



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 14 June 2022 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Bailey
M H Jones
R D Lewis
R A Williams

Councillor(s)

P Downing
S E Keeton
N L Matthews

Councillor(s)

A J Jeffery
M B Lewis
T M White

Officer(s)

Gareth Borsden
Ian Davies
Sally-Ann Evans
Andrew Ferguson
Chris Healey
Hayley Kemp
Amanda Pugh

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

Apologies for Absence

Councillor(s): P M Black

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

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

Councillors P Downing & P Lloyd – Agenda Item 6 – 2018/2629/FUL – Personal.

Councillor R D Lewis – Planning Applications - Item 3 (2022/0877/FUL) – Personal.

5 **Minutes.**

Resolved that the minutes of the meetings held on 5 April and 24 May 2022 be approved and signed as correct records.

6 **Items for deferral/withdrawal.**

None.

7 Public Rights of Way - Application for Modification Order to Add a Footpath Running From Herbert Thomas Way (Trunk Road) to Herbert Thomas Way (Loop Road) Community of Birchgrove.

The Lead Lawyer presented a report which sought consideration of whether to accept or reject an application made to the Authority to make a Modification Order to add a footpath running from Herbert Thomas Way (Trunk Road) to Herbert Thomas Way (Loop Road) and thus recording as such on the Council's Definitive Map of Public Rights of Way.

The legal position, 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.

Resolved that the application be refused and that no Modification Order be made to add a footpath as requested.

8 Planning Application 2018/2629/FUL - Land off Coed Bach Road, Pontarddulais, Swansea.

The Development Manager presented a report which outlined the background to the deferral of the 2018/2629/FUL application at the Planning Committee held on 5 April 2022.

He indicated that since the deferral, the applicant has submitted amended plans, and whilst some of the reasons for refusal identified previously have been addressed, a number of issues have still not been overcome. Another issue which has been identified is that officers now consider that the application for the access has not been lawfully implemented and that planning permission has now expired.

He reported that in order for further discussions to be undertaken with the applicant, the application will need to remain deferred and be determined at a future meeting.

9 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 be **Approved** subject to the conditions in the report and/or indicated below:

#(Item 1) – Planning Application 2021/1088/FUL - Conversion of part of retail shop (Class A1) to an ancillary hot food takeaway (Class A3 at Cks Supermarket, 39 Swansea Road, Waunarlwydd, Swansea

A visual presentation was given.

Hazel Webb (objector) addressed the committee.

Councillor Wendy Lewis (Local Member) addressed the committee and spoke against the application.

Report updated as follows:

There is an error in the report on P25. When the application was submitted, the site was in the Cockett Ward but is now in the Waunarlwydd Ward following recent ward boundary changes introduced by the Welsh Government in May 2022.

One late letter of correspondence has been received in response to the application making the following points:

- A3 use allows the option to consume food on and off the premises – is this use just for a takeaway or can it be changed?
- How long will opening hours constraint be in place for and can it be altered?
- Store already has parking issues with delivery lorries blocking the road
- Well-established hot food unit is an unmanned counter – not the same as a takeaway.

In response, the A3 use could allow people to sit in but the space is restricted and this would have less of an impact than a takeaway in any event. Any opening hours secured by condition would need to be formally amended by a subsequent planning application. Comments on delivery are already included in the report along with an assessment of the use itself.

#(Item 2) – Planning Application 2021/1048/FUL - Erection of a restaurant with drive thru facility, and associated car parking and landscaping at Tesco Extra, Parc Fforestfach, Cadle, Swansea

A visual presentation was given.

Report updated as follows:

There is an error contained within Condition 13 on P.49 of the report, with regard to the word 'Development' should be removed and replaced with 'Delivery' Therefore Condition 13 should read:

'The proposed development shall be carried out in accordance with the approved Amended Delivery Management Plan received on 13 April 2022 and shall always be implemented and adhered to unless otherwise agreed by the Local Planning Authority'

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

Item 3) – Planning Application 2022/0877/FUL - Creation of vehicular access and single storey side extension to dwelling at 43 Cambridge Road, Langland, Swansea

A visual presentation was given.

The meeting ended at 2.53 pm

Chair