



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 1 February 2022 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  
W Evans  
D W W Thomas

**Councillor(s)**

P Downing  
M B Lewis  
T M White

**Officer(s)**

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

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

**Apologies for Absence**

Councillor(s): R D Lewis

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

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

Councillor M B Lewis – Planning Application 2021/2219/FUL (Item 2) – Personal

Councillor P Lloyd - Planning Applications 2021/1431/FUL (Item 3) & 2018/1683/FUL (Item 4) - Personal

**58 Minutes.**

**Resolved** that the minutes of the meetings held on 11 and 18 January be approved and signed as a correct record.

**59 Items for deferral/withdrawal.**

None.

**60 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)

**Resolved** that the undermentioned planning applications

- 1) be **Approved** subject to the conditions in the report and/or indicated below:

**(Item 1) – Planning Application 2021/2718/S73 - Variation of condition 1 of reserved matters permission 2018/1894/RES granted on to allow for the submission of amended plans in relation to Plots 3, 4, 5-13, 16, 17, 92 and 93 at former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton, Swansea.**

A visual presentation was given.

Report updated as follows:

Replace Condition 2 with the following updated version of Condition 2;  
The development shall be completed in accordance with the details approved in the following drawings (approved under Discharge of Condition application 2021/2774/DOC);

CS-20089-MSDT-O01-C0 - STANDARD DETAILS TIMBER FRAME WINDOW / DOOR HEADS & CILLS BRICKWORK

CS-20089-MSDT-O02-C0 - STANDARD DETAILS TIMBER FRAME WINDOW / DOOR HEADS & CILLS CLADDING

CS-20089-MSDT-R07-C0 - STANDARD DETAILS TIMBER FRAME LH/RH DRY VERGE BRICKWORK.

CS-20089-MSDT-R08-C0 - STANDARD DETAILS TIMBER FRAME LH/RH DRY VERGE CLADDING.

Received 20 December 2021

CS-20082-MA-01-PL4 - PHASE 2 - MATERIALS LAYOUT

CS-20082-MA-02-PL4 - PHASE 1 - MATERIALS LAYOUT

Received 24th January 2022

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

**(Item 2) – Planning Application 2021/2219/FUL - Change of use from retail (Class A1) to a nail salon (Class A2) and retention of roller shutters to front and side at 40 Woodfield Street, Morriston, Swansea.**

A visual presentation was given.

Councillor Andrea Lewis (Local Member) addressed the committee and spoke in support of the application.

Committee whilst noting the content of the SPG entitled 'Shopfront and Commercial Frontage Design Guide', considered that the proposal complied with the statutory requirement to preserve or enhance the Morrision Conservation Area and was not detrimental to the visual amenity of the property, the streetscene in general and the wider Morrision Conservation Area. The proposal was not considered to be contrary to policies PS2, HC1 and HC2 of the Swansea LDP (2010-25).

Application approved contrary to officer recommendation and subject to the following conditions:

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

01 site location & block plans, received 28th September 2021.

03 REV B proposed plans, 04 REV B existing & proposed elevations, 05 REV A proposed roller shutter, received 19th November 2021.

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

The use hereby approved shall not operate, and no customers shall be allowed on the premises, outside of the following hours:

09.00 to 18.30hrs Monday to Saturdays

The approved use shall not operate and no customers shall be allowed on the premises on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring residents and ensure the use hereby approved is active during the day.

**(Item 3) – Planning Application 2021/1431/FUL - Extension to workshop to incorporate area for commercial vehicle servicing and maintenance together with plant room for biomass boiler and flue at Unit 11 Swansea Truck Centre, St Davids Road, Swansea Enterprise Park, Swansea.**

A visual presentation was given.

Report updated as follows:

Late correspondence has been received from the Council's Pollution Control department requesting the full suite of contamination conditions given its location within the Enterprise Zone and former contamination legacy. In addition, they have requested full details of the biomass boiler are secured via condition. With the exception of the requested conditions regarding imported soils and aggregates, which are not considered necessary or reasonable as they are covered by other statutory regimes, it is considered reasonable and necessary to attach the following 4 conditions:

4. Prior to the commencement of development, details of the following phased scheme shall be submitted to and approved in writing by the Local

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Cont'd

Planning Authority unless written confirmation is provided by the Local Planning Authority that Phase 2 and/ or Phase 3 reports are not required.

The phased scheme shall comprise of progressively more detailed reports, detailing measures to be undertaken in order to investigate the presence of land contamination, including relevant gas, vapour and, where appropriate, radiation related risks, at the proposed site.

