

## SECTION B – MATTERS FOR INFORMATION

### APPEALS DETERMINED

#### a) Planning Appeals

**Appeal Ref:** A2014/0008                      **Planning Ref:** P2013/0038

**PINS Ref:** APP/Y6930/A/14/2218029

**Applicant:** Lear Investments c/o M7 Real Estate LLP

**Proposal:** Application for outline planning permission to demolish and replace the existing 8 industrial units with up to 34 residential units

**Site Address:** Lôn Hir Industrial Estate, Lôn Hir, Alltwen,  
Pontardawe, SA8 3DE

**Appeal Method:** Hearing

**Decision Date:** 21/08/15

**Decision Code:** Allowed

It should be noted that this appeal decision supersedes that issued on 30 September 2014, for the same site and planning application, that was dismissed. This previous appeal decision was quashed by order of the High Court.

The main issues in respect of this appeal were the proposal's effect on the availability of employment land and facilities in the area, having regard to local and national planning policies. Specifically, the Council contended that there was a lack of justification for the loss of the existing industrial units to a non-employment use and the displacement of local businesses that would result.

The Inspector accepted that the proposal does not accord with policy EC1 of the UDP, in that this policy seeks to resist the loss of employment land to other uses. Despite the non-compliance with this policy, the

Inspector concluded that in this case there were considerations which outweighed the element of conflict with the adopted development plan.

In summary, these were considered to relate to the poor quality and condition of the premises which, coupled with their design, location and the ready availability of superior and more attractively located premises in the local employment area at a similar rental, makes achieving fully effective employment use in their current condition unrealistic and any scheme to upgrade the premises to an acceptable standard commercially unviable.

The Inspector also concluded that redevelopment of the site for housing would help to address the current serious shortfall in housing land supply as identified by the requirements of Welsh Government guidance in TAN 1, by delivering 34 dwellings in a sustainable location.

Furthermore, the Inspector noted that the cessation of the employment use would remove associated HGV movements along Lôn Hir and eliminate the potential for industrial activity to detract from the living conditions of occupants of new housing adjoining the site.