

**PLANNING COMMITTEE – 10TH NOVEMBER 2015
ACTION SHEET**

AGENDA ITEM NO. 4 DEFERRALS/WITHDRAWALS

| ITEM | APP. NO. | SITE LOCATION | ACTION |
|------|----------|---------------|--------|
| None | | | |

AGENDA ITEM NO. 5 DETERMINATION OF PLANNING APPLICATIONS

| ITEM | APP. NO. | SITE LOCATION | ACTION |
|------|-----------|---|-------------------|
| 1 | 2015/1760 | <p>Old St Nicholas Church Gloucester Place Maritime Quarter Swansea SA1 1TY</p> <ul style="list-style-type: none"> • APPROVED subject to any Direction from Cadw and to the following additional condition recommended by Glamorgan Gwent Archaeological Trust: <i>No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification.</i> <u>Reason:</u> <i>As the building is of significance the specified records are necessary to mitigate the impact of the proposed development.</i> • Amend Condition 3 to read as follows: <i>Samples of all external finishes, including samples of the metal cladding in its weathered state, shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of works. The scheme shall be implemented in accordance with the approved details.</i> | JL |
| 2 | 2015/1705 | <p>Old St Nicholas Church Gloucester Place Maritime Quarter Swansea SA1 1TY</p> <ul style="list-style-type: none"> • APPROVED subject to the following additional condition recommended by Glamorgan Gwent Archaeological Trust: <i>No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification.</i> | JL/WPO/ JLewis |

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| ITEM | APP. NO. | SITE LOCATION | ACTION |
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| 2 | 2015/1705 - Continued - | <p>Old St Nicholas Church Gloucester Place Maritime Quarter Swansea SA1 1TY</p> <p><i>Reason: As the building is of significance the specified records are necessary to mitigate the impact of the proposed development.</i></p> <ul style="list-style-type: none"> Amend Condition 3 to read as follows: <i>Samples of all external finishes, including samples of the metal cladding in its weathered state, shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of works. The scheme shall be implemented in accordance with the approved details.</i> | JL/WPO/ JLewis |
| 3 | 2015/1903 | <p>Furze Bank 34 Hanover Street Uplands Swansea SA1 6BA</p> <ul style="list-style-type: none"> Application APPROVED, in accordance with the recommendation. | JLewis/ WPO's |
| 4 | 2015/1846 | <p>Land east of Gorwydd Road, Gowerton, Swansea</p> <ul style="list-style-type: none"> APPROVED in accordance with recommendation. | JLewis/ WPO's |
| 5 | 2014/1192 | <p>Hendrefoilan Student Village Hendrefoilan Drive Killay Swansea SA2 7PG</p> <ul style="list-style-type: none"> RESOLVED in accordance with recommendation that the application be REFERRED to Welsh Government as a significant residential development which is not in accordance with the provisions of the development plan (in accordance with the Town and Country (Notification) (Wales) Direction 2012 and that subject to any Direction by Welsh Government that it be approved subject to the following conditions and S106 Planning Obligations and the following amendments: Page 72 final paragraph – Affordable Housing should be to DQR standard. Page 73 replace the requirement for a landscape management plan as part of the S106 Planning Obligation with the following condition: | DO |

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| 5 | 2014/1192 | <p>Hendrefoilan Student Village Hendrefoilan Drive Killay Swansea SA2 7PG</p> <p><i>No development shall commence (unless otherwise agreed in writing by the local planning authority in relation to specific advanced works) until a management strategy for the maintenance of all areas of formal and informal open space including the woodland and the LEAP, not subject to adoption by the local authority, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of any management company proposed and its terms of reference and shall be carried out as approved.</i></p> <p><i>Reason: To ensure that the landscaped and woodland areas and the LEAP are adequately.</i></p> <ul style="list-style-type: none"> • A S106 management and monitoring fee shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010). • The report was also updated as follows: • Page 64 first paragraph, second bullet point "0.8 hectares" should read "8.0 hectares". | DO |
| 6 | 2015/1584 | <p>Land south of Fabian Way and East of River Tawe Swansea</p> <ul style="list-style-type: none"> • APPROVED in accordance with recommendation subject to a S106 Planning Obligation and to the following: • A S106 management and monitoring fee shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010). • The report was updated following receipt of late statement from the applicant. | DO |
| 7 | 2015/1138 | <p>Land to the south of Loughor Road, Gorseinon, Swansea</p> <ul style="list-style-type: none"> • Application REFUSED, in accordance with the recommendation. | JLewis/ WPO's |

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| 8 | 2015/1529 | <p>Llettyr Morfil Farm U/S-Y878 Felindre Swansea SA5 7LU</p> <ul style="list-style-type: none"> • Recommendation of approval NOT ACCPETED. Application REFUSED for the following reason: <ol style="list-style-type: none"> 1. <i>The cumulative effects of the proposed development, when viewed in relation to existing infrastructure and solar farms within the area, is considered to have a significant adverse visual impact on the countryside which is not outweighed by the need to provide renewable energy. The development is therefore contrary to Policies EV1, EV21 and R11 of the City and County of Swansea Unitary Development Plan (2008).</i> | <p>JLewis/ WPO's</p> |
| 9 | 2015/1611 | <p>The Range, Trallwn Road, Llansamlet, Swansea, SA7 9WL</p> <ul style="list-style-type: none"> • Application APPROVED in accordance with recommendation | <p>JLewis/ WPO's</p> |
| 10 | 2013/0617 | <p>Land south of Glebe Road, Loughor, Swansea</p> <ul style="list-style-type: none"> • Page 194, first bullet point within 'Response to Consultations' should read "1904-05" and not "140-5". • Correspondence has been received from the Council's Housing Service which requests that the affordable "units to be provided at 42% ACG, social rented tenure, pepper potted throughout the site. We ask that the AH units would include a range of DQR compliant house types, 2 & 3 bedroom houses being the preferred property type. The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units." • The recommendation is therefore amended, so that the S106 requirements relating to the 19 units of affordable housing is expanded upon as follows; | <p>JLewis/ 0. WPO's</p> |

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| 10 | 2013/0617 | Land south of Glebe Road, Loughor, Swansea <ul style="list-style-type: none">• 19 units of affordable housing on the site (with the units being provided at 42% ACG, social rented tenure and pepper potted throughout the site. The AH should include a range of DQR compliant house types. The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units.• A S106 management and monitoring fee shall also be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).• Application APPROVED, in accordance with the amended recommendation. | JLewis/ WPO's |

Circ: PR, PH, RT, KF, ID, CH, PM, JLewis, DC Planning Officers and Technicians, Democratic Services, Legal Services, Chairman and Vice-Chairman.