Where the initial investigations indicate the presence of such contamination, including the presence of relevant gas/vapour and/or radioactivity, subsequent reports shall include:

- o a list of potential receptors
- o an assessment of the extent of the contamination
- o an assessment of the potential risks
- o an appraisal of remedial options, and proposal for the preferred remedial option(s).

Phase 1 report: Desk Top Study: this shall:

- Provide information as to site history, setting, current and proposed use.
- Include a conceptual site model to establish any potentially significant pollutant linkages in the source-pathway receptor human health and environmental risk assessment.
- Identify if further investigation or remediation is required.

In the event that the Local Planning Authority is then of the opinion that further investigation/ information is required the applicant shall submit a detailed site investigation (Phase 2) report to the Local Planning Authority, viz:

Phase 2: Detailed Investigation: this shall:

- Provide detailed site-specific information on substances in or on the ground, geology, and surface/groundwater.
- Provide for a more detailed investigation (Human Health Risk Assessment) of the site in order to confirm presence or absence of, and to quantify, those potentially significant source-pathway-receptor pollutant linkages identified in Phase 1.

In the event that the need for remediation is identified the applicant shall submit a subsequent detailed (Phase 3) report to the Local Planning Authority, viz:

Phase 3: Remediation Strategy Options Appraisal: this shall:

- Indicate all measures to be taken to reduce the environmental and human health risks identified in Phase 1 and Phase 2 to an acceptable level, in a managed and documented manner, to best practice and current technical guidance.

Reason: To ensure that the safety of future occupiers is not prejudiced.

5. Prior to the first beneficial occupation of the development hereby approved

a verification report demonstrating completion of the works set out in the approved remediation strategy, if required by Condition 4 of this permission, and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan [a "long term monitoring and maintenance plan"] for long term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

6.If, during the course of development, contamination not previously identified is found to be present at the site no further development [unless previously agreed in writing with the Local Planning Authority] shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a detailed strategy for dealing with said contamination.

Reason: To ensure that the safety of future occupiers is not prejudiced.

7.Prior to the installation of the external flue, full technical details including management and maintenance details of the flue shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully installed prior to its use being commenced and shall be operated thereafter in accordance with the approved details for the lifetime of the development.

Reason: In the interests of neighbouring amenity and to ensure the flue is managed and maintained appropriately.

Application approved in principle and the Chief Planning Officer be given delegated powers to approve the application, subject to the following conditions and any others as may be necessary, at the end of the consultation expiry period, provided no new material objections are received within the formal consultation period.

**(Item 5) – Planning Application 2021/1571/S73 - Retention of two storey rear extension, addition of first floor front balcony, fenestration alterations, addition of front gable to roof, new vehicular access, demolition of detached garage, removal of front porch, construction of attached side garage and side boundary fence - Variation of condition 1 of planning permission 2020/0071/FUL granted 14th July 2020 to allow for amendments comprising increase in the height of the garage, fenestration alterations, front porch, new access, hardstanding, wall and provision of a single storey side extension (plant room) at 41A Beaufort Avenue, Langland, Swansea.**

A visual presentation was given.

Charlotte Roberts (objector) addressed the committee and spoke against the application.

Report verbally updated as follows:

Late letter of objection and late letter from agent reported.

2) Be **refused** for the reasons indicated in the report:

**(Item 4) – Planning Application 2018/1683/FUL - Proposed residential development (retirement community) comprising of 70 apartments together with flexible commercial floor space (A1-A3 or D1-D2), community building (D1) and offices (B1) with access, parking, landscaping and associated development at Hengoed Park Care Home , Cefn Hengoed Road, Winch Wen, Swansea.**

A visual presentation was given.

Geriant John (agent) addressed the committee and spoke in support of the application.

Councillor Mandy Evans (Local Member) addressed the committee and spoke against the application.

Report updated as follows:

The Council's Ecologist has completed a test of Likely Significant Effect and a subsequent Appropriate Assessment (a Habitats Regulations Assessment) given the proximity of the Crymlyn Bog Special Area of Conservation (SAC).

The assessment concludes that the proposed development is unlikely to have a significant effect on Crymlyn Bog SAC as the proposal is not likely to undermine the site's conservation objectives, provided the submitted CEMP and drainage strategy are implemented and adhered to throughout all project phases.

In addition, the application has been screened and it has been determined that the development does not require an Environmental Impact Assessment given its nature and scale.

There is an error on P93 of the report and the last sentence of the first paragraph should have been deleted (Renewable and Low Carbon Energy). The lack of an Energy Statement does not form a reason for refusal

The meeting ended at 3.57 pm

**Chair**