



**City and County of Swansea**

## **Minutes of the Planning Committee**

**Remotely via Microsoft Teams**

**Tuesday, 2 November 2021 at 2.00 pm**

**Present:** Councillor P Lloyd (Chair) Presided

**Councillor(s)**

C Anderson  
M H Jones  
R D Lewis  
T M White

**Councillor(s)**

P M Black  
W Evans  
P B Smith

**Councillor(s)**

P Downing  
M B Lewis  
D W W Thomas

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Sally-Ann Evans  
Andrew Ferguson  
Liam Jones  
Jonathan Wills

Democratic Services Officer  
Principal Telematics Engineer  
Development Manager  
Lead Lawyer  
Area Team Leader  
Area Team Leader  
Lead Lawyer

**Apologies for Absence**

Councillor(s): L J Tyler-Lloyd

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**40 Disclosures of Personal and Prejudicial Interests.**

Councillor P M Black – Minute No 42 - Determination of Planning Applications under the Town and Country Planning Act 1990 – Item 3 (2021/2253/FUL) - Personal and Prejudicial and left prior to discussion.

Councillors C Anderson, P Downing, W Evans, M H Jones, M B Lewis, R D Lewis, P Lloyd, P B Smith, D W W Thomas & T M White – Minute No 42 - Determination of Planning Applications under the Town and Country Planning Act 1990 – Item 3 (2021/2253/FUL) - Personal.

**41 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 5 October 2021 be approved and signed as a correct record.

**42 Determination of Planning Applications under the Town and 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 (#)  
(Note: Updates to the report referred to below were circulated to Members of the  
Committee and published on the Council's website prior to the meeting)

(#)Note;

Since the reports were signed off for Committee, the following Supplementary  
Planning Guidance (SPG) had been adopted at the Special Planning Committee  
held on the 22<sup>nd</sup> October 2021, superseding the SPG quoted in the reports:

- Placemaking Guidance for Residential Development (2021)
- Placemaking Guidance for Household Development (2021)
- Trees, Hedgerows and Woodlands (2021)

Any substantive changes in SPG as a result of this will be identified below and where  
not, the main thrust of the newly adopted SPG is considered to accord with the  
previous iterations of the relevant documents (albeit references may have changed).

This is only considered relevant in regards to Items 1 and 3.

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

**#(Item 1) – Planning Application 2020/2559/RES - Proposed cessation of landfill  
and other operations enabled by residential development circa 300 dwellings,  
public open space, associated highway and ancillary work (Details of  
appearance, landscaping, layout and scale pursuant to outline planning  
permission 2014/0977 granted on appeal 11th January 2018) for phases 3 (73  
dwellings) and 4 (36 dwellings), open space and ancillary infrastructure  
(Amended plans received) at Cwmrhydyceirw Quarry Co Ltd , Great Western  
Terrace, Cwmrhydyceirw, Swansea.**

A visual presentation was given.

Report updated as follows:

- There are two instances (plots 194 & 195) where a 12m minimum back to side  
separation distance would be achieved as required by the previous Design Guide  
SPG, whereas the newly adopted Placemaking Guidance SPG requires a minimum  
15m back to side separation distance in such situations.
- A 10.5m minimum separation distance is specified within the newly adopted  
Placemaking Guidance SPG where upper floor windows may overlook neighbouring  
gardens and 13.75m in the case of three storey properties. The previous Design  
Guide SPG required 10m in such situations. There are several instances within the  
proposed development where the previous SPG separation standards are achieved,  
but not the current standards.

**#(Item 2) – Planning Application 2021/2116/FUL - Car sales dealership and  
associated works at Land West Of Heron Drive, Swansea Vale, Swansea.**

A visual presentation was given.

**#(Item 3) – Planning Application 2021/2253/FUL - Installation of pitched roof over the front bay window at 115 Cecil Street, Manselton, Swansea.**

A visual presentation was given.

Report updated as follows:

No substantive changes as a result of new SPG.

**#(Item 4) – Planning Application 2021/0867/FUL - Construction of purpose-built student accommodation (studio apartments) and associated works comprising of a 12 / 10 storey building with ancillary communal facilities, cycle / bin storage, and external landscaped courtyard at The Strand, Swansea.**

A visual presentation was given.

Gareth Hooper (agent) addressed the Committee.

Approved subject to a S106 agreement.

**#(Item 5) – Planning Application 2021/2474/S73 - Construction of a purpose built student accommodation building ranging from 4 to 6 storeys high, plus duplex, incorporating 287 bedrooms with ancillary communal facilities/services, 3 no. commercial units (Classes A1/A3), 43 space undercroft car park, servicing area, associated engineering and landscaping works - Variation of condition 1 of planning permission 2016/1333 granted 21/04/2017 to extend the time period in which to commence the development by a further 5 years at Site J , Trawler Road, Maritime Quarter, Swansea.**

A visual presentation was given.

Report updated as follows:

One further letter of objection received.

Approved subject to a S106 agreement.

The meeting ended at 3.21 pm

**Chair**