



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Lilian Hopkin Room, Guildhall / MS

Teams

Tuesday, 4 June 2024 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Baker
A J Jeffery
R D Lewis
T M White

Councillor(s)

P M Black
M H Jones
N L Matthews
R A Williams

Councillor(s)

P Downing
M B Lewis
M S Tribe

Officer(s)

Gareth Borsden
Ian Davies
Sally-Ann Evans
Eilian Jones
Jinny Jones
Chris Healey
Hayley Kemp
Dave Owen
Spiro Panagi
Katie Watkins

Democratic Services Officer
Development Manager
Lead Lawyer
Area Team Leader
Senior Planner
Area Team Leader
Area Team Leader
Principal Planning Officer
Transport Planner
Transport Officer

Also present

Councillor V Holland

Apologies for Absence

None

4 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.

5 Minutes.

Resolved that the minutes of the meetings held on 14 & 16 May 2024 be approved and signed as correct records.

6 Items for deferral/withdrawal.

None.

7 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.)

Resolved that the undermentioned planning applications be approved:

#(Item 1) - Planning Application 2023/1965/FUL - Construction of 31 no. affordable dwellings with associated infrastructure works at Land East of Clordir Road, Pontlliw, Swansea

A detailed visual presentation was given.

A site visit had been undertaken to the application site the day before the meeting.

Rob Davies (agent for applicants) addressed the committee and spoke in support of the application.

Councillor Victoria Holland (Local Member) addressed the committee and spoke against the proposals on parking/traffic safety issues and around the lack of public transport/free school transport only.

Report updated as follows:

Five additional letters, two from one address, objecting to the application were received. The comments have been amalgamated and summarised as follows:

1. Highway safety of school children, parents and residents. Particularly at dropping off times at 8-9am, 11am – 12pm for nursery children and 2.30 - 4pm but throughout the whole school day;
2. Illegal car parking on roads is detrimental to highway safety and access issues for emergency services;
3. Several more suitable sites, rather than using greenfield and green belt;
4. Impact of increased traffic and congestion on wider highway network;
5. The site is outside village boundary; and
6. Local services including Pontlliw Primary School, surgeries and bus service are already struggling or at full capacity and have expansion issues.
7. Adverse effect on dormice and other wildlife, ecology and biodiversity
8. Air pollution/Air quality
9. Possible future expansion of development
10. Devaluation of property
11. Not in keeping with the area

12. Loss of view

The matters raised have already been reasonably addressed within the original committee report. With regards to future expansion, each application is assessed on its own merits, taking account of the particular circumstances and the policies and guidelines applicable at the time of assessing the application. There are no other planning application(s) before the Authority for expansion of this site. As such, only limited weight could be afforded to this particular matter at this stage in the consideration of this application. Loss of view is considered not to be a significant material planning consideration in the determination of this application.

Application approved subject to a Section 106 agreement.

(Item2) - Planning Application 2024/0164/S73 - Outline planning application (with all matters reserved) for the refurbishment, alteration and/or demolition of all existing buildings/ structures on the site (except St Mary's Church and St David's Church) and redevelopment of site with indicative access/layout and scale parameters on the north site of a maximum of 1 to 7 storeys and maximum new floorspace of 84,050 sqm comprising retail/ commercial/office use (Classes A1/A2/A3/B1) residential (Class C3), non-residential institution (Class D1) and leisure (Class D2), multistorey car park and redevelopment of south site of a maximum of 40,700 sqm of floorspace comprising a new arena (Class D2), up to 13 storey hotel/residential building (Class C1/ C3), food and drink (Class A3), undercroft car park, potential energy centre. Across both sites, the provision of associated new public open space/public realm and landscaping, new pedestrian and vehicular access and servicing arrangements (including a pedestrian bridge link across Oystermouth Road), provision of new bus stops on Oystermouth Road, new pedestrian access through existing arches along Victoria Quay, relocation of Sir H Hussey Vivian statue, earthworks, and plant -Section 73 application to vary conditions 1 & 4 of permission 2019/0980/S73 granted 5th June 2019 to amend the development parameters and allow a revised timeframe in which Reserved Matters are to be submitted at Former St Davids Centre and Other Land North And South of, Oystermouth Road, Swansea

A detailed visual presentation was given.

Gordon Gibson (objector) addressed the committee and spoke against the proposals.

The meeting ended at 3.13 pm

Chair