

CITY AND COUNTY OF SWANSEA

MINUTES OF THE MEETING OF THE SPECIAL PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
TUESDAY 30 JUNE 2015 AT 10.00 A.M.

PRESENT: Councillor P Lloyd (Chair) presided

Councillor(s):	Councillor(s):	Councillor(s):
A C S Colburn	E T Kirchner	P B Smith
D W Cole	A S Lewis	D W W Thomas
A M Cook	C L Philpott	T M White
M H Jones	I M Richard	

27. **APOLOGIES FOR ABSENCE**

There were none.

28. **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 S Lewis - Minute No. 29 - Items 10 and 11 - Morriston Ward Member - personal.

Councillor I M Richard - Minute No. 29 - Item 19 - Tanycoed Road, Clydach - I own a property near to this site - personal and prejudicial and left the meeting prior to discussions on this item.

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

The Chair explained that the Planning Committee had undertaken a series of site visits. The 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 1) Site Reference CA012 - Sail Bridge Site

50 units.

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The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan. The Committee requested that car parking be included within the design brief for any future developments on the site.

(Item 2) Site Reference CA013 – Ste nine, Trawler Road

30 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan. The Committee requested that a maximum of 30 units be developed and as much green public space as possible be retained at the site.

(Item 3) Site Reference CA014 - The Vetch Field

40 plus units.

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

(Item 4) Site Reference UP005 - Townhill Campus

150 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan. The Committee requested that the main access to the site be from Townhill Road and this be included within the design brief for the site which should also seek to retain the original building on site.

(Item 5) Site Reference LS023 - Frederick Place, Llansamlet

20 plus units.

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

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(Item 6) Site Reference BM002 - Land between Bog Road and Cefn Hengoed Road, Bonymaen

70 units.

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

(Item 8) Site Reference CO013 - Land adjacent to Cockett Pond

50 units.

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

(Item 11) Site Reference MR019 - Land at Cwmrhydyceirw Quarry

300 units.

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

(Item 12) Site Reference GT005 - Former Cefn Gorwydd Colliery - Gorwydd Road, Gowerton

90 units.

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

(Item 13) Site Reference GT006 - Land to the East of Fairwood Terrace, Gowerton

35 units.

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

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(Item 14) Site Reference CL008 - Land at Tanycoed Road, Clydach

20 units.

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

(**NOTE:** The capacity of the site was reduced from 70 to 20 units through omission of the eastern field.)

(Item 18) Site Reference OY016 - Land at Higher Lane, Thistleboon

30 units.

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

(Item 21) Site Reference GW023 - Land at Monksland Road, Scurlage

26 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 further information:

(Item 7) Site Reference BM012 - Land North of Cefn Hengoed School, Bonymaen

100 units.

The site was deferred for further information regarding highways issues.

(Item 10) Site Reference MR015 - Land at the rear of Glyncollen Primary School

35 units.

The site was deferred for further information regarding surface water flooding and underground streams.

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- (3) the undermentioned sites be refused and not included within the Local Development Plan Deposit Plan:

(Item 9) Site Reference MR011 - Land at Rhydypanyd Road, Pantlasau

10 units.

The settlement boundary be redrawn along Mynydd Gwelliwastad Road.

(Item 15) Site Reference KS001 - Land off Rowan Close, Killay

10 units.

(Item 16) Site Reference BI002 - Land at the rear of 51B Bishopston Road

30 units.

(Item 17) Site Reference OY003 - Land at Thistleboon Caravan Park

No settlement boundary change to be included in the Local Development Plan

(Item 19) Site Reference WC004 - Clyne Common, Chestnut Avenue, West Cross

50 units.

(Item 20) Site Reference GW010 - Land at Tyle House Farm, Burry Green

10 units.

The meeting ended at 12.30 p.m.

CHAIR