

## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE MEETING OF THE SPECIAL PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON  
THURSDAY 4 JUNE 2015 AT 10.00 A.M.

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

<b>Councillor(s):</b>	<b>Councillor(s):</b>	<b>Councillor(s):</b>
A C S Colburn	E T Kirchner	I M Richard
D W Cole	A S Lewis	D W W Thomas
A M Cook	C L Philpott	T M White
M H Jones		

Also Present: -

Councillor E W Fitzgerald (Penllergaer Ward Member),  
Councillor S M Jones (Gowerton Ward Member) and  
Councillor D G Sullivan (Llangyfelach Ward Member)

#### 9. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J C Bayliss.

#### 10. 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 A M Cook - Minute No. 11 - Site Ref. CO013 - Land adjacent to Cockett Pond, Cockett - Ward Member, Cockett Ward - personal.

#### 11. 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.

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:

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**(Item 2) Site Ref. CO003 - Former Walkers Factory, Fforestfach**

Site capacity - 100 units.

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

**(Item 3) Site Ref. CO004 - Land adjacent to 114, Brithwen Road, Waunarlwydd**

15 units.

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

**(Item 4) Site Ref. CO010 - Land adjacent to Titanium Road; Ystrad Road; Carmarthen Road and Swansea Road**

800 plus units.

A written statement provided by Councillor W Evans (Kingsbridge Ward Member) was reported to the Committee.

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

**(Item 6) Site Ref. CO018 - Land off Penrhos Place, Gendros**

170 units.

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

**(Item 7) Site Ref. CO027 - BT Depot, Gors Avenue, Townhill**

30 units.

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

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**(Item 8) Site Ref. CO037 - Land at Cockett House, Cockett**

30 units.

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

**(Item 10) Site Ref. LF002 - Land at Carmel Road and Bryntirion Road, Pontlliw**

100 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being forwarded as a candidate site.

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

**(Item 11) Site Ref. LF009 - Land adjacent to Former Felindre Tin Plate Works**

850 plus units.

Councillor D G Sullivan (Llangyfelach Ward Member) expressed concern in relation to the traffic congestion that would be caused as a result of the development of this site.

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

**(Item 15) Site Ref. MR017 - Land at Brayley Road, Morriston**

15 units.

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

**(Item 18) Site Ref. MB009 - Land at Mynydd Garnllwyd Road, Morriston.**

95 units.

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

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**(Item 19) Site Ref. PD002 - Land between Eppynt Road and Bettws Road, Penlan**

10 units.

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

**(Item 20) Site Ref. PD039 - Land north of Mynydd Newydd Road**

750 plus units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being forwarded as a candidate site.

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

**(Item 25) Site Ref. PG006 - Land north of Llewellyn Road, Penllergaer**

50 units.

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

- (2) the undermentioned planning applications **BE DEFERRED** for site visits:

**(Item 5) Site Ref. CO013 - Land adjacent to Cockett Pond, Cockett**

50 units.

Mrs Crossly (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.

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**(Item 20) Site Ref. LF001 - Walters Year, off Swansea Road, Pontlliw**

65 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

**(Item 12) Site Ref. LF011 - The Poplars, Pontlliw**

15 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

**(Item 13) Site Ref. MR011 - Land at Rhyd-y-Pandy Road, Pantlasau**

10 units.

**(Item 14) Site Ref. MR015 - Land at rear of Glyncollen Primary School, Morrison**

35 units.

**(Item 16) Site Ref. MR019 - Land at Cwmrhydyceirw Quarry, Morryston**

300 units.

**(Item 17) Site Ref. MB005 - Land off Clasemont Road, Morryston**

750 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

**(Item 21) Site Ref. GT005 - Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton**

90 units.

Mr Higgon and Councillor S M Jones (Gowerton Ward Member) spoke against the site being included in the Local Development Plan.

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Philippa Cole (site promoter) spoke in favour of the site being included in the Local Development Plan.

**(Item 22) Site Ref. GT006 - Land to the east of Fairwood Terrace, Gowerton**

35 units.

Councillor S M Jones (Gowerton Ward Member) spoke against the site being included in the Local Development Plan.

**(Item 23) Site Ref. PG002 - Land at Parc Mawr Farm, Penllergaer**

850 plus units.

Mr D Harris (objector, on behalf of Penllergaer Community Council) and Councillor E W Fitzgerald (Penllergaer Ward Member) spoke against the site being included as a candidate site.

Robin Williams (Asbri Planning) addressed the Committee as the site promoter.

**(Item 24) Site Ref. PG004 - Land at Penllergaer Civic Offices**

80 units.

Councillor E W Fitzgerald (Penllergaer Ward Member) spoke against the site being included as a candidate site.

- (3) a plan of the proposed sites in the North and Greater North-West Strategic Housing Policy zones be provided to the Committee.

The meeting ended at 12.15 p.m.

**CHAIR**