

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COMMITTEE ROOM 3A, GUILDHALL, SWANSEA ON
TUESDAY, 10 MAY 2016 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

A C S Colburn

C L Philpott

M Thomas

Councillor(s)

M H Jones

I M Richard

D W W Thomas

Councillor(s)

E T Kirchner

P B Smith

T M White

Also Present (Local Ward Members)

Councillors J P Curtice, D S Lewis, C R Evans, R Francis-Davies, A S Lewis, R C Stewart, J A Hale, C E Lloyd & N J Davies

Apologies for Absence

Councillor(s): D W Cole and A M Cook

102 **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 I M Richard – Minute No.108 - Planning Application 2016/0086 (Item 4) – Predetermination. (did not leave meeting as item deferred for Site Visit)

Councillor T M White – Minute No.108 - Public Rights of Way - Definitive Map Anomaly in Relation to Footpath 35 - Communities of Penrice & Ilston Personal as I know the individual who has submitted evidence.

103 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee meeting held on 12 April 2016 be approved as a correct record.

104 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

The following item was deferred by Officers for the reason indicated below:

Agenda Item 6 - Application to Register Land Known as Parc Y Werin, Gorseinon, Swansea, as a Town or Village Green - Application No.2734(S).

To allow the Inspector to consider further information submitted by the applicant.

105 **PUBLIC RIGHTS OF WAY - DEFINITIVE MAP ANOMALY IN RELATION TO FOOTPATH 35 - COMMUNITIES OF PENRICE & ILSTON.**

The Head of Legal & Democratic Services presented a report which sought to determine whether to make a public path diversion order to divert the current definitive line of footpath no.35.

It was reported that the Planning Committee had previously determined that there was insufficient evidence to make an evidential modification order to correct the anomaly in the alignment of footpath no. 35. Therefore, there is a requirement to consider making a public path order to correct the anomaly and comply with the Council's legal duty to do so.

The consultation undertaken, the legal aspects of the matter, the current and proposed new route(A-F-G-H-I-J-K-E) were all outlined and detailed in the report.

RESOLVED that a public path diversion order be made to divert the current definitive line of footpath No.35 as set out in the report.

106 **TAVISTOCK ROAD AND PARC WERN ROAD, SKETTY, SWANSEA - TREE PRESERVATION ORDER P 17.7.4 599.**

The Head of Economic Regeneration and Planning presented a report which sought consideration of the confirmation, as a full order, of the provisional Tree Preservation Order 599 – Tavistock Road and Parc Wern Road, Sketty, Swansea.

The background history, appraisal of the site, objections and representations received were all outlined in the report. Members had undertaken a site visit to the site following a deferment at the previous meeting.

RESOLVED that the Tree Preservation Order: Tavistock Road and Parc Wern Road, Sketty, Swansea be confirmed

107 **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN & COUNTRY PLANNING ACT 1990.**

The Head of Economic Regeneration and Planning presented a series of planning applications.

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

RESOLVED that:

(1) the undermentioned planning application **BE DEFERRED** under the **two stage voting process** for further officer advice on reasons for refusal relating to No Affordable Housing, Highway Concerns, Loss of Amenity for Schoolchildren at Cwmrhydyceirw Primary,

#(Item 1) Planning Application.2014/0977 - Parc Ceirw, Cwmrhydyceirw Quarry and adjoining land, Cwmrhydyceirw, Swansea.

Report updated as follows:

On Page 133, in the last paragraph pedestrian access points are proposed from Vicarage Road (not Maes-Y-Gwernan Road as stated), Cwmrhydyceirw Road and Railway Cottages.

Paragraph 3 on P148 should state in line 2 '..cessation of landfill use' and not 'cessation of quarry use'.

Condition 35 – Amend the wording to refer to parcels A, C and D (not A, B and C).

Add the following Section 106 Planning Obligation: Beyond Bricks and Mortar – the developer shall provide a commitment under the Council's Beyond Bricks and Mortar scheme to bring added social value to the development through training and supply side activities during the development of the site.

A visual presentation was provided.

Geraint John(agent) & Mr G Rees(objector) addressed the Committee.

Councillors R C Stewart, R Francis-Davies, C R Evans & A S Lewis (Local Members) addressed the Committee and spoke against the application.

(2) the undermentioned planning applications **BE DEFERRED** for **SITE VISITS** for the reasons outlined below:

#(Item 2) Planning Application.2015/2223 - Land off Fabian Way, Swansea.

Report updated as follows:

9th May 2016 – Additional letter of objection received. Makes reference to customers visiting the site making specific journeys and not just passing trade. Concerns include adding to pollution, highway safety and people avoiding travelling in to Swansea.

#(Item 4) Planning Application.2016/0086 - Land at Cefn Betingau Farm, Morrison, Swansea.

Report updated as follows:

For the avoidance of doubt as to the nature of the development, the proposal should read: Construction of solar farm without compliance with condition 8 of planning permission 2013/0865 requiring planting of hedgerow to sub-divide fields 9 & 10.

(3) the undermentioned planning application **BE REFUSED** for the reasons outline in the report and/or indicated below:

#(Item 3) Planning Application.2015/2258 - Land at Cawsi Farm Mynydd Gelli Wastad Road, Morrison, Swansea.

A visual presentation was provided.

Mr P Vining(objecting on behalf of ABMU) addressed the Committee.

(4) the undermentioned planning application **BE APPROVED** subject to the conditions in the report and/or indicated below:

#(Item 5) Planning Application.2016/0605 - 38 Oakleigh House School Penlan, Crescent Uplands, Swansea.

Report updated as follows:

9th May 2016 - Additional Information received from applicant– Planning Statement provides information on the proposed use.

9th May 2016 - Response from Cllr Peter May– Advises of acute parking problems and access issues over the years. States application is for 2 classrooms not 6 additional children and that legislation and guidance changes. Concerned that constituents could be left with a school which could increase capacity by upto 50 pupils resulting in 50 extra cars. Asks that committee requests a revised opinion from the statutory consultees based on an increase of 50 children (2 classrooms) and if the committee is minded to approve then insert a condition requesting that the applicant bear the cost of H bars for the residents of Penlan Crescent and Notts Gardens to attempt to protect access to their properties.

9th May 2016 - Email received from resident attaching 7 No. photographs to show parking within area.

7th May 2016 – Additional Objection. Raises concerns about the extra classrooms adversely affecting quality of life and house value due to disturbance created. Concerns that area cannot support the extra traffic.

108 **DRAFT PLANNING COMMITTEE PROTOCOL.**

The Head of Economic Regeneration and Planning presented a report which sought consideration of a response to the WLGA Draft Planning Committee Protocol.

The background areas covered by the new draft protocol, the officer's appraisal of these subject areas, and a draft response were outlined and detailed in the report.

Additional Training for Members would need to be arranged in the new Municipal Year should the Authority be chosen as a "trail" area.

RESOLVED that the response detailed at Appendix 1 to the report be approved as the Authority's response to the WLGA consultation on the draft Planning Consultation Protocol.

The meeting ended at 4.53 pm

CHAIR