



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 4 December 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
M B Lewis
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 H Jones

39 **Disclosures of Personal and Prejudicial Interests.**

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

Councillor M B Lewis – Personal – Minute No.43 – Item 8 – 2018/1873/RES – Councillor A S Lewis, the Local Member who is speaking on the application is my wife.

40 **Minutes.**

Resolved that the Minutes of the Planning Committee held on 6 November 2018 be approved and signed as a correct record.

41 **Items for Deferral/Withdrawal.**

None.

42 **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 2018/2238/FUL - Erection of part single storey, part two storey industrial/warehouse unit and ancillary office space, circulation and parking, landscaping and associated works at Plots 7B, 8 and 9 Felindre Business Park, Ffordd Parc Felindre, Llangyfelach, Swansea

A visual presentation was provided.

Meryl Lewis (agent) addressed the Committee.

Report updated as follows:

Following further information from the applicant, Highways have confirmed that Condition 14 (traffic lights) is no longer required - Condition 14 to be deleted.

Informative 2 – the starting hour to be amended to 07.30 hours to tie-in with the Construction & Environmental Management Plan in condition 9.

(Item 2) – Planning Application 2018/2020/FUL - Installation of a gas connection in the form of a new above ground installation and underground gas pipeline to bring natural gas from the National Gas Transmission system to the Abergelli Power Station, including access, associated engineering operations and landscaping at Land at Abergelli Farm, Felindre, Swansea

(Item 3) – Planning Application 2018/2021/FUL - Installation of an electrical connection in the form of a new 400kV underground cable to export power from the Abergelli Power Station to the National Grid Electricity Transmission System at the Swansea North Substation, including associated engineering operations and landscaping at Land at Abergelli Farm, Felindre, Swansea

(Item 4) – Planning Application 2016/1619 - Demolition of outbuildings and construction of two detached dwellings at Land to Rear of Glanmor Court, Park Drive, Uplands, Swansea

A visual presentation was provided.

(Item 5) – Planning Application 2018/1279/RES - Residential development comprising 70 dwellings houses with associated roads and open space (details of the appearance, landscaping, layout and scale of the development including proposed levels of each dwelling of planning permission 2006/0650 as varied by 2011/0329 and 2013/0425) at Land at Bryn Hawddgar, Clydach, Swansea

A visual presentation was provided.

(Item 6) – Planning Application 2018/1537/RES - Residential development comprising of up to 92 dwellings with associated access, drainage and public open space (Details of access, appearance, landscaping, layout and scale)

pursuant to Planning Permission 2013/0617 granted 30th October 2017 at Land South Of Glebe Road, Loughor, Swansea

A visual presentation was provided.

Cai Parry (agent) addressed the Committee

(Item 7) – Planning Application 2018/1848/FUL - Retention of change of use from residential (Class C3) to 6 bed HMO (Class C4) and addition of rear dormer and two front roof lights at 166 Rhyddings Terrace, Brynmill, Swansea

A visual presentation was provided.

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

(Item 8) – Planning Application 2018/1873/RES - Construction of 28 dwellings, public open space and ancillary infrastructure (first phase reserved matters application pursuant to outline application 2014/0977 relating to appearance, landscaping, layout and scale) at Land to the Rear Of 5-39 Brodorian Drive, Cwmrhydyceirw, Morriston, Swansea

A visual presentation was provided.

Councillors A S Lewis & C R Evans (Local Members) addressed the Committee and spoke against the application.

Informative 5 added:

The Highway Authority has advised that due to the width of the road, the highway will not be adopted by the Council.

#(Item 10) – Planning Application 2018/2101/RES - Demolition of existing on-site building/structures and construction of purpose built student accommodation comprising of four blocks of between 5 - 6 stories (706 bed spaces in total) with ground coffee shop/cafe (Class A3) and Gymnasium (Class D2) together with ancillary communal uses including management/laundry/ common room car and bicycle parking/servicing area, associated engineering, drainage, related infrastructure and landscaping works - Approval of Reserved Matters - details of Access, Appearance, Landscaping, Layout & Scale pursuant to Conditions 3, 6, 7, 8 & 10 of Outline Planning Permission 2016/1573 granted 22 May, 2018 at Land at The Former Unigate Dairy Site, Morfa Road, Swansea

A visual presentation was provided.

Matthew Gray (agent) addressed the Committee

Highway Observations reported as follows:

The additional submitted parking documentation does nothing to move the recommendation contained in my original report. The measures proposed are already part of the parking SPG which underpin the reduction in the first place for PBSA – they cannot be counted twice.

