



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 9 January 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
M H Jones
P B Smith
L J Tyler-Lloyd

Councillor(s)

P M Black
M B Lewis
A H Stevens
T M White

Councillor(s)

L S Gibbard
R D Lewis
D W W Thomas

Apologies for Absence

None.

50 Disclosures of Personal and Prejudicial Interests.

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

Councillor A H Stevens – Planning Application 2017/1663/S73 (Item 3) – Personal and Prejudicial – Member of Loughor RFC - and left prior to discussion.

Councillor D W W Thomas - Planning Application 2017/1676/FUL (Item 4) – Personal – Member of the Mid & West Fire Authority (applicant is an Officer of the Authority)

Councillor T M White- Planning Application 2016/1573 (Item 6) – Application site is within my ward

51 Minutes.

Resolved that the Minutes of the Planning Committee held on 5 December 2017 be approved as a correct record.

52 Items for Deferral/Withdrawal.

None.

53 Confirmation of TPO632, St Teilo's Church, Pontarddulais.

The Head of Planning and Regeneration presented a report which sought consideration of the confirmation as a full order, the provisional order TPO 632 at land at St Teilo's Church, Pontarddulais.

The representations received regarding the proposal were outlined and detailed in the report.

Resolved that the Tree Preservation Order TPO 632 at land at St Teilo's Church, Pontaddulais be confirmed.

54 Determination of Planning Applications under the Town & Country Planning Act 1990.

A series of planning applications were presented on behalf of The Head of Planning & City Regeneration.

Amendments/updates to this schedule were reported and are indicated below by (#)

Resolved

1) that the undermentioned planning applications **Be Approved** subject to the conditions in the report/and or indicated below(#):

(#)(Item 1) Planning Application 2017/1342/FUL - Construction of 11 detached dwellings at land to the south Of 28, Christopher Rise, Pontlliw, Swansea, Swansea

A visual presentation was provided.

Christine Rowlands (objector) and Geraint John (agent) addressed the Committee.

Councillors D G Sullivan (Local Member) addressed the Committee and spoke against the application.

Report updates as follows:

Four additional late letters of objection have been received raising concerns over the types of dwellings proposed, loss of privacy, land being outside the applicant's control, access and traffic congestion.

Late letter of no objection from NRW.

Application approved subject to a deed of variation of the Section 106 agreement, and subject to the amendments/conditions below:

The Council's Conservation and Design Manager has raised concerns over the siting of plots to the south in relation to the trees at the rear of the site, which is likely to cause shading and affect residential amenity, the garages and parking on plots 1 & 11 should be relocated to the rear of these plots with additional side windows/patio doors added to the side elevations to allow access and outlook to the side gardens and habitable room windows applied to the side elevations of plots 1 & 11 where they front the road.

In order to address these concerns, amended plans have been submitted which address the issues as follows:

Re-arrangement of Plots 01 and 11

- The re-location of the garages, to be detached in nature and to be located to the rear of the properties – this will allow access to the properties to be via the new access road rather than via Christopher Rise, as previously proposed;
- The introduction of patio doors at ground floor level, which allow access to the side / rear garden on the gable elevations;
- The introduction of a window on a gable elevation on the 'first floor' bedroom per unit to overlook the cul-de-sac, and add further design articulation / interest to these gable elevations.

Re-arrangement of Plots 09 and 10

- Moving these two plots 'forward' i.e. towards the site access road – this would allow for a larger sized rear garden owing to the size of the mature trees and impacts on light / amenity they have.
- In response to these amendments, the Conservation and Design Manager has indicated that the scheme addresses the requirements of the adopted Residential Design Guide and recommends approval of the scheme.
- The following conditions should be amended as a result of these changes:

