

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
5 SEPTEMBER 2017 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black
R D Lewis
D W W Thomas

Councillor(s)

L S Gibbard
P B Smith
L J Tyler-Lloyd

Councillor(s)

M B Lewis
A H Stevens
T M White

Also Present:

Councillor R V Smith

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

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

Councillor D W W Thomas – Agenda Item 7 (Planning Application 2017/1393/S73) – Personal – My sister is a resident at Campion Gardens.

30 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 1 August 2017 be approved as a correct record.

31 **ITEMS FOR DEFERRAL/WITHDRAWAL.**

The following item was deferred by Officers:

Agenda Item 6 - Provisional Tree Preservation Order - TPO629 - Land at 7 Hadland Terrace, West Cross, Swansea.

32 **PROVISIONAL TREE PRESERVATION ORDER - TPO628 - 24 QUARRY ROAD, TREBOETH, SWANSEA.**

The Head of Planning and Regeneration presented a report which sought consideration of the confirmation as a full order, the provisional order TPO 628 at land at 24 Quarry Road, Treboeth.

The representations received regarding the proposal were outlined and detailed in the report.

RESOLVED that the Tree Preservation Order TPO 628: Land at 24 Quarry Road, Treboeth be confirmed.

33 **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/updates to this schedule were reported and are indicated below by (#)

RESOLVED

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

(Item 1) Planning Application 2017/1067/FUL – 13A Balaclava Street, St Thomas, Swansea

#(Item 2) Planning Application 2016/0354/FUL – Sunnybank, Reynoldston, Swansea

A visual presentation was provided.

#(Item 3) Planning Application 2017/0425/FUL – The Pines, Oxwich, Swansea

A visual presentation was provided.

(Item 4) Planning Application 2017/1434/S73 – Champion Gardens Retirement Village, Clyne Common, Mayals, Swansea

(Item 5) Planning Application 2017/1434/S73 – Birch Court, 44 Sway Road, Morriston, Swansea

34 **2013/0617 - LAND SOUTH OF GLEBE ROAD, LOUGHOR, SWANSEA.**

The Team Leader on behalf of the Head of Planning & City Regeneration presented a report which outlined the previous decision of the Committee regarding the granting of residential development at the above location subject to a Section 106 agreement, the details of which were detailed in the report.

Copies of the original planning committee report were appended for information.

Section 1.7 of the report (page 59) refers to the Planning Committee report and Action Sheet of the 4th April 2017 being attached as Appendix B. However, these documents had erroneously not been attached as an appendix to the item report. Copies of these documents were circulated to members of the Planning Committee prior to the commencement of the meeting.

Report updated as follows:

The final line of section 3.1 of the report (page 60) should be amended to read as follows;

“And in accordance with the conditions set out in Appendix A, with the exception of Condition 3, which should be amended to make reference to the amended site plan submitted as part of this application (Drwg No 1107-TP01 Rev B – Existing Site Plan, received 21st July 2017).”

A late letter of objection has also been received from a resident living on Glebe Road) objecting to the application on the following summarised grounds: Glebe Road cannot support the additional traffic that will be generated by the proposed development. There already is insufficient parking for residents of Glebe Road and the road is already dangerous. The additional traffic generated by the proposal will make the area surrounding the entrance to the site a danger to local residents.

A visual presentation was provided.

Councillor R V Smith (Local Member) addressed the Committee and spoke in support of the application subject to the terms of the Section 106 agreement not being amended from those contained in the original approval.

RESOLVED that the application be **APPROVED** subject to a SECTION 106 agreement to provide:

- 15% of affordable housing (AH) on the site; comprising a 50/50 mix of 2 and 3 bedroom properties provided at 42% ACG, of social rented tenure and DQR compliant. The design and specification of the AH should be of equivalent quality to those used in the Open Market Units;
- an education contribution of £100, 000;
- a highways contribution of £92,100;
- Management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the play areas;
- Monitoring fees shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

The meeting ended at 2.32 pm

CHAIR