Condition 1 amended to read:

- Application **APPROVED** in accordance with recommendation
- Condition 1 amended to read:

The development shall be carried out in accordance with the following approved plans and documents: (4501 A001 A Site Plan as Existing; 4501 L001 A Site Location Plan; 4501 SK101A Site Plan as Proposed; 4501SK102 A Block 1 – Ground Level 1 Plans; 4501 SK103A Plans; 4501 SK104A Block 2 – Ground Level 1 Plans; 4501 SK105 A Block 2 – Typical and Roof Plans; 4501 SK106 A Block 3 – Ground Floor Plan; 4501 SK107 A Block 3 – Level 1 Plan; 4501 SK108 A Block 3 – Level 2 - 4 Plan; 4501 SK109 A Block 3 – Level 5 Plan; 4501 SK110 A Block 4 – Ground Floor Plan; 4501 SK111 A Block 4 – Level 1; 4501 SK112 A Block 4 – Level 2 - 4 Plan; 4501 SK113 A Block 4 – Level 5 Plan; 4501 SK114 A Sections AA BB, 4501 SK115 A Section CC; 4501 SK119 A Block 3 – West North Elevations; 4501 SK120 A Block 3 Courtyard Elevations; 4501 SK123 A Block 4 – Courtyard Elevations; 4501 SK124 A Detailed Elevations; 4501 SK127 A 3D Visualisations; GL0986 Landscape Management Plan; GL0986 05 Sketch Landscape Masterplan; GL0986 06 Soft Landscape; GL0986 07 Hard Landscape; GL0986 08 Central Plaza Sections - received on 27 September, 2018.

4501 SK116 B Block 1 – Elevations; 4501 SK117 B - Block 2 – Elevations; 4501 SK118B Block 3 – East and South Elevations; 4501 SK121 B Block 4 - East_South Elevations; 4501 SK122 B Block 4 – West_North Elevations; 4501 SK125 B 3D Visualisations; 4501 SK126 B 3D Visualisations; 30 Nov 2018 4501 SK128 B 3D Visualisations – (amended plans received 30 Nov. 2018);
Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

Note: Committee adjourned for a 5 minute comfort break at 4.15pm

#(Item 11) – Planning Application 2018/2230/FUL - Change of use from a building in use as a care home to 8 no. self contained flats at 54-56 Eaton Crescent, Uplands, Swansea

A visual presentation was provided.

Matthew Gray (agent) addressed the Committee.

Councillor I M Mann & N J Davies (Local Members) addressed the Committee and spoke against the application.

1 late letter of objection reported.

#(Item 12) – Planning Application 2018/2290/S73 - Construction of a purpose built student accommodation building of six / seven storey block - 245 bedspaces with ancillary communal facilities and associated works - Application under Section 73 to vary condition 33 (Plans) of planning permission ref. 2007/2829 and 2008/1990 (following 2018/2015/NMA) at Land At New Cut Road/Morfa Road, Swansea

A visual presentation was provided.

Terri-Anne Cross (agent) addressed the Committee.

Additional condition 5 added as follows:

Prior to the occupation of the relevant part of the development hereby permitted, the secondary kitchen / living windows on elevation denoted 3 – 3 shall be fitted with obscure glazing, details of which shall first be submitted to and approved in writing by the Local Planning Authority. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the privacy of the occupiers of neighbouring residential properties.

(Item 13) – Planning Application 2018/2320/FUL - Conversion of existing property to a mixed-use development comprising ground floor retail / commercial (A1/ A2 / A3), first floor offices (B1), conversion of upper floor to residential with the construction of two additional stories creating a 6 storey building for residential providing a total of 52 no. residential units together with external car parking, bin storage and ancillary works at Orchard House, Orchard Street, Swansea

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Application approved subject to the completion of a Section 106 Planning Obligation.

2) the undermentioned planning application **Be Deferred** for a Site Visit:

#(Item 9) – Planning Application 2018/2001/FUL - Redevelopment of the site to provide five detached dwellings, and two pairs of semi-detached dwellings with one pair of garages serving plots 1 and 2 and two detached garages serving plots 4 and 5 with associated access, parking and landscaping at Greyhound Inn , Llanrhidian, Swansea

Prior to deferral:

A visual presentation was provided.

Phil Baxter (agent) and Janice Williams (objector) addressed the Committee.

Report updated to show 100 late letters of support, 2 late letters of objection, 3 letters of comment and further comments from the Head of Transportation & Engineering.

43 Exclusion of the Public.

The Committee was requested to exclude the public from the meeting during the consideration of the items of business identified in the recommendations to the report on the grounds that it involved the likely disclosure of exempt information as set out in the exclusion paragraph of 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information)(Variation)(Wales) Order 2007, relevant to the item of business as set out in the report.

The Committee considered the Public Interest Test in deciding to exclude the public from the meeting for the items of business where the Public Interest Test was relevant, as set out in the report.

Resolved that the public be excluded for the following items of business.

(Closed Session)

44 Planning Enforcement Report.

The Head of Planning and City Regeneration presented a report which outlined the background history to the issues surrounding the works undertaken to an outbuilding in the garden of a property.

A visual presentation was provided.

Resolved that

- 1) an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended) be authorised to require the removal of the building and associated materials from the land.
- 2) The period for compliance with the Notice shall be 6 months after the Notice takes effect.
- 3) In the event of non-compliance with the Notice, authorisation is also sought to take such legal proceedings.

The meeting ended at 5.11 pm

Chair