



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

### Teams

Tuesday, 7 March 2023 at 2.00 pm

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

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

P M Black  
M H Jones  
R D Lewis

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

P Downing  
S E Keeton  
T M White

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

A J Jeffery  
M B Lewis  
R A Williams

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

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Eilian Jones  
Sally-Ann Evans  
Chris Healey  
Hayley Kemp  
Dave Owen  
Amanda Pugh  
Jonathan Wills

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

#### **Also present**

Councillors S Bennett & R A Fogarty

#### **Apologies for Absence**

Councillor(s): M Bailey and N L Matthews

---

#### **46 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 R A Fogarty – Item 1 - 2020/0343/FUL – personal.

Councillor R A Williams – Item 5 - 2023/0013/FUL – personal and prejudicial and withdrew prior to discussion.

Councillors P M Black, P Downing, A J Jeffrey, M H Jones, S E Keeton, M B Lewis, R D Lewis, P Lloyd, T M White - Item 5 - 2023/0013/FUL – personal.

**47 Minutes.**

**Resolved** that the minutes of the meeting held on 7 February 2023 be approved and signed as a correct record.

**48 Items for deferral/withdrawal.**

None.

**49 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, those marked (\*) were verbal updates at the meeting.)

**Resolved** that

- 1) the undermentioned planning applications be approved.

**(Item 1) – Planning Application 2020/0343/FUL - Residential development comprising 56 affordable units (100% occupation) with associated access, parking, landscaping and ancillary infrastructure and drainage works at Land North Of Chestnut Avenue, West Cross, Swansea**

A detailed visual presentation was given.

Michael Crafar (objector on behalf of local residents & Gower Society) and Geriant John (agent) addressed the committee.

Councillor R Fogarty (Local Member) addressed the Committee regarding the proposal.

Report updated as follows:

26 Further letters of Objection & 1 letter of Support received.

Minor change in wording recommendation for affordable housing to be DQR compliant (omit or any future equivalent)

Note: Application approved subject to a Section 106 agreement.

**(Item 3) – Planning Application 2022/2937/FUL - Demolition of existing buildings and erection of Builders Merchant (Unique Use) and associated works at Pendragon Property Holdings , Upper Fforest Way, Swansea Enterprise Park, Swansea**

A visual presentation was given.

\*Report updated as follows:

Condition 12 be amended - delete '...or deliveries' from condition.

**(Item 4) – Planning Application 2022/2862/S73 - Proposed cessation of landfill and other operations enabled by residential development circa 300 dwellings, public open space, associated highways and ancillary works (outline) (Variation of condition 2 of planning permission 2014/0977 granted 11th January 2018 to allow for the submission of reserved matters applications to be extended by a further 2 years to 11 Jan 2023) (Variation of condition 2 of planning permission 2020/2068/S73 granted 1st September 2021) for an extension of time of 3 years to submit the further phases of development at Cwmrhydyceirw Quarry Co Ltd, Great Western Terrace, Cwmrhydyceirw, Swansea**

A visual presentation was given.

James Scarborough (agent) addressed the committee.

Note: Application approved subject to a revised Section 106 agreement being signed within 3 months, if not signed, officers be granted delegated authority to refuse the application.

**(Item 5) – Planning Application 2023/0013/FUL - Single storey side and rear extension at Bugeilfa, Bethel Lane, Penclawdd, Swansea**

A visual presentation was given.

- 2) the undermentioned planning application be deferred.

**(Item 2) – Planning Application 2022/1109/RES - Construction of 35 no. apartments and 8 no. townhouses and associated works, (details of access, appearance, landscaping, layout, scale pursuant to conditions 6, 8, 9 and 19 of outline planning permission 2015/1584 approved 13th May 2016 (which varied 2008/0996 and which varied 2002/1000) for SA1 Swansea Waterfront mixed use development at Plot D5b, Land South Of Fabian Way And East Of River Tawe Swansea**

Prior to deferral:

A visual presentation was given.

Steve Jones (objector) and Laura Fower (agent) addressed the committee.

Councillor S Bennett (Local Member) addressed the Committee and spoke against the proposal.

Report updated as follows:

Description of development amended to refer to conditions 6, 8, 9 and 17 (drainage) and not 19 as indicated.

Further comments from CCS Highways (28th Feb. 2023) – see circulated Appendix 1.

Applicant's response to CCS Highways comments received 6th March 2023 – see circulated Appendix 2.

Note: Application deferred to allow further considerations of highway issues and for Members to undertake a site visit prior to the matter being considered at a future meeting.

## **50 Planning Annual Performance Report 2021/22.**

The Head of Planning & City Regeneration presented the Annual Performance Report. The report is seen by Welsh government as important mechanism for monitoring Local Planning Authorities performance against a key set of national performance indicators

The report is also a important tool for benchmarking the performance of Local Authorities across Wales. The draft report for 2021-2022 was detailed at Annex A to the report.

The actual performance figures, the improvements achieved over the last few years and the issues to be further addressed were all detailed in the report,

The meeting ended at 4.28 pm

**Chair**