

# **CITY AND COUNTY OF SWANSEA**

## **MINUTES OF THE PLANNING COMMITTEE**

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON MONDAY,  
1 JUNE 2015 AT 2.00 PM**

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

**Councillor(s)**

J C Bayliss  
A C S Colburn  
D W Cole  
A M Cook

**Councillor(s)**

M H Jones  
E T Kirchner  
A S Lewis  
C L Philpott

**Councillor(s)**

I M Richard  
D W W Thomas  
T M White

Also Present: -

Councillor S E Crouch (Castle Ward Member), Councillor N J Davies (Uplands Ward Member), Councillor V M Evans (Bonymaen Ward Member)

**6 APOLOGIES FOR ABSENCE.**

There were none.

**7 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

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

Councillor E T Kirchner - Minute No. 3 - to consider Local Development Plan allocations and petitions - I live in Castle Ward and my interest is in maintaining the green CA013 - Site 9 the Maritime Quarter, CA012, CA014 and CA022 - personal.

Councillor P Lloyd - Minute No. 3 - to consider Local Development Plan allocations and petitions - Site ST006 - I am a member of Swansea Bay Port Health Authority - personal. Sites BM002 and BM012 - I live on an estate which will be affected should they be included in the LDP and then developed - left the Chair prior to discussions regarding these sites - and did not take part in discussions - personal.

Councillor T M White - Minute No. 3 - to consider Local Development Plan allocations and petitions - Site ST006 - UDP planning sites Fabian Way Corridor - I am a member of the Association of British Ports Authority - personal.

8 **TO CONSIDER LOCAL DEVELOPMENT PLAN ALLOCATIONS AND PETITIONS.**

Prior to considering the Local Development Plan allocations and petitions, the Committee was provided with a presentation regarding the Swansea Local Development Plan procedures, an update regarding the Strategic Transport Assessment and a report regarding the Sustainability Assessment process.

A series of candidate sites were submitted for inclusion in the Swansea Local Development Plan.

**RESOLVED** that:

- (1) the undermentioned sites be recommended to Council for approval:

**(Item 5) Site Reference CA013 - Site 9, Trawler Road**

Site capacity 30 units.

Mr Wooliscroft (petitioner) and Councillor S E Crouch (Castle Ward Member) spoke against the site being forwarded as a candidate site.

Andrew North (City and County of Swansea, Corporate Property) addressed the Committee as the site promoter.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan subject to the additional requirement that green space be included in the development.

**(Item 6) Site Reference CA014 - Vetch Field, Glamorgan Street**

40 plus units.

Councillor S E Crouch (Castle Ward Member) spoke against the site being included as a candidate site.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 7) Site Reference CA022 - Central Area and Waterfront**

1000 plus units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 8) Site Reference LA001 - Land at 66-70 Morfa Road, Swansea**

50 plus units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 9) Site Reference LA002 - Land at Former Unigate Dairy, Morfa Road**

60 plus units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 10) Site Reference LA005 - Land at Former Hafod Copper Works**

40 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 11) Site Reference LA007 - Pipehouse Wharf Council Depot**

50 plus units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 12) Site Reference UP004 - Llwyn Y Bryn Campus**

200 units.

Councillor J C Bayliss (Uplands Ward Member) reiterated his comments contained within the report. A written submission by Councillor P N May (Uplands Ward Member) was also reported.

**(NOTE:** The site will become a commitment when a Section 106 agreement is signed.)

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 14) Site Reference LS008 - Talycopa Farm, Llansamlet**

150 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 15) Site Reference LS009 - Land Adjoining Heol Las, Birchgrove**

50 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 16) Site Reference LS015 - Land at Midland Place, Llansamlet**

30 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 17) Site Reference LS022 - Former Gwernllwynchwyth House, Llansamlet**

50 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 19) Site Reference LS031 - Former Four Seasons Club, Trallwn**

30 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 21) Site Reference BM007 - Land at Upper Bank, Nantong Way**

180 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(NOTE:** Councillor J C Bayliss Chaired for this item.)

**(Item 23) Site Reference BM013 - Land Opposite Nos. 16-38 Jersey Road**

20 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(**NOTE**: Councillor J C Bayliss Chaired for this item.)

**(Item 24) Site Reference BM017 - Land at the rear of 17-93 Carmel Road, Winch Wen**

65 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(**NOTE**: Councillor J C Bayliss Chaired for this item.)

**(Item 25) Site Reference BM025 - Land at Ty Draw Road and Llanerch Road**

55 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(**NOTE**: Councillor J C Bayliss Chaired for this item.)

**(Item 26) Site Reference ST006 - Fabian Way Corridor**

525 plus units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 27) Site Reference ST010 - Former St. Thomas Station, Pentreguinea Road**

110 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

**(Item 28) Site Reference ST012 - Land at David Williams Terrace**

15 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(2) the undermentioned sites be deferred for site visits:

**(Item 4) Site Reference CA012 - Sail Bridge Site, East Burrows Road**

50 units.

**(Item 13) Site Reference UP005 - Townhill Campus**

150 units.

Councillors J C Bayliss and N J Davies (Uplands Ward Members) raised concerns in respect of the site. Councillor P N May (Uplands Ward Member) submitted a written statement outlining concerns.

**(Item 18) Site Reference LS023 - Land at the rear of Frederick Place, Llansamlet**

20 plus units.

Mr Geoffrey Thornton (petitioner) spoke against the site being included in the Local Development Plan.

Geoff Bacon (City and County of Swansea, Corporate Property) addressed the Committee in favour of the site being included as a candidate site.

**(Item 20) Site Reference BM002 - Land between Bog Road and Cefn Hengoed Road, Llansamlet**

70 units.

Councillor V M Evans (Bonymaen Ward Member) raised concerns on behalf of the Local Ward Members in relation to the site.

**(Item 22) Site Reference BM012 - Land North of Cefn Hengoed School**

100 units.

Councillor V M Evans (Bonymaen Ward Member) raised concerns on behalf of the Local Ward Members in relation to the site.

Minutes of the Planning Committee (01.06.2015)  
Cont'd

(**NOTE**: Councillor J C Bayliss Chaired for this item.)

The meeting ended at 4.20 pm

**CHAIR**