



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 9 May 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  
Jonathan Wills

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

**Apologies for Absence**

Councillor(s): N L Matthews

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**55 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.

**56 Minutes.**

**Resolved** that the minutes of the meeting held on 4 April 2023 be approved and signed as a correct record.

**57 Items for deferral/withdrawal.**

The following applications were deferred by Officers due to issues relating to the circulation of correspondence to interested parties prior to the meeting.

Item 1 - 2023/0381/FUL - Erection of rear extension (6,226sq.m) to existing warehouse and distribution centre along with demolition of existing link between buildings and part of existing building to facilitate the addition of a new loading bay at Unit 8 , Lye Industrial Estate, Pontarddulais, Swansea.

Item 3 - 2022/2988/S73 - Construction of a Greener Grid Park comprising energy storage and grid balancing equipment, including change of use from agricultural grazing land, along with associated infrastructure, landscaping and access track. Variation of condition 2 (plans) of planning permission 2021/0163/FUL granted 9th August 2021 to allow for changes to proposed equipment and layout at Land West Of Rhydypany Road , Morryston, Swansea.

Item 4 - 2022/0677/S73 - Residential development (31 dwellings) with associated road infrastructure, drainage provision and landscaping (Variation/removal of Conditions 2, 14, 19, 20, 24, 28 and 34 of planning permission 2018/2634/FUL granted 18/11/2021 - minor alterations to the external appearance and internal layout of a number of dwellings, (with no change in the proposed unit scale mix, overall site layout), the substitution of a number of car ports with garages and the provision of additional information requested as part of the existing consent prior to the commencement of development) at Land Off Higher Lane, Langland, Swansea.

Item 2 - 2022/2489/S73 was unaffected by the issue and could be considered at the meeting.

(Note: Special Planning Committee arranged for Wednesday 17<sup>th</sup> May to consider the above deferrals)

## 58 **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.

**Resolved** that the undermentioned planning applications be approved.

**#(Item 2) – Planning Application 2022/2489/S73 - Residential development incorporating public open space and new access roads from Gower View Road and Brynafon Road (outline) (Variation of conditions 1, 3 and 4 of planning permission 2005/2355 granted 23rd April 2010) to extend the time period for the submission of Reserved Matters on the remaining site area in accordance with the revised Design and Access Statement and Masterplan (Variation of condition 28 of planning permission 2019/0911/S73 granted 8th October 2019) to allow for an additional use for the community building under Class A3 (Cafe)**

A visual presentation was given.

Application **Approved** subject to S106 Deed of Variation in accordance with the recommendation and subject to the following additional conditions:

28. Deliveries shall not be taken at or dispatched from the A3 use hereby approved outside the hours of 07.00 hours to 19.00 on any day.

Reason: To safeguard the amenities of neighbouring occupiers, in accordance with Policy PS 2 of the Swansea Local Development Plan 2010-2025.

29. The A3 use hereby approved shall not be brought into beneficial use until a scheme for waste management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall be retained for the lifetime of the development hereby approved.

Reason: To ensure adequate waste management provision, in accordance with Policy RP 10 of the Swansea Local Development Plan 2010-2025.

**59 Appeal Decision - Planning Application Ref: 2020/2629/FUL - Demolition of existing dwelling and construction of a 4 storey block containing 3 flats - 2 Broadview Lane, Mumbles, Swansea.**

The Development Manager presented a 'for information' report which outlined the details of the Inspectors report regarding an appeal against the Committee's decision not to grant planning permission relating to the application outlined above.

The inspector had dismissed the appeal and the detailed findings of his report was attached at appendix 1 to the report.

The meeting ended at 2.31 pm

**Chair**