



City and County of Swansea

## Minutes of the **Planning Committee**

**Multi-Location Meeting - Gloucester Room, Guildhall / MS**

**Teams**

**Tuesday, 6 February 2024 at 2.00 pm**

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

**Councillor(s)**

P M Black  
M H Jones  
R D Lewis  
R A Williams

**Councillor(s)**

P Downing  
S E Keeton  
M S Tribe

**Councillor(s)**

A J Jeffery  
M B Lewis  
T M White

**Officer(s)**

Gareth Borsden  
Ian Davies  
Eilian Jones  
Sally-Ann Evans  
Amanda Pugh  
Jonathan Wills  
Lucy Kelly

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

**Apologies for Absence**

Councillor(s): N L Matthews

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**41 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.

**42 Minutes.**

**Resolved** that the minutes of the meeting held on 9 January 2024 be approved and signed as a correct record.

**43 Items for deferral/withdrawal.**

None.

**44 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.

**Resolved** that the undermentioned planning applications be approved.

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.)

**#(Item 1) - Planning Application 2021/3027/S73 - Variation of condition 1 of planning permission 2018/1001/RES granted 11th March 2019 to amend the layout of the approved development for 36 new dwellings. (comprising 17 linked terraced dwellings, 5 pairs of semi-detached dwellings, 1 detached dwelling and 8 flats in 2, two storey blocks, along with associated access, parking, landscaping and open space.) at Land off Brithwen Road, Waunarlwydd, Swansea**

A visual presentation was given.

Phi Baxter (agent for applicants) addressed the committee.

Report updated as follows:

Condition 1 to read:

1. The development shall be carried out in accordance with the following approved plans and documents:

2457 - storm sewers (condition 9 of 2008/0512)

2457-520 rev c - engineering layout (condition 9 of 2008/0512)

received 10 January 2024

2251 - 200 -15b rev b - block 2 elevations - plots 5-7

2251 - 200 -16c rev c - block 2 elevations 2 - plots 5-7

2251 - 200 -18b rev b - block 3 elevations - plots 14-16

2251 - 200 -19b rev b - block 3 elevations 2 - plots 14-16

2251 - 200 -21a rev b - block 4 elevations - plots 31-33

2251 - 200 -22b rev b - block 4 elevations 2 - plots 31-33

2251 - 200 -24c rev c - block 5 elevations - plots 17-20

2251 - 200 -25c rev c - block 5 elevations 2 - plots 17-20

2251 - 200 -27b rev b - block 6 elevations - plots 21-24

2251 - 200 -28b rev b - block 6 elevations 2 - plots 21-24

2251 - 200 -34 rev a - floor plans house type 851 plot 36 -3 bed

2251 - 200 -35 rev a - elevations house type 851 plot 36 -3 bed

2251 - 200 -37 rev a - elevations house type 764 & 851 plots 34 & 35 -3 bed

received 8th January 2024

2251-102 rev k - external works layout (condition 15 of 2008/0512)

2251-103 rev j - materials layout

tda2284.01 rev f - detailed soft landscape proposals (condition 11 of 2008/0512)

received 23 November 2023

2251-101 rev v - site layout

received 15th November 2023

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Cont'd

2251-200-04 rev c - floor plans housetype 851 - 3 bed  
2251-200-05 rev c - elevations housetype 851 - 3 bed  
received 4th october 2023

2251-200-01 rev b - floor plans housetype 764 - 2 bed  
2251-200-02a rev b - elevations housetype 764 - 2 bed  
2251-200-03 rev b - elevations housetype 764 - 2 bed  
2251-200-06 rev b - elevation plan type 851 -3 bed  
2251-200-07 rev b - floor plan type 211- 1 bed flat  
2251-200-08 rev b - elevation plan type 211- 1 bed flat  
2251-240a - streetscene  
received 28 september 2023

2251-100 rev a site location plan  
elcot japanese knotweed survey, (condition 11 of 2008/0512),  
received 1st may 2018.

landscape specification management plan (condition 11 of 2008/0512 ), received 4th  
july 2018.

tda.2284.02 - tree pit construction detail (condition 11 of 2008/0512 ), received on 28  
august 2018.

2251 - 200 - 30 bin store details  
2251 - 200 - 31 cycle store details  
received 14th february 2019 (2018/1001/res)

arboricultural report (condition 18 &19 of 2008/0512)  
received 29th november 2021

block plan / site plan received on 6th august 2009. (2008/0512)

reason: for the avoidance of doubt and to ensure compliance with the approved  
plans.

- Condition 3 amended at Committee to read:

3. Prior to beneficial occupation of the first dwelling, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development, (including traffic calming measures and signage) shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: To ensure that the development is provided with satisfactory vehicular access in the interests of public safety and to accord with Policies PS2, T1

**(Item 2) - Planning Application 2020/2588/RES - Proposed cessation of landfill and other operations enabled by residential development circa 300 dwelling, public open space, associated highway and ancillary works (Details of appearance, landscaping, layout and scale pursuant to outline planning permission 2014/0977 granted on appeal 11th January 2018) for phases 5 (19 dwellings), open space and ancillary infrastructure at Cwmrhydyceirw Quarry Co Ltd, Great Western Terrace, Cwmrhydyceirw, Swansea**

A visual presentation was given.

Councillor A S Lewis (Local Member) addressed the committee and spoke regarding the methane and water/drainage issues on the site.

- Additional informative added:

5. The developer is reminded of the requirements of condition 7 of the outline planning permission in respect of the proposed development of phase 5 and the requirement to submit a scheme to investigate and monitor the site for the presence of gases and, where required, to implement gas protection measures to ensure the safe and inoffensive dispersal or management of gases

**(Item 3) - Planning Application 2023/1991/FUL - Change of use of deli to hot food takeaway (A3) at 32 St Teilo Street, Pontarddulais, Swansea**

A visual presentation was given.

Amend reason at Condition 3 by changing 'complimentary' to 'complementary'.

**(Item 4) - Planning Application 2023/2627/S73 - Construction of 44 no. dwellings (100% affordable housing) with landscaping, access and associated works (Variation of condition 2 (Approved Plans) of planning permission 2020/2357/FUL granted 29th September 2021) to add Photo Voltaic Cells and Air Source Heat Pumps to the proposed dwellings and flat block at Pencefnarda Farm, Pencefnarda Road, Gorseinon, Swansea**

A visual presentation was given.

James Scarborough (agent for applicants) addressed the committee.

Application approved subject to a Section 106 agreement.

The meeting ended at 3.23 pm

**Chair**