



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

### Teams

Tuesday, 6 December 2022 at 2.00 pm

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

#### **Councillor(s)**

P M Black  
S E Keeton  
T M White

#### **Councillor(s)**

P Downing  
M B Lewis  
R A Williams

#### **Councillor(s)**

A J Jeffery  
N L Matthews  
B J Rowlands

#### **Officer(s)**

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

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

#### **Also present**

Councillor B J Rowlands

#### **Apologies for Absence**

Councillor(s): M Bailey, M H Jones and R D Lewis

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### **34 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:

Councillor P M Black - Planning Applications 2018/2629/FUL (Item 2) & 2021/0944/FUL (Item 4) personal & prejudicial and left prior to discussion.

Councillor P Downing - Planning Applications 2018/2629/FUL (Item 2) & 2021/0944/FUL (Item 4) - personal

Councillor P Lloyd – Planning Applications 2018/2629/FUL (Item 2) & 2021/0944/FUL (Item 4) – personal

**35 Minutes.**

**Resolved** that the minutes of the meeting held on 1 November 2022 be approved and signed as a correct record.

**36 Items for deferral/withdrawal.**

None

**37 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 outlined below:

**(Item 1) – Planning Application 2022/2017/FUL - Internal alterations to facilitate change of use from Public House (Class A3) to detached dwelling (Class C3) at Rock And Fountain, Rhyddwen Road, Craig Cefn Parc, Swansea**

A visual presentation was given.

Tim Buxton (objector) and Robert Bowen (agent) addressed the committee.

Councillor Brigitte Rowlands (Local Member) addressed the Committee and spoke against the proposal.

**(Item 2) – Planning Application 2018/2629/FUL - Construction of 55 dwellings with associated infrastructure at Land Off Coed Bach Road, Pontarddulais, Swansea**

A visual presentation was given.

Geriant John (agent) addressed the committee.

Report updated as follows:

Additional condition added as follows:

26. No dwelling hereby approved shall be occupied until a Welsh Language Action Plan which includes the following proposed measures has been submitted to and approved in writing by the Local Planning Authority:

- The bilingual marketing of properties;
- The production of a welcome pack for each household which sets out Welsh language provision in the area;

- Ensuring street names are in Welsh in order to protect and promote the local linguistic character and cultural distinctiveness of Pontarddulais.

The measures/recommendations contained within the approved Welsh Language Action Plan shall be implemented in full thereafter.

Reason: To ensure that the impact of the development on the Welsh language is considered in the development, marketing and place names of the proposal in accordance with LDP Policy HC3.

**Note:** Application approved in accordance with recommendation subject to a Section 106 Agreement being signed and condition 26 being added.

**(Item 3) – Planning Application 2021/1966/FUL - Refurbishment and construction of four storey rear extensions and roof top bar extension and roof terrace extension to the hotel to facilitate the provision of 42 additional bedrooms and ancillary accommodation at Grand Hotel, Ivey Place, City Centre, Swansea**

A visual presentation was given.

**(Item 4) – Planning Application 2021/0944/FUL - Construction of 30 residential apartments and associated works at Land At Upper Bank, Nantong Way, Pentrechwyth, Swansea, Swansea**

A visual presentation was given.

Geriant John (agent) addressed the committee.

**Note:** Application approved in accordance with recommendation subject to no new material planning considerations being raised before 19<sup>th</sup> December 2022 when the press notice expires.

The meeting ended at 3.23 pm

**Chair**