



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 4 October 2022 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Bailey
A J Jeffery
M B Lewis
T M White

Councillor(s)

P M Black
M H Jones
R D Lewis
R A Williams

Councillor(s)

P Downing
S E Keeton
N L Matthews

Officer(s)

Gareth Borsden
Matthew Bowyer
Ian Davies
Sally-Ann Evans
Simon Hughes
Hayley Kemp
Dave Owen
Jonathan Wills

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

Also present

Councillors E T King & M W Locke

Apologies for Absence

None

25 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.

26 Minutes.

Resolved that the minutes of the meeting held on 6 September 2022 be approved and signed as a correct record.

27 Items for deferral/withdrawal.

None.

28 Determination of Planning Applications under the Town and Country Planning Act 1990.

A planning application was presented on behalf of the Head of Planning & City Regeneration.

Amendments/updates to this schedule were reported and are indicated below by (#)

Resolved that the undermentioned planning application **Be Approved** subject to the conditions in the report:

#(Item 1) – Planning Application 2022/0794/S73 - Redevelopment of existing district shopping centre comprising new Tesco Superstore (10,100 square metres gross floor space), petrol filling station and 8 No. linked retail units (11,670 square metres gross floor space) with associated service yards and staff car parking areas, alterations to existing access off Pontarddulais Road, closure of existing access off Carmarthen Road, construction of two new accesses off Ffordd Cynore, offsite highway works to Ffordd Cynore and the Pontarddulais Road junction, provision of 1,275 space customer carpark, site landscaping and accommodation works - Variation of condition 9 of planning permission A00/0366 granted 1st August 2000 to allow for amendment to the operating hours for the gates, from being locked between 21.00hrs to 08.00hrs to locked between 22.00hrs to 07.00hrs to allow for deliveries to units 12 and 13 (Aldi), on the service access road from Ffordd Cynore to the delivery area to the rear of retail units 12 & 13 at Unit 13 , Parc Fforestfach, Cadle, Swansea

A visual presentation was given.

A late letter of objection was reported.

Chris Jennings (agent) addressed the Committee and spoke in support of the application.

29 Planning Application 2022/1230/FUL - Trehafod, Waunarlwydd Road, Cockett, Swansea.

The Head of Planning & City Regeneration submitted a report which outlined that the application was reported to Planning Committee on 6 September 2022 with the recommendation that planning permission be approved subject to conditions. The Planning Committee did not accept the recommendation but resolved that the application be deferred under the two stage voting process in order that further advice could be provided on the reasons for refusal.

It was added that the application had not been refused until the reasons for refusal had been recorded and approved by the Committee.

An updated report including additional information from the applicant and potential reasons for refusal was detailed and outlined and a copy of the original report to the Planning Committee on 6 September 2022 was provided at Appendix A.

A visual presentation was given.

Helen Jones, Liz McWilliams, Alan Cunningham & Dewi Perkins (objectors) addressed the Committee.

Chris Jennings on behalf of the applicant the Ministry of Justice and Phil Baxter (agent) addressed the Committee. Visuals were shown in support of their address.

Councillor Michael Locke (Local Member) addressed the Committee and spoke against the application.

Councillor Elliott King (Local Member) addressed the Committee on behalf of himself and his 2 Cockett ward colleagues and spoke against the application.

The recommendation of approval was again not accepted.

Resolved that that the application **Be Refused** for the following reasons;

1. The proposed development, by reason of its unacceptable juxtaposition and potential conflict between the proposed use and adjacent neighbouring residential properties will have a detrimental impact upon the existing residential and visual amenities within the street scene by reason of proposed lighting and means of enclosure which would be contrary to the requirements of Policy PS2 of the City and County of Swansea Local Development Plan (2010 - 2025).
2. The proposed Residential Women's Centre (Class C2A) together with the associated works has the potential to introduce the fear of crime and anti-social behaviour into the residential area which is considered to have a detrimental impact on community safety and cohesive communities well-being goal contrary to LDP Policy SI 8 and Planning Policy Wales (Edition 11 – Feb. 2021).

The meeting ended at 3.14 pm

Chair