

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
6 SEPTEMBER 2016 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
P M Black	A C S Colburn	D W Cole
A M Cook	M H Jones	E T Kirchner
H M Morris	P B Smith	M Thomas
D W W Thomas	T M White	

Apologies for Absence

No apologies for absence were received.

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

In accordance with the Code of Conduct adopted by the City & County of Swansea, the following interests were declared:

Councillor D W Cole – Minute No. 28 - Planning Application 2015/2506 – Land at Heol Pentre Bach, Gorseinon, Swansea – Personal as Ward Councillor for the area.

Councillor M H Jones – Minute No. 26 - Public Rights of Way – Various Alleged Public Rights of Way between Hendrefoilan Road, Hungtington Way and Waunarlydd Road – Personal – have walked these footpaths.

Councillor D W W Thomas – Minute No. 28 - Planning Application 2015/2506 – Land at Heol Pentre Bach, Gorseinon, Swansea – Personal as Deputy Cabinet Member for Education.

24 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 2 August 2016 be approved as a correct record.

25 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

RESOLVED that the following applications be deferred as indicated below:

(Item 2) Planning Application 2016/0627 Land adjacent to Morryston Hospital and Cwrtnwydd Mynydd Gelli Wastad Road, Morryston, Swansea SA6 6PX – Use of land for car parking for an operational period of three years, including alternation to existing access from Mynydd Gelliwastad Road and all associated operations and the use of adjacent land for the storage of topsoil

Application **DEFERRED** to allow applicant to consider development project issues.

(Item 3) Planning Application 2016/0641 Morryston Hospital Swansea NHS Trust heol Maes Eglwys, Cwmrhydyceirw, Swansea SA6 6NL – Two / three storey private hospital with associated landscaping, road and car parking (outline)

Application **DEFERRED** as this application needs to be considered in conjunction with application 2016/0627.

(Item 5) Planning Application 2016/1249 26 Pinewood Road, Uplands, Swansea SA2 0LT – Change of use from residential (Class C3) to HMO for 4 people (Class C4)

Application **DEFERRED** to allow anomalies in the report to be corrected.

26 **PUBLIC RIGHTS OF WAY - VARIOUS ALLEGED PUBLIC RIGHTS OF WAY BETWEEN HENDREFOILAN ROAD, HUNTINGTON WAY AND WAUNARLWYDD ROAD IN THE COMMUNITIES OF KILLAY, SKETTY & COCKETT.**

Sandie Richards, Principal Lawyer presented a report on behalf of the Head of Legal & Democratic Services to consider whether to accept or reject the application to make a Modification Order to record various public footpaths on the Council's Definitive Map and Statement of Public Rights of Way.

A visual presentation was provided.

RESOLVED that the application be accepted and that modification order be made.

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

A series of planning applications were presented on behalf of The Head of Planning & City Regeneration.

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

RESOLVED that:

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

(Item 1) Planning Application 2016/1051 Channel View, Three Crosses, Swansea SA4 3UR Replacement detached dwelling

Late letter of objection received from a resident of West Cross. The objector is of the opinion that the new dwelling is of an unacceptable design that does not complement the character of the Gower or this rural location. The objector also states that the demolition of the existing house is not sustainable.

A visual presentation was provided.

(2) The undermentioned planning applications **BE REFUSED** for the reasons indicated below:

#(Item 4) Planning Application 2016/1038 124 St Helens Avenue, Brynmill, Swansea SA1 4NW. Change of use from residential (Class C3) to 5 bedroom HMO (Class 4)

Additional letter of objection received. Issues raised reflect those raised in other objections.

Amended block plan received showing the provision of one off street car parking space to the rear of the property.

Councillor Nick Davies, Ward Councillor for Uplands addressed the Committee and spoke against the application.

Application **REFUSED** contrary to officer recommendations for the following reason:

- 1) *The proposal, in combination with existing Houses in Multiple Occupation (HMOs) within St Helen's Avenue 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.*

(Item 6) Planning Application 2016/1316 – 105 Rhyddings Terrace, Brynmill, Swansea SA2 0DS – Retention of change of use from a 4 bedroom dwelling (Class C3) to a 5 bedroom HMO Use (Class C4) and alterations carried out to bay window and first floor windows in front elevation.

Late letter of objection received from local resident re-iterating objections raised by other residents.

Late letter of objection received from Cllr Peter May on the grounds that the proposal contravenes Policy AS6. He considers that the provision of cycle racks is only to circumvent the fact there is extra parking demand. There is no rear access to the property so any cycle parked within the rear garden will need to be taken through the house so will never or rarely be used. The object of the condition requiring cycle parking is to obtain planning permission rather than promote sustainable transport.

The highway observations miss the point and focus on resident parking spaces rather than total available street parking.

A visual presentation was provided.

Julia Johnson addressed the committee on behalf of the local residents and spoke against the application.

Councillor Nick Davies, Ward Member for Uplands 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 Rhyddings 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.*

28 **PLANNING APPLICATION REF: 2015/2506 - LAND AT HEOL PENTRE BACH, GORSEINON, SWANSEA SA4 4ZA.**

An updated report was presented on behalf of the Head of Planning and City Regeneration. The application had been deferred from Planning Committee on 2 August 2016 under the two stage voting process so that further advice could be provided with regard to 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) and reasons for refusal relating to the impact upon the Green Wedge, highway safety and S106 contributions.

RESOLVED that the application be **APPROVED** in accordance with the recommendation.

29 **PROVISIONAL TREE PRESERVATION ORDER P17.7.4.618 - LAND AT NEWTON VILLAGE HALL, CASWELL ROAD, SWANSEA 2016.**

Alan Webster, Landscape Assistant (Arboriculturist) presented a report on behalf of The Head of Planning & City Regeneration to consider the confirmation, as a full Order, of the provisional Tree Preservation Order 618: Land at Newton Village Hall, Caswell Road, Swansea. 2016.

Minutes of the Planning Committee (06.09.2016)
Cont'd

RESOLVED that the Tree Preservation Order: Land at Newton Village Hall, Caswell Road, Swansea, be confirmed.

The meeting ended at 3.50 pm

CHAIR