

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
2 AUGUST 2016 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black

A M Cook

M Thomas

Councillor(s)

A C S Colburn

M H Jones

D W W Thomas

Councillor(s)

D W Cole

P B Smith

T M White

Also Present (Local Members)

Councillors J P Curtice, N J Davies, P N May & P M Matthews

Apologies for Absence

Councillor(s): E T Kirchner and H M Morris

17 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interest was declared:

Councillor D W W Thomas – Minute No.20 – Planning Application 2015/2506 – Personal as Deputy Cabinet Member for Education

18 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 5 July 2016 be approved as a correct record.

19 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

RESOLVED that the following application be deferred for a Site Visit:

(Item 6) Planning Application.2016/1051- Replacement detached dwelling at Channel View, Three Crosses, Swansea

Prior to deferment a visual presentation was provided.

20 **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 the issues raised by Members specifically with regard the interpretation of the Council's Developer Guidance – Planning Applications for Non-Householder Residential Development which promotes a positive approach for appropriate residential sites recommended for allocation in the emerging LDP together with impact upon the Green Wedge, highway safety and S106 contributions.

#(Item 1) Planning Application.2015/2506 - Residential development for the construction of 41 units with associated access and landscaping Works at Land at Heol Pentre Bach, Gorseinon, Swansea

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Councillors D C Cole & J P Curtice (Local Members) addressed the Committee and spoke against the application.

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

#(Item 3) Planning Application.2014/1872 - Construction of 10 units for Class B1 and B2 use at Land opposite Makro, Beaufort Reach, Swansea

A visual presentation was provided.

(Item 4) Planning Application.2014/0919 - Variation of condition 13 of planning permission 2015/2119 granted 14th December 2015 to open between 0800-2200 on Bank Holidays at Lidl UK Gmbh, Trallwn Road, Llansamlet, Swansea

#(Item 5) Planning Application.2016/0971 - Replacement dwelling (Amendment to Planning Permission 2015/2308 granted 17th March 2016) at The Bungalow, Parkmill

A visual presentation was provided.

#(Item 7) Planning Application.2016/0408 - Change of use, conversion of existing first and second floors and erection of two new floors to create 44 live/work units (Class C3/B1) and associated works at 15-20 Castle Street, Swansea

A visual presentation was provided.

#(Item 9) Planning Application.2016/0873 - Change of use from residential (Class C3) to HMO for 4 people (Class C4) at 28 Rhyddings Park Road, Brynmill, Swansea

A visual presentation was provided.

Further late letter of objection reported.

Councillors N J Davies & P N May (Local Members) addressed the Committee and spoke against the application.

#(Item 10) Planning Application.2016/1114 - Change of use from residential (Class C3) to 5 bedroom HMO (Class C4) at 26 Marlborough Road, Brynmill, Swansea

A visual presentation was provided.

Further late letter of objection reported.

Councillors N J Davies & P N May (Local Members) addressed the Committee and spoke against the application.

(3) the undermentioned planning application **BE REFUSED** for the reasons indicated below:

#(Item 2) Planning Application.2016/1268 - Retention and completion of side extension and alterations to roof at Former Century Works at Frederick Place, Llansamlet, Swansea

A visual presentation was provided.

Further late letter of objection from local resident reported.

Arthur Thomas (objector) addressed the Committee.

Councillor P M Matthews (Local Member) addressed the Committee and spoke against the application.

Application refused contrary to officer recommendations for the following reasons:

1) The proposal, by virtue of its scale, massing and design in close proximity to the rear of properties on Peniel Green Road would have a significant detrimental impact on the residential amenity of the occupiers of the those properties. The proposal is therefore contrary to Policies EV1 and EC3 of the Adopted City and County of Swansea Unitary Development Plan (2008).

2) The proposal, by virtue of its scale and design would have a detrimental impact on the character of the host building and the surrounding area, to the detriment of the

visual amenities of the area. The proposal is therefore contrary to Policies EV1 and EC3 of the Adopted City and County of Swansea Unitary Development Plan (2008).

#(Item 8) Planning Application.2016/0873 - Change of use from residential (Class C3) to HMO for up to six people (Class C4) at 8 Alexandra Terrace, Brynmill, Swansea

A visual presentation was provided.

Further late letter of objection reported.

Councillors N J Davies & P N May (Local Members) addressed the Committee and spoke against the application.

Application refused contrary to officer recommendations for the following reasons:

1) *The proposal, in combination with existing Houses in Multiple Occupation (HMOs) within Alexandra Terrace will result in a harmful concentration and intensification of HMOs in the street and wider area. This cumulative impact will result in damage to the character of the area and social cohesion with higher levels of transient residents and fewer long term households and established families. Such impact will lead in the long term to communities which are not balanced and self-sustaining. As a result the proposal is contrary to Policy HC5 criterion (ii) of the Swansea Unitary Development Plan (2008) and the National Policy aims set out in Planning Policy Wales (Edition 8 January 2016) of creating sustainable and inclusive mixed communities.*

2) *Insufficient information has been provided to demonstrate that additional off-street car parking provision can be provided within the site curtilage to serve the use of the property as a HMO. Accordingly the proposal, for up to 6 residents, would increase the demand for on-street parking in an already congested area and as such would be detrimental to the existing residents / car owners and the free flow of traffic, contrary to the requirements of Policy HC5 criterion (iv) and Policy AS6 of the Swansea Unitary Development Plan (2008).*

21 **TPO 617 - TOWNHILL CAMPUS, TRINITY ST DAVIDS UNIVERSITY, PANT Y CELYN ROAD, TOWNHILL.**

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 617 - Townhill Campus, Trinity St Davids University, Pant y Celyn Road, Townhill.

The background history, appraisal of the site, objections and representations in support received were all outlined in the report.

RESOLVED that the Tree Preservation Order 617 - Townhill Campus, Trinity St Davids University, Pant y Celyn Road, Townhill, Swansea be confirmed

22 **THE PROTECTION OF TREES ON DEVELOPMENT SITES.**

The Head of Planning and City Regeneration presented a report which considered the revised Supplementary Planning Guidance (SPG) "The Protection of Trees on Development Sites (2016)" as an update to the current guidance adopted in 2008, and for adoption as SPG to the Local Development Plan (LDP).

RESOLVED that

1) the "The Protection of Trees on Development Sites" (2016) be consulted upon as an update to "The Protection of Trees on Development Sites" (2008) SPG in the Unitary Development Plan and the findings be reported back to Planning Committee for approval.

2) the Protection of Trees on Development Sites" (2016) as approved be included as Supplementary Planning Guidance in the Local Development Plan for adoption.

The meeting ended at 4.21 pm

CHAIR