



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 3 April 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  
M B Lewis  
D W W Thomas

**Councillor(s)**

L S Gibbard  
P B Smith  
L J Tyler-Lloyd

**Apologies for Absence**

Councillor(s): R D Lewis

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**65 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 P M Black – Personal & Prejudicial – Planning Application 2017/2441/RES (Item 1) – Developer donated money to my 2016 Assembly Election Campaign and left prior to discussion.

Councillor P Lloyd - Personal – Planning Application 2017/2441/RES (Item 1) – I know the applicants.

Councillor A H Stevens – Personal - Planning Application 2018/0358/S73 (Item 2) – I have been involved in the application on behalf of the residents.

Councillor A H Stevens - Personal & Prejudicial – Planning Application 2016/1478 (Item 6) – Previously involvement in application as a Community Councillor with Gorseinon Town Council and rented part of land for animals and left prior to discussion.

**66 Minutes.**

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

**67 Items for Deferral/Withdrawal.**

None.

**68 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 2017/2441/RES - Residential development of 45 dwellings (details of access, appearance, landscaping, layout and scale pursuant of planning permission 2006/1902 granted 6th July 2012 as varied by Section 73 application 2014/1189) at Land At Upper Bank , Pentrechwyth, Swansea**

A visual presentation was provided.

**(#)(Item 2 ) Planning Application 2018/0358/S73 - Residential development for the construction of 41 units, including access and all other associated works - variation of condition 2 (approved plans) of planning permission 2017/0775/FUL granted 8th August 2017 to allow for addition of substation and amendment to parking for plots 3-6 at Heol Pentre Bach, Gorseinon, Swansea**

A visual presentation was provided.

Report updates as follows:

Late letter of no objection (subject to drainage conditions) from Welsh Water reported.

Application approved subject to the applicant entering into a Deed of Variation to the Section 106 Planning Obligation and the conditions outlined.

**(Item 3) Planning Application 2017/2610/FUL - Construction of two/ three storey private hospital (Class C2) with undercroft and surface car parking, service yard and associated access, infrastructure and landscaping works at Plots A15 & A16 Langdon Road, SA1 Swansea Waterfront, Swansea**

A visual presentation was provided.

Councillor C Lloyd (Local Member) addressed the Committee and spoke in support of the application.

**(Item 4) Planning Application 2018/0413/S73 - Section 73 application to vary Condition 3 (to allow sale of food by two users up to 3,720 sqm in total (GEA), and Condition 2, 4, 5, 6, 7 & 21 (to refer to updated Site Plan - amalgamation of Units 5A & 5B) and Condition 9 (to amend external finishes to Units 5A / 5B) of**

**planning permission 2016/0662 granted 26/10/2016 at Unit 5A & 5B, Parc Tawe, City Centre, Swansea**

Application approved subject to conditions and the applicant entering into a new Deed of Variation to the Section 106 Unilateral Undertaking.

**(#) (Item 5) Planning Application 2017/2638/FUL - Construction of a 4,672m<sup>2</sup> factory (Class B2) with ancillary parking, 2 bicycle shelters, smoking shelter, switch room, service yard and landscaping at Plot H, Bruce Road, Fforestfach, Swansea**

A visual presentation was provided.

Report updated as follows:

Late letter from Coal Authority reported which indicated that it wished to comment on the application, but would not be able to submit comments until 11 April 2018.

Application approved subject to the conditions outlined and subject to any conditions deemed necessary by the Coal Authority. (If the Coal Authority objects the matter will be reported back to Planning Committee)

**(#) (Item 6) Planning Application 2016/1478 - Hybrid planning application (with all matters reserved apart from strategic access) for residential-led mixed use development, to be developed in phases, including: preparatory works as necessary including earthworks/regrading of site levels; up to 750 residential units (use Class C3, including affordable homes); provision of 1 no. Primary school; circa 280m<sup>2</sup> - 370m<sup>2</sup> of flexible A1-A3 / D1 floorspace; open space including parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated services, infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/cycleways; landscaping works (including sustainable drainage systems), ecological mitigation works and ancillary works at Land North Of Garden Village, Swansea**

A visual presentation was provided.

Geraint John (agent) addressed the Committee.

Councillor W Evans (Local Member) addressed the Committee and spoke in support of the concerns/objections raised by local residents relating to the application, particularly in respect of the traffic problems, loss of green space and lack of future medical provision.

Report updated as follows:

One late letter of objection reported.

Application be referred to Welsh Government as a departure application with a recommendation of approval subject to conditions and the applicant entering into a Section 106 agreement as detailed in the report.

**69 Approval of Draft Mumbles Conservation Area Review For Public And Stakeholder Consultation.**

The Head of Planning and City Regeneration presented a report which provided an overview of the draft Mumbles Conservation Area Review and sought authorisation to undertake public and stakeholder consultation.

A visual presentation was provided outlining the main proposed amendments to the policy.

**Resolved that**

- 1) the draft Mumbles Conservation Area Review document be approved for public and stakeholder consultation;
- 2) a schedule of responses to the representations received be reported back to Planning Committee for consideration and final approval as Supplementary Planning Guidance.

The meeting ended at 3.25 pm

**Chair**