

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COMMITTEE ROOM 3A, GUILDHALL, SWANSEA ON
TUESDAY, 10 NOVEMBER 2015 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) presided.

| Councillor(s) | Councillor(s) | Councillor(s) |
|----------------------|----------------------|----------------------|
| D W Cole | M H Jones | C L Philpott |
| A C S Colburn | E T Kirchner | D W W Thomas |
| A M Cook | I M Richard | T M White |

Also Present: Councillors S E Crouch, D Phillips, R V Smith, R C Stewart & D G Sullivan

Apologies: Councillors P B Smith & M Thomas

68 **DISCLOSURE OF PERSONAL INTEREST.**

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.71 – Planning Applications 2015/1760(Item1), 2015/1705(Item 2) & 2015/1903(Item 3) – Personal as Ward Member.

Councillor M H Jones – Minute No.71 – Planning Application 2014/1192(Item 5) – Personal as Chair of Governors at Hendrefoilan & Olchfa Schools, and my granddaughter attends Hendrefoilan and proposed traffic light upgrade is close to my home.

Councillor P Lloyd - Minute No.71 – Planning Application 2015/1903(Item 3) – Personal - I know one of the objectors.

Councillor T M White - Minute No.71 – Planning Application 2015/1903(Item 3) – Personal - I know one of the objectors.

69 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee meeting held on 13 October 2015 be approved as a correct record.

70 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

71 **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) Planning Application.2015/1760 - Old St Nicholas Church Gloucester Place, Maritime Quarter, Swansea.

Amanda Roderick(applicant) & Keith Bayliss(supporter) addressed the Committee.

A visual presentation was provided.

Late letter of no objection from Glamorgan Gwent Archaeological Trust reported.

Approved subject to any direction from Cadw and to the following additional condition recommended by Glamorgan Gwent Archaeological Trust:

No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification.

Reason: As the building is of significance the specified records are necessary to mitigate the impact of the proposed development.

Condition 3 amended to read as follows:

Samples of all external finishes, including samples of the metal cladding in its weathered state, shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of works. The scheme shall be implemented in accordance with the approved details.

#(Item 2) Planning Application.2015/1705 - Old St Nicholas Church Gloucester Place, Maritime Quarter, Swansea.

Amanda Roderick(applicant) addressed the Committee

Councillor D Phillips(Local Member) addressed the Committee and spoke against the application on behalf of some of the residents of Gloucester House who would be affected by the proposals.

Late letter of no objection from Glamorgan Gwent Archaeological Trust reported.

Approved subject to the following additional condition recommended by Glamorgan Gwent Archaeological Trust:

No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification

Reason: As the building is of significance the specified records are necessary to mitigate the impact of the proposed development.

Condition 3 amended to read as follows:

Samples of all external finishes, including samples of the metal cladding in its weathered state, shall be submitted to and approved in writing the Local Planning Authority prior to the commencement of works. The scheme shall be implemented in accordance with the approved details.

#(Item 3) Planning Application.2015/1903 - Furze Bank 34 Hanover Street Uplands, Swansea.

Linda Hulme & Dereck Roberts(objectors) addressed the Committee

A visual presentation was provided.

Councillor S Crouch(Local Member) addressed the Committee and spoke in support of the residents/objectors and against the application.

#(Item 4) Planning Application.2015/1846 - Land east of Gorwydd Road, Gowerton, Swansea.

The Chair read out a statement from Councillor S M Jones(Local Member) who was unable to attend Committee objecting to the proposals.

Robert Rowlands(objector) addressed the Committee.

A visual presentation was provided.

#(Item 6) Planning Application.2015/1584 - Land south of Fabian Way and East of River Tawe, Swansea

Ray Selby(agent)addressed the Committee.

Councillor R C Stewart(Leader of the Council) addressed the Committee in support of the application and the aims of the University to expand and improve its facilities within the City.

Report updated as follows:

Late statement from the applicant reported.

A S106 management and monitoring fee shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

(Item 9) Planning Application.2015/0617 - The Range, Trallwn Road, Llanamlet, Swansea.

#(Item 10) Planning Application.2013/0617 – Land South of Glebe Road, Loughor, Swansea.

Bethan Jones(objector) addressed the Committee.

Councillor R V Smith(Local Member) addressed the Committee and spoke in support of the residents regarding the need for appropriate conditions particularly relating to parking.

Report updated as follows:

Page 194, first bullet point within 'Response to Consultations' should read "1904-05" and not "140-5.

