



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 3 July 2018 at 2.00 pm

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

**Councillor(s)**

L S Gibbard  
R D Lewis  
D W W Thomas

**Councillor(s)**

M H Jones  
P B Smith  
L J Tyler-Lloyd

**Councillor(s)**

M B Lewis  
A H Stevens  
T M White

**Also Present:**

Councillors J W Jones & I E Mann

**Apologies for Absence**

Councillor(s): C Anderson and P M Black

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### 11 **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 – Minute No.14 - Planning Application 2018/1047/S73 (Item 6) - Personal and Prejudicial as some of the objectors/supporters are close personal friends - made a statement under paragraph 14(2) of the Code and left prior to discussion.

### 12 **Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 5 June 2018 be approved and signed as a correct record, subject to deletion from Minute No 8 (page 2 of the Minutes) relating to Item 2 Planning Application 2018/0659/FUL. This a duplication and is already recorded correctly on page 3.

### 13 **Items for Deferral/Withdrawal.**

None.

### 14 **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 2018/0802/FUL - Change of use from residential (Class C3) to HMO (Class C4) for 3 people at 78 Ysgol Street, Port Tennant, Swansea**

A visual presentation was provided.

**(Item 2) Planning Application 2018/0730/FUL - Change of use from a 5 bedroom residential (Class C3) to 5 bed HMO for 5 people (Class C4) and rear roof extension with Juliet balcony at 63 Westbury Street, Swansea**

A visual presentation was provided.

Councillor I E Mann (Local Member) addressed the Committee and spoke against the application.

**(Item 3) Planning Application 2018/0951/S73 - Construction of purpose built student accommodation between 7 and 9 storeys (500 bedspaces) with ancillary community facilities/services, 1 no. Class A3 ground floor unit, car and cycle parking, servicing area, refuse store, associated engineering, drainage, infrastructure and landscaped public realm - Section 73 application to vary Condition 2 (Plans - revised building footprint / envelope) of planning permission 2016/1511 granted 29/06/2017 at Plot A1, Kings Road, Swansea Docks, Swansea**

A visual presentation was provided.

Application approved subject to a Section 106 Unilateral Undertaking/Deed of Variation.

**(Item 5) Planning Application 2018/1054/FUL - Change of use from residential (Class C3) to a 4 bed HMO for up to 6 people (Class C4) at 20 Phillips Parade, Swansea**

A visual presentation was provided.

Councillors I E Mann (Local Member) addressed the Committee and spoke against the application.

**(#) (Item 6) Planning Application 2018/1047/S73 - Variation of condition 2 of Planning Permission 2014/1038 granted on the 15th September 2014 to allow the use of the premises until 00.30hrs (Fri and Sat) and midnight (Sun-Thurs) and to allow customers to purchase food to be consumed off the premises up until the same time. (Amended Description) at 3 The Precinct, Killay, Swansea**

A visual presentation was provided.

Councillor M H Jones made a statement under paragraph 14(2) of the Code and left prior to discussion.

Emma Kamio (Applicant) addressed the Committee

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

Report updated as follows:  
Late petition of objection reported.

The third and fourth line of the second paragraph on page 77 should read;  
“...No 438 Gower Road has a flat at first floor level....”

2) that the undermentioned planning application **Be Refused** for the reasons outlined below:

**(Item 4) Planning Application 2018/0954/FUL - Change of use from a 4 bed residential (Class C3) to a 5 bedroom HMO for 5 people (Class C4) at 30 St Albans Road, Brynmill, Swansea**

A visual presentation was provided.

Councillor I E Mann (Local Member) addressed the Committee and spoke against the application.

Application refused contrary to Officer recommendation for the following reason:  
The proposal, in combination with the existing high number and percentage of Houses in Multiple Occupation (HMOs) within St Albans Road (27 properties out of 46 amounting to 59%) will result in a harmful concentration and intensification of HMOs in the street and wider area (28 out of 46 properties amounting to 61%). This cumulative impact, both in terms of the number of occupiers within the road and the nature of the use for upto 6 occupants as a C4 use 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 the wider community not being 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.

**15 Confirmation Of Article 4(2) Direction In Relation To Selected Properties And Boundaries Within The Ffynone And Uplands Conservation Area.**

The Urban Design & Conservation Team Leader presented a report which provided Committee with an update report on the representations received during the

consultation on the proposed Article 4(2) Direction in regard to selected properties and boundaries within the Ffynone & Uplands Conservation Area and to confirm the final Article 4(2) Direction.

The background to the review process, the areas/locations covered and consultation process undertaken and responses received were all outlined in the report.

**Resolved that**

- 1) the consultation responses received as set out in appendix A (to the report) be noted.
- 2) the final Article 4(2) Direction as set out in appendix B (to the report) be confirmed.
- 3) the Head of Planning and City Regeneration be delegated to write to all affected properties confirming the final Article 4(2) Direction.

The meeting ended at 3.30 pm

**Chair**