



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 13 April 2021 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M H Jones  
R D Lewis  
T M White

**Councillor(s)**

P M Black  
W Evans  
P B Smith  
L J Tyler-Lloyd

**Councillor(s)**

J E Burtonshaw  
M B Lewis  
D W W Thomas

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Sally-Ann Evans  
Andrew Ferguson  
Chris Healey  
Liam Jones  
Jonathan Wills  
Tom Evans

Democratic Services Officer  
Principal Telematics Engineer  
Development Manager  
Lead Lawyer  
Area Team Leader  
Area Team Leader  
Area Team Leader  
Lead Lawyer  
Strategic Planning Team Leader

**Apologies for Absence**

None

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**24 Condolences - His Royal Highness The Duke of Edinburgh.**

The Chair referred commenced the meeting with a minute's silence in memory of His Royal Highness, Prince Philip, The Duke of Edinburgh.

All present sat silently as a mark as sympathy and respect.

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

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

**26 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 9 & 22 February and 2 March 2021 be approved and signed as correct records.

**27 Items for Deferral/Withdrawal.**

None.

**28 Former Cefn Gorwydd Colliery, Gowerton, Swansea.**

The Head of Planning and City Regeneration presented a report which sought authorisation to modify the Section 106 Agreement relating to planning permission 2017/1451/OUT (for the residential development of the former Gorwydd Colliery, Gorwydd Road, Gowerton).

The request had been submitted under S106A(1)(a) of the Town and Country Planning Act 1990 (as amended), and the applicant sought to amend the following aspects of the S106 agreement;

- (i) remove the education contribution for the English Medium schools and change the trigger point for payment; and
- (ii) reduce the highway contribution from £35,000 to £20,000.
- (iii) to introduce a Mortgage in Possession clause for the social rented affordable housing.

The background history to the granting of the original permission in 2018 and the objections received regarding the revised proposals were outlined and detailed in the report.

151 late letters of objection were reported since the publication of the agenda papers.

The committee had considered and refused a previous application to vary the Section 106 Agreement relating to the 2017/1451/OUT at its meeting on 2 March 2021, to alter the tenure split of affordable housing, to remove the education contribution for the English Medium primary school only and change the trigger point for the education payment, and to reduce the Highway contribution to £20,000" for the following reason:

"The proposed provision of intermediate housing as the only form of affordable housing provided within the development site that is secured by a S106 agreement, would fail to provide a balanced mix of housing tenures, which would be to the detriment of community regeneration and social cohesion."

The substantive alterations between that application which was refused at the last meeting and this revised application before the Committee was outlined in the report and detailed in the presentation by officers.

Alex Williams (objector) addressed the committee.

**Resolved** that the application be approved and the original Section 106 agreement relating to the 2017/1451/OUT planning permission be varied.

**29 Determination of Planning Applications under the Town and 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 (#)  
(Note: Updates to the report referred to below were circulated to Members of the Committee and published on the Council's website prior to the meeting)

1) the undermentioned planning application **Be Deferred** for further information on Social Services comments, Education provision for future occupiers, parking provision, private amenity space and possible S106 contributions.

**#(Item 1) – Planning Application 2021/0453/FUL - Retention and completion of change of use from residential (Class C3) to a children's home (Class C2) with increase in ridge height of existing rear extension, fenestration alterations and addition of glass balustrades to first and second floor front elevation at 260 Oystermouth Road, City Centre, Swansea**

Prior to deferral:

A visual presentation was given.

Joanne Jones (objector) and Joseph Pasha (applicant) addressed the committee.

Councillor D Phillips (local member) addressed the committee.

2) the undermentioned planning application **Be Deferred** for a site visit

**#(Item 2) – Planning Application 2020/1590/FUL - Change of use from Community Facility (Class D2) to Residential Dwellings (Class C3) and redevelopment of site to provide 23 units with associated roof extension, new vehicular access, infrastructure and landscaping works at Former Swansea Boys Club, Berwick Terrace, Mount Pleasant, Swansea**

Prior to deferral:

A visual presentation was given.

Report updated as follows:

Amendment to Report Page 105:

Change wording 'removal of the vehicle barrier along Berwick Terrace' to 'resiting of the vehicle barrier along Berwick Terrace'. This is to reflect that the removal of the barrier is solely to allow vehicular access into the site. Berwick Terrace will still remain closed post development, but with the point of restriction relocated South along Berwick Terrace, beyond the new access.

Amendment to Condition 6 on page 108 to the following:

6. The apartments hereby approved shall not be brought into beneficial occupation until such time that the barriers on Berwick Terrace have been relocated to a location south of the proposed new access and amendments to the Traffic Regulation Order have been completed.

3) the undermentioned planning application **Be Approved** subject to the conditions in the report.

**#(Item 3) – Planning Application 2020/2393/TEM - Use of land for a camping rally for a maximum 130 units from 25th August 2021 to 5th September 2021 (inclusive) at Field 7700, Bank Farm, Horton, Swansea**

The meeting ended at 4.02 pm

**Chair**