Correspondence has been received from the Council's Housing Service which requests that the affordable "units to be provided at 42% ACG, social rented tenure, pepper potted throughout the site. We ask that the AH units would include a range of DQR compliant house types, 2 & 3 bedroom houses being the preferred property type. The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units.

Recommendation amended, so that the S106 requirements relating to the 19 units of affordable housing is expanded upon as follows;
19 units of affordable housing on the site (with the units being provided at 42% ACG, social rented tenure and pepper potted throughout the site. The AH should include a range of DQR compliant house types. The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units

A S106 management and monitoring fee shall also be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

(2) the undermentioned planning application **BE REFERRED** to Welsh Government as a significant residential development which is not in accordance with the provisions of the development plan (in accordance with the Town and Country (Notification) (Wales) Direction 2012 with a recommendation of approval subject to the conditions and S106 Planning Obligations outlined in the report/update sheet.

#(Item 5) Planning Application.2014/1192 - Hendrefoilan Student Village Hendrefoilan Drive, Killay, Swansea.

Marcelle Davies(objector) and Tim Gent(agent)addressed the Committee.

A visual presentation was provided.

Councillor R C Stewart(Leader of the Council) addressed the Committee in support of the application and the aims of the University to expand and improve its facilities within the City.

Report updated as follows:

Page 64 first paragraph, second bullet point "0.8 hectares" should read "8.0 hectares".

Page 72 final paragraph – Affordable Housing should be to DQR standard.

Page 73 replace the requirement for a landscape management plan as part of the S106 Planning Obligation with the following condition:

No development shall commence (unless otherwise agreed in writing by the local planning authority in relation to specific advanced works) until a management strategy for the maintenance of all areas of formal and informal open space including the woodland and the LEAP, not subject to adoption by the local authority, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of any management company proposed and its terms of reference and shall be carried out as approved. Reason: To ensure that the landscaped and woodland areas and the LEAP are adequately.

A S106 management and monitoring fee shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

(3) the undermentioned planning applications **BE REFUSED** for the reasons indicated in the report and/or below:

#(Item 7) Planning Application.2015/1138 - Land to the south of Loughor Road, Gorseinon, Swansea.

Lloyd Roblin(objector) and Chris Jenkins(agent)addressed the Committee.

#(Item 8) Planning Application.205/1529 -Llettyr Morfil Farm U/S-Y878 Felindre, Swansea.

James Dean(objector) and Alexander Arcache(agent)addressed the Committee.

Councillor D G Sullivan(Local Member) addressed the Committee and spoke in support of the residents/objectors and against the application.

A visual presentation was provided.

Application Refused contrary to Officer recommendation for the following reason: The cumulative effects of the proposed development, when viewed in relation to existing infrastructure and solar farms within the area, is considered to have a significant adverse visual impact on the countryside which is not outweighed by the need to provide renewable energy. The development is therefore contrary to Policies EV1, EV21 and R11 of the City and County of Swansea Unitary Development Plan (2008).

72 **DEVELOPER GUIDANCE - PLANNING APPLICATIONS FOR NON-HOUSEHOLDER RESIDENTIAL DEVELOPMENT.**

The Head of Economic Regeneration and Planning submitted a report which sought approval to publish a Guidance Note for Developers.

This guidance would enable the Planning Authority to set out a clear and reasoned approach for the determination of future planning applications for non-householder residential development, and to respond in a proactive manner to the identified shortfall in housing land.

RESOLVED that that the Guidance Note be approved as the Council's agreed protocol for administering and determining planning applications for non-householder residential proposals.

73 **PLANNING ANNUAL PERFORMANCE REPORT.**

The Head of Economic Regeneration and Planning submitted a "for information" report which set out the first Annual Performance Report (APR) for the period 2014-15.

The report has been produced as a result of the Welsh Governments 'Positive Planning' consultation in December 2013, which was associated with proposals to modernise the planning system and improve the delivery of planning services in Wales.

The Planning (Wales) Act 2015 subsequently came into force in July 2015 and the APR is seen by Welsh Government as an important mechanism for the monitoring of Local Planning Authority performance against a key set of National performance indicators. The APR also provides the opportunity for Local Planning Authorities to set their performance in context, to articulate what it has done well and what steps it proposes to take to address areas of performance in need to improvement.

RESOLVED that the report be noted.

The meeting ended at 5.20 pm

CHAIR