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

- AS17.05.L.00.00 P1 - Site location plan (received 16th June 2017);
- AS17.05.L.01.00 P5 - Proposed Site Plan (received 5th Jan 2018);
- AS17.05 L.02.10 P4 - Floor Plans - Type A and B (received 5th Jan 2018);
- AS17.05 L.02.11 P3 - Floor Plans - Type B - C and C2 (received 5th Jan 2018);
- AS17.05 L.02.12 P2 - Floor Plans - Type B and C (received 5th Jan 2018);
- AS17.05 L.02.13 P2 - Floor Plans - Type C2 and D (received 5th Jan 2018);
- AS17.05 L.02.14 P1 - Detached Garage - Type C2 (received 5th Jan 2018);
- AS17.05.L.93.00.P2 - External works plans (received 8th January 2018);
- AS17.05 L.04.00 P2 - Street Elevations (received 5th Jan 2018)
- 21.01 - Highways cross section sheet 1 (received 17th June 2017)
- 21.02 - Highways cross section sheet 2 (received 17th June 2017)
- 20.01 - Highways longitudinal sections sheet 1 (received 17th June 2017).

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

In condition 4, 'plan AS17.05L 93.00 P2' should be changed to 'plan AS17.05L 93.00 P3'.

In condition 6, 'Plan Nos. AS17.05.L.02.10.P3, AS17.05.L.02.11 P2 should be changed to 'Plan Nos. AS17.05.L.02.10.P4 and AS17.05.L.02.11 P3'

In condition 13, 'plan no. AS17.05.L.01.00.P4', should be changed to 'plan no. AS17.05.L.01.00.P5'

Condition 14 should be deleted and replaced with the following condition:

14. Notwithstanding the submitted plans, no development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a fully detailed scheme of landscaping including species, spacings and height when planted of all new planting. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first beneficial occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

(#)(Item 2) Planning Application 2017/1558/FUL - Change of use from residential (Class C3) to 6 bedroom HMO for 6 people (Class C4) at 7 Kilvey Terrace, St Thomas, Swansea

A visual presentation was provided.

Councillors C E Lloyd and J A Hale (Local Members) addressed the Committee and spoke against the application.

Report updated as follows:

One late letter of objection reported raising concerns about parking, noise & community effects.

(#)(Item 3) Planning Application 2017/1663/S73 - Variation of condition 20 of planning permission 2014/0306 granted 27/08/2014 to allow for the floodlighting to operate Monday to Friday 1630 - 2015 hrs at Loughor Sports Pitch, Ffordd Cae Duke, Gorseinon, Swansea, Swansea

The Chair read out a letter of support from Councillor R V Smith (adjoining Ward Member).

(#)(Item 4) Planning Application 2017/1676/FUL - Detached dwelling and detached garage at Land To The Rear Of 101 Bishopston Road, Bishopston, Swansea

A visual presentation was provided.

Mark Evans (agent) and Steve Davies (applicant) addressed the Committee.

Report updated as follows:

Amend Condition 7 as follows:

No development or site / vegetation clearance shall take place until a Method Statement for the hedgerow translocation and the consideration of reptiles has been

submitted to and approved in writing by the Local Planning Authority. The Method Statement shall detail exactly how the translocation will be undertaken, including details of the location of the receptor site; timings; hedge treatment prior to, and immediately after moving; what will be done in the event that the procedure fails etc. It shall also include details demonstrating how reptiles will be appropriately considered during the works and shall build upon the basic principles of Preliminary Ecological Appraisal received on 7th December 2017. The approved Method Statement shall be implemented in accordance with the details thereby approved.

Reason: To ensure that any animal and plant species and plant species and habitats listed under the Conservation of Habitats and Species Regulation 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the area.

(#)(Item 5) Planning Application 2017/2271/FUL - Proposed enabling development of a detached 2 storey dwelling house and detached garage within the Dingle Garden at The Dingle, Caswell, Swansea

A visual presentation was provided.

Mr Phillips (objector) and Geraint John (agent) addressed the Committee.

Councillor W G Thomas (Local Member) addressed the Committee and spoke in support of the application.

