

CITY AND COUNTY OF SWANSEA

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
TUESDAY 9 JUNE 2015 AT 2.00 P.M.

PRESENT: Councillor P Lloyd (Chair) presided

Councillor(s):	Councillor(s):	Councillor(s):
A C S Colburn	E T Kirchner	D W W Thomas
D W Cole	A S Lewis	T M White
M H Jones	I M Richard	

ALSO PRESENT:

Councillor N J Davies (Uplands Ward Member)
Councillor J E C Harris (Pontarddulais Ward Member)
Mark Newey (Welsh Government)
Rebecca Stephens (Welsh Government)

15. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J C Bayliss, A M Cook and C L Philpott.

16. **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.

17. **MINUTES**

RESOLVED that the Minutes of the Planning Committee Meetings held on 12 May 2015 and 19 May 2015 be approved as correct records subject to the following amendment:

12 May 2015

(Item 5) Planning Application No. 2015/0565

Erection of indoor training barn facility for Swansea City Football Academy at Swansea Football Club Academy, Landore, Swansea SA1 2FA. Add specific reference to condition 10 of the application with regards to the footpath being reinstated or rerouted on the completion of the work. This work is to be undertaken by the applicant.

18. **TERMS OF REFERENCE**

The Planning Committee Terms of Reference were provided for information.

19. **ITEMS FOR DEFERRAL/WITHDRAWAL**

RESOLVED that the following items be deferred/withdrawn:

(Item 4) Planning Application No. 2015/0701

Retention and alteration of detached dwelling house and garage on Plot 22, Lady Smith Road, Treboeth, Swansea SA5 9DL.

Reason

To allow consideration of further information.

(Agenda Item 9) Enforcement Report

Reason

To allow consideration of further information.

20. **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

The Head of Economic Regeneration and Planning submitted a series of planning applications.

Amendments to this schedule were reported and are indicated below by (#).

RESOLVED that:

- (1) the undermentioned planning applications **BE APPROVED** subject to the conditions in the report and/or indicated below:

(#) **(Item 1) Application No. 2015/0441**

Change of use from residential (Class C3) to 7 bed HMO at 40 Gwydr Crescent, Uplands, Swansea SA2 7NJ.

Councillor N J Davies (Uplands Ward Member) addressed the Committee on the application.

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A late letter of objection from a local resident stating Brynmill had too many HMOs, renewing the community and making a ghetto.

A late letter of objection from Councillor P N May (Uplands Ward Member) which was summarised as follows:

- The report ignores the fact that there are 41 properties in Gwydr Crescent registered as HMOs.
- Council Policy takes into account the density of HMOs and by forgetting to check the register, the policy has been ignored.
- Previous reports have shown a map of HMOs within a certain radius of the site, specifically 2012/0696 (6 Uplands Crescent). The Committee should be considering this type of report to make a proper and informed decision.
- Stop cutting corners and send the report back for proper appraisal on all HMOs.

The following comments were provided in response:

On page 20 of the report, the details contained in the Public HMO Register are clearly set out. Officers of the Environmental Health Department have confirmed that the latest published register contains 40 properties in Gwydr Crescent. However, as Members will be aware, a property that is occupied by a family for up to 6 people living as a family is not classed as a HMO for planning purposes. Only 13 of those listed would therefore be classed as HMOs for planning purposes. It should be noted that the application site is already licensed as a HMO on the Public Register and if Members grant planning permission, the number of licensed HMOs would not increase. In assessing the proposal against Planning Policy, Members will need to consider only those properties that are operating within the definition of a HMO.

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With regards to the plan referred to above, the plan was provided following a request by Committee and was not part of the report originally prepared to Committee. Members are advised that whilst Committee refused the application an appeal was allowed and the Inspector noted that the UDP does not set any objective standard to define where there is likely to be harmful concentration of HMO use in any particular area. Consequently, in determining the application, Members will need to assess whether the provision of the additional bedroom has an acceptable impact on the issues identified in Policy HC5. The report clearly sets out the policy context for determining the application and it is considered sufficient information is provided to allow Members to make an informed decision.

The application was approved in accordance with the recommendation.

(#) **(Item 2) Application No. 2014/1499**

Demolition of number 504 and construction of detached dwelling (outline) at 504 and part of rear garden at 506 Heol Las, Birchgrove, Swansea SA7 9DX.

A late letter from applicant's agent in respect of Conditions 8 and 9 of the recommendation. The agent advises that his client was disappointed to find Condition 8 on the report as it had not been referred to previously. Members were advised that the condition had been requested by the Highways Officers and formed part of the observations contained in the report presented to Committee on 17th March 2015. With regards to Condition 9, the agent has indicated his client will endeavour to provide the accommodation within the parameter but if not, reserves the right to appeal the condition.

Add Informative 5

"With regards to Condition 8, the developer will need to enter into a Section 278 Agreement with the Highway Authority at the Developer's expense."

The application was approved in accordance with the recommendation.

(#) **(Item 3) Application No. 2014/0546**

Construction of 10 dwellings and associated engineering operations (outline) at land between 58 and 76 Goppa Road, Pontarddulais, Swansea SA4 8AN.

Mr Phil Budd (objector) and Mr David Manning (applicant) addressed the Committee.

Councillor J E C Harris (Pontarddulais Ward Member) addressed the Committee on the application.

A visual presentation was provided.

A site visit to the location had been undertaken by Members of the Committee prior to the meeting.

Urban Design had no objection to the proposal but has provided comments to be taken into account at detailed design stage should permission be granted.

The application was approved in accordance with the recommendation.

21. **EXCLUSION OF THE PUBLIC**

The item was withdrawn.

22. **ENFORCEMENT REPORT**

The item was withdrawn.

23. **PRESENTATION - LOCAL DEVELOPMENT PLAN OVERVIEW BY THE WELSH GOVERNMENT FOLLOWED BY QUESTION AND ANSWER SESSION**

Mark Newey and Rebecca Stephens provided an overview presentation on the Local Development Plan. The presentation concentrated on gypsy and traveller planning legislation and policy and Equality Act issues.

Details discussed included the LDP process; scope of LDPs; planning for places; gypsy and traveller planning legislation and policy; Housing Act 2014; LDP Wales and tests; City and County of Swansea evidence; examples of local authorities in Wales; the immediate need for Swansea - 11 pitches; issues regarding authorities not meeting their statutory duties and implications.

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A question and answer session followed the presentation.

The meeting ended 4.20 p.m.

CHAIR

S: Planning Committee - 9 June 2015
JEP - 22 June 2015