

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
10 JANUARY 2017 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black

A M Cook

P B Smith

Councillor(s)

A C S Colburn

M H Jones

D W W Thomas

Councillor(s)

D W Cole

H M Morris

T M White

Also Present:

Councillors N J Davies, J A Hale, C E Lloyd, L J Tyler-Lloyd & C L Philpott

Apologies for Absence

Councillor(s): E T Kirchner and M Thomas

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

In accordance with the Code of Conduct adopted by the City & County of Swansea, no interests were declared.

49 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 6 December 2016 be approved as a correct record.

50 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

51 **GUIDANCE FOR LOCAL AUTHORITIES ON PUBLIC RIGHTS OF WAY.**

The Head of Planning & City Regeneration presented a “for information” report which outlined the Welsh Government’s latest guidance on Public Rights of Way.

52 **PUBLIC RIGHTS OF WAY - ALLEGED PUBLIC FOOTPATH ALONG HEOL RHYD, CRAIG CEFN PARC IN THE COMMUNITY OF MAWR.**

Sandie Richards, Principal Lawyer presented a report on behalf of the Interim Head of Legal & Democratic Services to consider whether to accept or reject the application to make a Modification Order to record a public footpath along Heol Rhyd, Craig Cefn Parc on the Council’s Definitive Map and Statement of Public Rights of Way.

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

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

53 **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 2016/1860 – 115 Rhydings Terrace, Brynmill, Swansea

Councillor Nick Davies (Local Ward Councillor) addressed the Committee and spoke against the application.

A visual presentation was provided.

#(Item 3) Planning Application 2016/1553 – 101 & 101A, Port Tennant Road, Swansea

Councillors C E Lloyd & J A Hale (Local Members) also addressed the Committee and spoke against the application.

A visual presentation was provided.

(Item 5) Planning Application 2016/1523 – Sun Alliance House, St Helen's Road, Swansea

A visual presentation was provided.

Application approved in accordance with recommendation subject to the completion of a Section 106 agreement and the conditions outlined in the report.

- 2) the undermentioned planning applications **BE REFUSED** for the reasons set out below:

(Item 2) Planning Application 2016/3076/FUL – 124 St Helens Avenue, Brynmill, Swansea

Councillor Nick Davies (Local Ward Councillor) addressed the Committee and spoke against the application.

A visual presentation was provided.

Application **REFUSED** contrary to officer recommendations for the following reasons: 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 9, November 2016) of creating sustainable and inclusive mixed communities.

(3) the undermentioned planning application **BE APPROVED and REFERRED to CADW** subject to the amended conditions indicated below:

#(Item 4) Planning Application 2016/3287/LBC – Roman Bridge, Mill Lane, Mayals, Swansea

Gordon Gibson and Tim McCarthy (objectors) addressed the committee and spoke against the application.

Chris Grigson (applicant) addressed the committee and spoke in support of the application.

Councillors Linda Tyler-Lloyd and Cheryl Philpott (Local Ward Councillors) addressed the Committee and spoke in support of the application.

A visual presentation was provided.

Report Updated as follows:

1 late letter of observation reported. 1 late letter of objection reported. 8 late letters of support reported.

Conditions 1 & 2 amended to read as follows:

- 1. Within 3 months of the date of this decision a strategy for rectifying the planted side slopes, which shall include a plan for managing the vegetation, shall be submitted in writing to the Local Planning Authority. The approved scheme shall be implemented on site within 3 months of the date of the approval of the details and planting shall thereafter take place in accordance with the approved strategy.*
- 2. Within 3 months of the date of this decision a plan showing the re-siting of the gates and fence to a location outside the listed area, shall be submitted in writing to the Local Planning Authority. The approved scheme shall be implemented on site within 3 months of the date of the approval of the details.*

54 **PLANNING APPLICATION 2016/1604 - CHANGE OF USE FROM RESIDENTIAL (CLASS C3) TO HMO FOR 4 PEOPLE (CLASS C4) - 3 LEWIS STREET, ST THOMAS, SWANSEA.**

An updated report was presented on behalf of the Head of Planning & City Regeneration. The application had been deferred under the two stage voting process at the Planning committee held on 6 December 2016 so that further advice could be provided with regard to the potential reasons for refusal raised by Members.

The main issues relating to the potential reasons for the refusal were detailed in the report, as well as the advice relating to the lawfulness or otherwise of the reasons and the advice relating to costs from the Welsh Office.

It was indicated that the officer recommendation of approval remained unchanged.

A visual presentation was provided.

Councillors Clive Lloyd and Joe Hale (Local Ward Councillors) addressed the Committee and spoke against the application.

RESOLVED the planning application **BE DEFERRED** under the **two stage voting process** in order to require a parking survey of the street to be undertaken and consideration of impact of the development upon amenity by virtue of 'other disturbance' under Policy HC5 criteria (i).

55 **SUPPLEMENTARY PLANNING GUIDANCE ON HOUSES IN MULTIPLE OCCUPATION AND PURPOSE BUILT STUDENT ACCOMMODATION - DRAFT FOR CONSULTATION.**

The Director of Place presented a report which provided an overview of the draft Houses in Multiple Occupation and Purpose Built Student Accommodation Supplementary Planning Guidance (SPG) document and sought authorisation to undertake a public and stakeholder consultation exercise.

The background to the proposed SPG, the Planning and Policy Context, the evidence base, proposed recommendations, areas to be affected and timescale of the consultation exercise were outlined

RESOLVED that the Draft SPG as attached at Appendix A to the report be approved for the purpose of public consultation.

56 **ADOPTION OF SHOP FRONT & COMMERCIAL FRONTAGE DESIGN GUIDE AS SUPPLEMENTARY PLANNING GUIDANCE.**

The Director of Place presented a report which provided information to the Committee on the representations received during the recent consultation on the Shop Front & Commercial Frontage Design Guide and to agree the proposed amendments to the draft guide and adopt it as supplementary planning guidance (SPG).

RESOLVED that

- 1) the proposed amendments to the Shop Front & Commercial Frontage Design Guide as set out in appendix B to the report be agreed.
- 2) the SPG, as amended, be approved.
- 3) the Shop Front & Commercial Frontage Design Guide as Supplementary Planning Guidance (SPG) be agreed and adopted

The meeting ended at 4.20 pm

CHAIR