Condition 7

No development approved by this permission shall take place until the details of the methodology for the scope and nature of the dilapidation surveys on the adopted highway and Gower way have been submitted to and approved in writing by the Local Planning Authority. The dilapidation survey shall be undertaken in accordance with the approved details and the results together with any remediation works proposed shall be submitted to and approved in writing by the Local Planning Authority within 2 months of completion of the dilapidation surveys. Any remediation shall be undertaken in accordance with the approved details within 6 months of the date of approval of such details.

Reason

In the interests of highway safety.

The recommendation was not accepted and the application refused for the following reason:

Reason

The proposal is considered to constitute inappropriate development in the countryside which cannot be satisfactorily incorporated into the landscape and would have an adverse visual impact particularly when viewed from the public right of way known as the Gower Way, and nearby residential properties, contrary to Policies EV1, EV22 and R11 of the City and County of Swansea Unitary Development Plan (2008).

(**NOTE:** Councillor J C Bayliss requested that his vote in favour of the officer recommendation be recorded.)

(**NOTE:** Councillor I M Richard requested that his vote against the officer recommendation be recorded.)

35. **REFERRAL OF THE VETCH MASTER PLAN REVIEW FOR ADOPTION AS SUPPLEMENTARY PLANNING GUIDANCE FOLLOWING CABINET ENDORSEMENT**

The Head of Economic Regeneration and Planning submitted a report which sought the adoption of the Vetch Master Plan Review as supplementary planning guidance following Cabinet endorsement.

RESOLVED that the Vetch Master Plan Review provided at Appendix A be adopted as supplementary planning guidance to Policies EV1, EV2, EV3, EV4, HC1(62), HC2, HC3, HC23, HC24, AS2 of the adopted City and County of Swansea Unitary Development Plan and future policies that will be drafted as part of the emerging Local Development Plan.

36. PLOTS D8 AND E1, LANGDON ROAD, SA1 SWANSEA WATERFRONT, SWANSEA - REFERRAL OF PLANNING APPLICATION REFERENCE 2015/0030 BACK TO THIS COMMITTEE FROM THE MEETING ON 14 APRIL 2015 - CONSTRUCTION OF 49 RESIDENTIAL UNITS COMPRISING 22 THREE STOREY TOWN HOUSES AND 27 APARTMENTS IN 3/2 STOREY BLOCKS WITH ASSOCIATED ACCESS, CAR PARKING, BICYCLE, REFUSE STORAGE, LANDSCAPING AND ANCILLARY WORKS

The Head of Economic Regeneration and Planning presented a report which sought to approve a Section 106 Planning Obligation Heads of Terms Requirement for Affordable Housing.

It was outlined that the application was reported to the Planning Committee on 14 April 2015 with the recommendation that the application be approved, subject to officers negotiating a Section 106 Obligation for affordable housing and that this be presented to the Committee as an item report, a copy of the report to the Planning Committee on 14 April 2015 was attached.

RESOLVED that the application **BE APPROVED** subject to the conditions in the attached planning report and to the applicant entering into a Section 106 Obligation to provide 10% of the total number of residential units within the development as affordable housing.

The meeting ended at 3.05 p.m.

CHAIR