



City and County of Swansea

Minutes of the Planning Committee

Council Chamber, Guildhall, Swansea

Tuesday, 4 September 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
M H Jones
P B Smith
L J Tyler-Lloyd

Councillor(s)

P M Black
M B Lewis
A H Stevens
T M White

Councillor(s)

L S Gibbard
R D Lewis
D W W Thomas

Apologies for Absence – None.

22 Disclosures of Personal and Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interests were declared:

Councillors C Anderson, P M Black, L S Gibbard, M H Jones, M B Lewis, P Lloyd, P B Smith, A H Stevens, D W W Thomas and T M White – Personal – Minute No.25 – Item 3 – Planning Application 2018/1429/FUL – applicant is a fellow Councillor.

23 Minutes.

Resolved that the Minutes of the Planning Committee held on 7 August 2018 be approved and signed as a correct record

24 Items for Deferral/Withdrawal.

None.

25 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 that: -

1) the undermentioned planning applications **Be Approved** subject to the conditions in the report and/or indicated below(#):

(Item 1) Planning Application 2018/1515/ADV - 3 internally illuminated high level signs, one internally illuminated 4m height barrier - cantilever right, 2 internally illuminated key seller signs, one internally illuminated double-menu sign, one banner frame sign and various non illuminated directional signs at Land At Heol Ddu Farm, Birchgrove, Swansea.

A visual presentation was provided.

Estelle Bubear (objector) addressed the Committee.

Councillors M Sykes & P M Matthews (Local Members) addressed the Committee and spoke against the application.

Report updated as follows: Late letter of objection reported.

(Item 2) Planning Application 2018/0930/RES - Reserved Matters - details of the access - pursuant to outline planning permission 2013/0617 granted 30th October 2017 for Residential development comprising of up to 92 dwellings with associated access, drainage and public open space at Land South Of Glebe Road, Loughor, Swansea

A visual presentation was provided.

Bethan Jones (on behalf of Moriah Chapel) and Cai Parry (agent) addressed the Committee.

Councillor R V Smith (Local Member) addressed the Committee and spoke in support of the representations from Moriah Chapel regarding the need for the provision of parking for Chapel visitors.

The application was approved. It was agreed that Highway Officers will liaise with the Local Member - when the S106 monies relating to the outline planning permission are received - in order to discuss the various options available for spending the S106 monies to be provided for improving local highway safety.

(Item 3) Planning Application 2018/1429/FUL - Retention and completion of detached outbuilding at 4 Badminton Gardens, Ravenhill, Swansea

(Item 4) Planning Application 2018/1467/FUL - Change of use from residential (Class C3) to a 5 bed 5 person HMO (Class C4) with replacement rear dormer and removal of chimney stack at 45 Westbury Street, Swansea

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

Condition 3 amended to read as follows:

The bin storage area and the bike shed as set out on drawings BUILDINGHMO/04 proposed left side elevation, BUILDINGHMO/06 proposed right side elevation, BUILDINGHMO/14 proposed site plan received on 16 August 2018 shall be available for the use of the residents prior to the beneficial use of the development and shall thereafter be retained and not used for any other purpose.

(Item 5) Planning Application 2018/1512/FUL - Change of use from residential (Class C3) to a 6 bed HMO for 6 people (Class C4) at 123 Rhyddings Terrace, Brynmill, Swansea

Elizabeth Borland (objector) addressed the Committee.

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

Report updated as follows: Late letter of objection reported.

(Item 6) Planning Application 2018/1562/FUL - Change of use from residential to 7 person 7 bed HMO at 47 Gwydr Crescent, Uplands, Swansea

A visual presentation was provided.

Matthew Gray (agent) addressed the Committee.

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

Report updated as follows: Late letter of objection reported.

(Item 8) Planning Application 2018/1723/FUL - Change from residential (Class C3) to HMO for 5 people (Class C4) at 55 St Stephens Court, Maritime Quarter, Swansea

A visual presentation was provided.

Report updated as follows: 13 late letters of objection reported.

2) the undermentioned planning application **Be Refused** for the reasons outlined in the report:

(Item 7) Planning Application 2018/1665/FUL - Change of use from 2 self-contained flats (Class C3) to a 9 bed HMO (Sui Generis) for 9 people with associated fenestration alterations at 45 Ysgol Street, Port Tennant, Swansea

A visual presentation was provided.

Julian Hoskins (objector) and Robert Hughes (agent) addressed the Committee.

26 Appeal Decision - 199 St Helens Avenue, Brynmill, Swansea, SA1 4NE.

The Head of Planning and City Regeneration reported "for information" on the result of the Planning Appeal against the decision of the Planning Committee on 6 March 2018 to refuse an application for the change of use from a residential dwelling to a six bedroom HMO.

Minutes of the Planning Committee (04.09.2018)
Cont'd

The background details to the application and decision of the Planning Inspector were outlined in the report.

Resolved that the report be noted.

The meeting ended at 4.09 pm

Chair