

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
6 JUNE 2017 AT 2.00 PM

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)	Councillor(s)	Councillor(s)
P M Black	M H Jones	E J King
M B Lewis	R D Lewis	A H Stevens
D W W Thomas	L J Tyler-Lloyd	T M White

Also Present:

Councillors N Davies, R Francis-Davies, J A Hale, P N May & R C Stewart

Apologies for Absence

Councillor(s) L S Gibbard & C Richards

5 **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:

Councillors P B Black, M H Jones, E J King, M B Lewis, R D Lewis, P Lloyd, A H Stevens, D W W Thomas, L J Tyler-Lloyd & T M White – Planning Application No.2017/0262/FUL(Item 5) – Personal as applicant is fellow Councillor.

Councillor A H Stevens – Agenda Item 5 - Application at Parc Y Werin, Gorseinon – Personal & Prejudicial – previous involvement in the matter as a Town Councillor and left prior to discussion and Planning Application No2017/0795(Item 3) - previous involvement in the matter as a Town Councillor and left prior to discussion.

6 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 4 April 2017 be approved as a correct record.

7 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

8 **APPLICATION TO REGISTER LAND KNOWN AS PARC Y WERIN, GORSEINON, SWANSEA AS A TOWN OR VILLAGE GREEN.**

Sandie Richards, Principal Lawyer presented a report on behalf of the Head of Legal, Democratic Services & Business Intelligence.

The background details and history relating to the application for a town/village green status was outlined, as well as the evidence submitted, the legal tests to be applied, the burden of proof required, the remit and role of the Inspector, the public inquiry held and the Inspectors findings, conclusion and recommendations were all outlined in detail.

Mr C Huggill on behalf of the applicants addressed Committee and spoke in favour of the application. He also referred to a late letter submitted regarding the matter.

Sandie Richards, replied and indicated that Legal had seen and considered the letter, and it did not alter the findings of the Inspectors report.

RESOLVED that

1. the application for the above registration be REFUSED.
2. that NO PART of the land of the application site be added to the Register of Town or Village Greens under section 15 of the Commons Act 2006.

9 **PUBLIC RIGHTS OF WAY - APPLICATION FOR A PUBLIC PATH DIVERSION ORDER TO FOOTPATH NUMBER 4 AT BRYNMAEN FARM IN THE COMMUNITY OF MAWR.**

Sandie Richards, Principal Lawyer presented a report on behalf of the Head of Legal, Democratic Services & Business Intelligence.

The background details and history relating to the application, as well as the evidence submitted, the statutory legal tests to be applied, the issue of compensation, and the informal conclusions reached were all detailed and outlined in the report.

RESOLVED that

1. the application be granted and that a public path diversion order is made, and:
2. if objections are received to the order, the order be referred to the Planning Inspectorate for determination.

10 **PUBLIC RIGHTS OF WAY - APPLICATION FOR A PUBLIC PATH DIVERSION ORDER RELATING TO PART OF FOOTPATH NO.1 AT VOYLART CLOSE, DUNVANT.**

Sandie Richards, Principal Lawyer presented a report on behalf of the Head of Legal, Democratic Services & Business Intelligence.

The background details and history relating to the application, as well as the evidence submitted, the consideration and consultations undertaken, and the conclusions reached were all detailed and outlined in the report.

RESOLVED that

1. the application be granted and that a public path diversion order is made, and:
2. if objections are received to the order, the order be referred to the Planning Inspectorate for determination.

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

#(Item 1) Planning Application 2017/0648 - Former St Davids Centre And Other Land North And South Of, Oystermouth Road, City Centre, Swansea

A detailed visual presentation was provided.

Mr G Edwards (objector) and Mr D Lewis (applicant) addressed the Committee.

Councillor R C Stewart, (Leader) and Councillor R Francis-Davies, (Cabinet Member for Culture, Tourism & Major Projects), spoke in support of the application.

Report updated as follows:

Late correspondence from Glamorgan Gwent Archaeological Trust recommending an additional condition reported.

