



City and County of Swansea

Minutes of the **Scrutiny Performance Panel – Development & Regeneration**

Committee Room 5 - Guildhall, Swansea

Wednesday, 9 January 2019 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)
E W Fitzgerald
C A Holley
S M Jones

Councillor(s)
S J Gallagher
M H Jones
T M White

Councillor(s)
T J Hennegan
P K Jones

Officer(s)

Tom Evans
Phil Holmes
Paul Meller
Ryan Thomas
Huw Mowbray

Principal Planning Officer (Policy)
Head of Economic Regeneration and Planning
Strategic Planning and Natural Environment Manager
Planning Control Manager
Development and Physical Regeneration Strategic
Manager

Apologies for Absence

Councillor(s): D W Helliwell, P R Hood-Williams and D H Hopkins

Co-opted Member(s):

Other Attendees: D H Hopkins

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Minutes.

- Approved

3 Project Update Report

Phase 1

- Cabinet approved some early works
- Looking to get some local subcontractors involved
- Timescales and resources flagged red – some team vacancies
- Hotel and Arena moved due to some right to light issues
- Discussed warranties

Kingsway

- Work has restarted – North side due to be done next
- Positive public feedback
- Discussed parking strategy
- Architects producing designs on the Kingsway Digital Village
- Public protection elements in place

City Deal

- Governance review in January

Strategic Sites

- Swansea Central Phase 2 – looking at the future of City Centres
- Looking at the mix of leisure and quality retail

Tawe River Corridor

- Resoled flood mitigation issues with NRW
- Skyline discussions continuing
- NRW and Skyline was to see the ecology improved on Kilvey Hill
- Awaiting start date for Penderyn

4 Planning and Student Accommodation

- Policy drafted with significant public consultation
- Student accommodation in Swansea grown in recent years with two Universities making a positive contribution to the economy
- Growth in the number of planning applications made
- Uplands and Castle have the highest level of demand with St Thomas following
- Encourage appropriate accommodation with sustainable resources
- Discussion around car parking and students
- Student accommodation fees on campus can be expensive and only for first years
- The Supplementary Planning Guidance will be contained in the Local Development Plan which has statutory weight
- Some plans for development above shops for non-student accommodation on Kingsway – supporting some developers with this
- Residential plans will feature as part of Phase 2
- Purpose built student accommodation likely to be more expensive
- Some discussion around the data informing development – e.g. expected student numbers, demand vs supply etc
- Number of student developments in Swansea is not high

5 Work Plan 2018/2019

- Discussed

The meeting ended at 11.45 am

Chair