



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 8 June 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)**

P Downing  
M B Lewis  
D W W Thomas

**Officer(s)**

Gareth Borsden  
Ian Davies  
Sally-Ann Evans  
Andrew Ferguson  
Chris Healey  
Amanda Pugh  
Alan Webster  
Jonathan Wills

Democratic Services Officer  
Development Manager  
Lead Lawyer  
Area Team Leader  
Area Team Leader  
Senior Engineer  
Tree Officer  
Lead Lawyer

**Apologies for Absence**

None.

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**4 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 D W W Thomas – Personal - Provisional Tree Preservation Order TPO 678 Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea (2021).

**5 Minutes.**

**Resolved** that the Minutes of the Planning Committees held on 4 May & 20 May 2021 be approved and signed as correct records.

**6 Items for Deferral/Withdrawal.**

**#(Item 2) – Planning Application 2021/0961/S73 - Installation of a 9MW solar park comprising up to 25,000 photovoltaic panels, 9 inverter/transformer cabins, a single control building and associated works (amendment to condition 2 of planning permission 2020/0257/FUL granted 11th August 2020)**

**to allow for alterations to internal access track and transplanting of hedgerows at Felin Wen Farm , Rhydypany Road, Morriston, Swansea.**

Application deferred as late information had been received from the applicant clarifying that the application is in part retrospective requiring additional time to consider the nature and trigger points of conditions.

**7 Provisional Tree Preservation Order TPO 677 Land at Birch Rock, Pontarddulais, Swansea (2021).**

The Head of Planning and City Regeneration presented a report which sought consideration of the confirmation, as a full Order, of the provisional Tree Preservation Order 677, Land at Birch Rock, Pontarddulais, Swansea (2021).

The background details and history to the matter and the initial serving of the provisional order in January 2021 were outlined and detailed by Officers.

The objections received to the provisional order were outlined in the report.

**Resolved** that the Tree Preservation Order Land at Birch Rock, Pontarddulais, Swansea (2021) be confirmed without modification.

**8 Provisional Tree Preservation Order TPO 678 Land at: Gower College, Llwyn Y Bryn, Walter Road, Swansea (2021).**

The Head of Planning and City Regeneration presented a report which sought consideration of the confirmation, as a full Order, of the provisional Tree Preservation Order 678, Land at Gower College, Llwyn Y Bryn, Walter Road, Swansea (2021).

The background details and history to the matter and the initial serving of the provisional order in January 2021 were outlined and detailed by Officers.

The objections received to the provisional order were outlined in the report.

**Resolved** that the Tree Preservation Order Land at Gower College, Llwyn Y Bryn, Walter Road, Swansea (2021) be confirmed without modification.

**9 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 applications Be Approved subject to the conditions in the report and/or indicated below:

**#(Item 1) – Planning Application 2021/0826/FUL - Change of use from a dwellinghouse (Class C3) to a children's home (Class C2) at 20 Brynhyfryd Street, Brynhyfryd, Swansea.**

A visual presentation was given.

Councillor C A Holley (Local Member) addressed the committee and spoke against the application.

**#(Item 3) – Planning Application 2021/0112/FUL - Construction of 23 dwellings, comprising 2 detached dwellings, 7 detached dwellings with detached garages, 3 detached dwellings with integral garages, 4 pairs of semi detached dwellings (8 dwellings) and 3 linked dwellings with access, landscaping, drainage and associated works at Land South Of Glebe Road, Glebe Road, Loughor, Swansea.**

A visual presentation was given.

Report updated as follows:

Page 102, para 2 – replace “With regard to the suggested conditions requested by the Highway Officer, conditions (i), (vii) are not considered to be necessary as they are covered by other legislation and conditions, and as such do not meet the tests of WG Circular 16/2014 - Planning Conditions.”

with

“With regard to the suggested conditions requested by the Head of Transportation and Engineering, conditions (i), (v) (vii) are not considered to be necessary as they are covered by other legislation and conditions, and as such do not meet the tests of WG Circular 16/2014 - Planning Conditions. Requested condition (iv) is not considered necessary as a condition, but is instead included as an ‘informative’.” •

After the list of bullet points on page 103, insert the following paragraph.

“The imposition of the above listed conditions – with the exception of bullet point 8 (referring to open excavations) – are considered reasonable and necessary to make the proposed scheme acceptable in ecological terms. They are therefore imposed as planning conditions.

The text contained within bullet point 8 is included as an ‘informative’.

Replace Condition 20 (page 113) with the following revised condition;

“All planting, seeding or turfing comprised in the approved scheme of landscaping (shown in drawings P18-0751\_35 H - Landscape Masterplan, P18-0751\_36 D - GI Plan and P18-0751\_37 D - Detailed On-Plot Landscape Proposals) shall be carried out in the first planting and seeding seasons following the first beneficial occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Reason: in the interests of visual and residential amenity and in the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain

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Cont'd

the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value.”

The following informative (Informative 17) was added to the Officer recommendation at the request of the Planning Committee:

The applicant/developer is advised to carefully consider the specific product used for any external render, as certain recent developments in the Swansea area that feature render have been subject to problems of colour discoloration, mould and algae growth.

Application approved subject to Section 106 agreement.

The meeting ended at 3.03 pm

**Chair**