



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 6 March 2018 at 2.00 pm

**Present:** Councillor P Lloyd (Chair) Presided

**Councillor(s)**

C Anderson  
M H Jones  
A H Stevens  
T M White

**Councillor(s)**

P M Black  
R D Lewis  
D W W Thomas

**Councillor(s)**

L S Gibbard  
P B Smith  
L J Tyler-Lloyd

**Apologies for Absence**

Councillor(s): M B Lewis

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**61 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 M H Jones declared a personal & prejudicial interest in Planning Application No.2018/0191 (Item 9) – My husband has made comments against the proposal and left prior to discussion.

**62 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 6 February 2018 be approved as a correct record.

**63 Items for Deferral/Withdrawal.**

**(Item 7) Planning Application 2018/0119/FUL - Conversion of existing building and construction of single storey side extension to provide 13 no. student residential units at Twizzle Lodge , Hawthorne Avenue, Uplands, Swansea.**

Application withdrawn by applicants.

**64 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 2013/1403 - Partial demolition (roof & internal areas) of the former Castle Cinema (Laserdome) and conversion from Class D2 (Assembly & Leisure) to a mixed use development incorporating 2 no. commercial units (Class A1 / A2 / A3) at lower ground floor (on the Strand), 1 no. commercial unit (Class A1, A2 / A3) at ground floor / first floor (to Worcester Place), with 58 student study bedrooms within 11 cluster flats together with external alterations including new window openings & new roof construction at Former Castle Cinema, Worcester Place, Swansea.**

A visual presentation was provided.

John Skinner(Cinema Theatre Association Wales), Moira Lucas(agent) and Richard Jones(owner) addressed the Committee.

Additional Condition added as follows:

12. No development shall take place until the applicant, or their agent or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

**(Item 2) Planning Application 2013/1405 - Partial demolition (roof & internal areas) of the former Castle Cinema (Laserdome) and conversion from Class D2 (Assembly & Leisure) to a mixed use development incorporating 2 no. commercial units (Class A1 / A2 / A3) at lower ground floor (on the Strand), 1 no. commercial unit (Class A1, A2 / A3) at ground floor / first floor (to Worcester Place), with 58 student study bedrooms within 11 cluster flats together with external alterations including new window openings & new roof construction (application for Listed Building Consent) at Former Castle Cinema, Worcester Place, Swansea.**

Application approved subject to referral to CADW for decision.

**#(Item 4) Planning Application 2017/2641/S73 - Application under Section 73 to vary conditions 1 and 32 of Planning Permission 2014/1946 granted 15th September 2017 to amend the building parameters and detailed design strategy relating to the comprehensive redevelopment of land at Mumbles Head and Foreshore at Land At Mumbles Headland, Pavilion And Foreshore, Mumbles Road, Mumbles, Swansea.**

A visual presentation was provided.

John Powell(objector) addressed the Committee.

Councillor M A Langstone(Local Member) addressed the Committee and sought clarity on behalf of residents on the potential impact of the proposed amendments, particularly on the need for the protection of the lighthouse view and aspect.

Report updated as follows:

Late Letter from Natural Resources Wales reported.

Late Letter of objection from Mumbles Community Council reported.

7 late letters of objection reported.

**#(Item 5) Planning Application 2017/2665/RG3 - Demolition of existing buildings and construction of new Pupil Referral Unit (to be known as Swansea PRU) and associated access, parking and landscaping. (Council Development Regulation 3) at Land To The Rear Of Cockett House , Cockett Road, Cockett, Swansea.**

A visual presentation was provided.

Condition 21 amended as follows:

So that the words "the provision of a pedestrian crossing" are omitted from the condition.

**#(Item 6) Planning Application 2018/0036/FUL - Change of use from residential (Class C3) to 6 bed HMO (Class C4) at 6 Brynymor Road, Brynmill, Swansea.**

A visual presentation was provided.

Councillors I E Mann, P N May, N J Davies & M Sherwood(Local Members) addressed the Committee and spoke against the application.

Report updated as follows:

An additional petition of objection containing 31 signatures was reported.

**(Item 9) Planning Application 2018/0191/FUL - Retention of detached outbuilding in front garden at 489 Gower Road, Killay, Swansea.**

Rob Hesketh(objector) addressed the Committee.

Council J W Jones(Local Member) addressed the Committee and spoke against the application.

A visual presentation was provided.

2) that the following applications **Be Refused** for the reasons outlined below:

**#(Item 3) Planning Application 2017/1429/FUL - Demolition of existing structure and construction of a 3 storey building to provide 72 bedroom student accommodation units (studios & cluster flats), access from Miers Street, landscaping and car & cycle parking at Former Cape Horner Public House, Miers Street, St Thomas, Swansea.**

A visual presentation was provided.

David Edwards(objector) and Phil Baxter(agent) addressed the Committee.

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

Application refused contrary to officer recommendation for the following reasons:

1) The proposed development, in an out of City Centre location, by reason of its scale, form and relationship with existing residential dwellings, will introduce a harmful concentration of student accommodation into the area which will have a negative impact upon the residential amenities and social cohesion of the local community contrary to the requirements of Policies EV1, EV2 and HC2 of the City and County of 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.

2) The proposed development, by reason of its scale, design and nature, will have an unacceptable impact upon the character and appearance of the residential area having regard to the local context of terraced residential housing, which will have a detrimental visual impact within the street scene contrary to the requirements of Policies EV1 and EV2 of the City and County of Swansea Unitary Development Plan (Adopted November 2008).

**#(Item 8) Planning Application 2018/0161/FUL - Change of use from residential dwelling (Class C3) to six bedroom HMO (Class C4) at 199 St Helens Avenue, Brynmill, Swansea.**

A visual presentation was provided.

Councillors I E Mann, P N May, N J Davies & M Sherwood(Local Members) addressed the Committee and spoke against the application.

Report updated as follows:

An additional petition of objection containing 17 signatures was reported.

Application refused contrary to officer recommendation for the following reason:  
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 City and County of 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.

The meeting ended at 4.25 pm

**Chair**