



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 7 December 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  
L J Tyler-Lloyd

**Councillor(s)**

P Downing  
M B Lewis  
D W W Thomas

**Officer(s)**

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

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

**Apologies for Absence**

None.

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

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

**44 Minutes.**

**Resolved** that the Minutes of the Planning Committees held on 22 October & 2 November 2021 be approved and signed as a correct records.

**45 Items for deferral/withdrawal.**

None.

**46 Commons Registration - Application to Correct the Register of Common Land. (Application No. 002/19)**

The Lead Lawyer on behalf of Head of Planning and City Regeneration presented a report which detailed that an application had been received to amend the Register of

Common Land to correct an alleged error whereby the rights associated with Tyle Coch Farm are exercisable over register unit CL74 but have been recorded as exercisable over CL45.

The background details and history to the matter were outlined and detailed in the report by Officers.

The list of bodies consulted regarding the application were outlined and detailed in the report, as well as the responses received.

The Chair reported that Councillor B J Rowlands (Local Member) was unable to be present at the meeting but had submitted an e mail supporting the application.

**Resolved** that the application be accepted and the necessary amendments are made to the Register of Common Land to record the rights as being exercisable over register unit CL74.

#### **47 Update on TAN 15.**

The Development Manager updated Members of the committee on the recent decision of the Welsh Government for an 18-month deferral of TAN 15 until June 2023.

He outlined that any applications received during that period, would be dealt with under existing TAN procedures. Further updates will be provided to committee when received from Welsh Government.

Following questions from Members, copies of the proposed new TAN flood maps and their implications on the local development sites and strategic sites in particular would be circulated to committee members following the meeting.

#### **48 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.

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

**(Item 1) – Planning Application 2021/0787/FUL - Demolition of existing retail unit and construction of supermarket, car parking, landscaping and associated works at Poundstretcher , Gorseinon Road, Penllergaer, Swansea**

A visual presentation was given.

Councillor Wendy Fitzgerald (Local Member) spoke in support of the application.

Application approved subject to a Section 106 agreement.

**(Item 2) – Planning Application 2021/2490/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 landscaping pursuant to outline planning permission 2014/0977 granted on appeal 11th January 2018) for phases 3 (73 dwellings) and 4 (36 dwellings) at Parc Ceirw, Great Western Terrace, Cwmrhydyceirw, Swansea**

A visual presentation was given.

**49 Land at New Cut Road / Morfa Road, Swansea - 2007/2826.**

The Head of Planning & City Regeneration presented a sought which sought consideration of the variation of the Section 106 Planning Obligation for the “Children’s Play Area Contribution” to be used towards the provision or improvement of existing off-site facilities elsewhere in the locality.

The background and context to the report were outlined, as well as the detailed planning history on the site, the responses to consultation undertaken and the relevant planning policies applicable to this matter.

Councillor Bev Hopkins (Local Member) spoke in support of the proposals.

**Resolved** the Section 106 Planning Obligation be amended through a Deed of Variation to state that the contribution be used towards the provision or improvement of existing off-site facilities elsewhere in the locality in accordance with Policy SI 6 of the Swansea Local Development Plan 2010- 2025.

The meeting ended at 3.02 pm

**Chair**