Report updated as follows:

Late letter received from Glamorgan Gwent Archaeological Trust - The site is within the Registered Park and Garden of the Dingle and also partly within the Gower AONB. It is our opinion that the proposed development would not have an adverse impact on either of these designations. It is unlikely that the proposed development would encounter archaeological remains during the work. The record is not definitive, however, and archaeological material may be disturbed during the course of the work. In this event, please contact this division of the Trust. Nevertheless, as the archaeological advisors to your Members, we have no objection to the determination of the application.

(#)(Item 6) Planning Application 2016/1573 - Demolition of existing on site building /structures and construction of purpose built student accommodation (up to 706 bedrooms) (Sui Generis) within an indicative access / layout of 5 blocks & scale parameters of 4 to 6 storeys with 4 No. ground floor commercial units of Block 1(A1/A2/A3 &B1) and 1 No. ground floor convenience retail store (A1) / 1 No. commercial unit (A1/A2/A3 & B1) of Block 2 together with ancillary communal uses including management / laundry / common room (D1 & D2 uses), car & bicycle parking/servicing area, associated engineering, drainage, related infrastructure and landscaping works (Outline Application - all matters reserved) at Land At The Former Unigate Dairy Site, Morfa Road, Swansea

A visual presentation was provided.

Councillor R C Stewart (Leader) addressed the Committee and spoke in support of the application.

Report updated as follows:

One late letter of objection received. Response raises general concerns about quality of architecture facing the river, the frontage to Morfa Road being highways led with no effort to address streetscape, no coherence to spatial/street grid layout, no obvious link from river to street and no sense of spatial quality.

Application approved subject to a Section 106 agreement, and subject to the following addition to p115 recommendation b) "and lighting" to be added to after CCTV coverage.

(#)(Item 7) Planning Application 2017/1948/FUL - Development of 61 dwellings with associated open space, landscaping, access arrangements, related infrastructure and engineering works at Land Off Summerland Lane, Newton, Swansea

A visual presentation was provided.

Graham Carlisle (representing Mumbles Community Council objections) and Gareth Williams (agent) addressed the Committee.

Councillor W G Thomas (Local Member) addressed the Committee and spoke against the application.

Councillor R Francis-Davies (Cabinet Member) addressed the Committee and spoke in support of the application.

Report updated as follows:

The final sentence on page 125 incorrectly states that a petition of objection containing 96 signatures has been received. This final sentence should read as follows;

"Eighty two (82) objection letters and a petition of objection containing 132 signatures, signed by persons from 93 individual properties has been received."

Two additional late letters of objection received – additional concerns raised: Current septic tank at neighbours' property – resident has not had any contact from the applicant and has not seen any proposal to ensure continued sewage disposal from the property; Who benefits – not the local residents; Miniscule recreation areas; there are no recreation areas within 2 km. High density building; 2 to 3 times denser than surrounding area; Potential sewerage / surface water contamination; No mention of summer time parking, Caswell Drive and surrounding areas are completely filled with overflow beach parking; Single track access on Summerland Lane shared by existing residents, the bungalow community in Bishopswood; affordable housing – how will this be maintained; area is not practical for cycling due to topography; very poor bus service.

Application approved subject to a Section 106 agreement

55 Countryside Access Plan.

The Head of Planning and City Regeneration presented a report which outlined the need to produce an updated and revised Countryside Access Plan.

The plan will now be the subject of a 12 weeks public consultation process.

The report was updated as follows:

Paragraph 5 amended to read:

5. Legal Implications

- 5.1 Under section 60 of the Countryside and Rights of Way Act 2000 the Authority must decide whether or not to produce an amended Countryside Access Plan (Rights of Way Improvement Plan) and to then either publish a new plan or to provide a report explaining why no amendments are needed.

Resolved that the Authority revises and updates the Countryside Access Plan 2007-17 and consults on a draft plan for the next ten years.

The meeting ended at 4.57 pm

Chair