Late correspondence from Swansea Civic Centre outlining several objections and recommending several additional conditions reported.

Amendments to Conditions as follows:

Condition 10

Remove: *"The Code shall apply to the shopfront zone which shall extend 3 metres to the rear of each shopfront"*

Condition 20

Amend wording as follows: *"Prior to the commencement of each phase of the development, a strategic surface water drainage strategy for that phase..."*

Condition 21

Amend wording as follows: *"Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters of each phase of which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details for the strategic surface water strategy..."*

Condition 30

Amend: "vii) Associated Variable Message Signage"

Condition 33

Amend words: *'hour of operation' to 'hours of operation'.*

Add to end of condition: *"The Arena shall thereafter be operated in accordance with the approved plan"*

Condition 36

Amend: 'measurers' to 'measures'

Condition 37

Add *"unless it can be demonstrated that an alternative sound level is acceptable having regard to the development and evidence supplied as part of the scheme"*

Condition 39

Amend: "it shall have a"

Condition 42

Add to end of condition: *"and retained thereafter to serve the use"*

(Item 2) Planning Application 2016/3619/FUL - 12-24 Belle Vue Way, Swansea

A visual presentation was provided.

Application **APPROVED** subject to applicant entering into a **SECTION 106 AGREEMENT** to provide for 30% Affordable Housing and a financial contribution to the sum of £23,000 to fund Highway Infrastructure works and subject to conditions in accordance with recommendation.

(Item 3) Planning Application 2017/0795/FUL - Land Adjacent To Heol Eifion, Gorseinon, Swansea

A visual presentation was provided.

Mrs P Morgan (objector) addressed the Committee.

(Item 4) Planning Application 2016/1510 - Former Four Seasons Social Club, Trallwn Road, Llansamlet, Swansea

A visual presentation was provided.

(Item 5) Planning Application 2017/0262/FUL - 23 Portia Terrace, Mount Pleasant, Swansea

(Item 6) Planning Application 2017/0196/FUL - 3 Bay View, St Thomas, Swansea

A visual presentation was provided.

A late letter of objection was reported.

Mr Shannon (objector) and Councillor Joe Hale (Local Member) both addressed the Committee and spoke against the application.

(Item 7) Planning Application 2017/0196/FUL – 3 Beechwood Road, Uplands, Swansea

A visual presentation was provided.

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

(Item 8) Planning Application 2017/0391/FUL - 25 Mirador Crescent, Uplands, Swansea

A visual presentation was provided.

Councillors Nick Davies & Peter May (Local Members) addressed the Committee and spoke against the application.

NB. Committee adjourned following (Item 8) for a 5 minute comfort break at 4.45pm

(Item 9) Planning Application 2017/0840/FUL - 107 Wern Fawr Road, Port Tennant, Swansea

A visual presentation was provided.

Councillor Joe Hale (Local Member) addressed the Committee and spoke against the application.

(Item 10) Planning Application 2017/0843/FUL - 39 Sebastopol Street, St Thomas, Swansea

A visual presentation was provided.

Councillor Joe Hale (Local Member) addressed the Committee and spoke against the application.

(Item 11) Planning Application 201/0844/FUL - 3 Benthall Place, St Thomas, Swansea

A visual presentation was provided.

Mr K Thomas & Mr M Davies (objectors) & Councillor Joe Hale (Local Member) all addressed the Committee and spoke against the application.

(Item 12) Planning Application 2017/0845/FUL - 40 Danygraig Road, Port Tennant, Swansea

A visual presentation was provided.

Councillor Joe Hale (Local Member) addressed the Committee and spoke against the application.

A late letter of objection was reported.

12 **PLANNING COMMITTEE APPEAL DECISIONS.**

The Team Leader on behalf of the Head of Planning & City Regeneration presented a "for information" report which outlined the recent outcomes of four appeal decisions to the Planning Inspector against decisions made by the Planning Committee.

A summary to the background of the four decisions were outlined in the report along with their implications for future decisions of the committee and the possible awarding of costs.

RESOLVED that the report be noted.

The meeting ended at 5.20 pm

CHAIR