

## **CITY AND COUNTY OF SWANSEA**

### **MINUTES OF THE PLANNING COMMITTEE**

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,  
4 APRIL 2017 AT 2.00 PM**

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

<b>Councillor(s)</b>	<b>Councillor(s)</b>	<b>Councillor(s)</b>
C Anderson	P M Black	M H Jones
E T Kirchner	P B Smith	M Thomas
D W W Thomas	T M White	

#### **Apologies for Absence**

Councillor(s): L J Tyler-Lloyd

#### 73 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City & County of Swansea, no interests were declared.

#### 74 **MINUTES.**

**RESOLVED** that the Minutes of the Planning Committee held on 7 March 2017 be approved as a correct record.

#### 75 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

#### 76 **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN & COUNTRY PLANNING ACT 1990.**

A series of planning applications were presented on behalf of The Head of Planning & City Regeneration.

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

**RESOLVED** that the undermentioned planning applications **BE APPROVED** subject to the conditions in the report/and or indicated below:

#### **#(Item 1) Planning Application 2017/0138/FUL – Bishops Walk, Morriston**

A visual presentation was given.

Mr S Ostad (objector) addressed the Committee.

Miss A Barnett (applicant) addressed the Committee.

Councillor R Francis-Davies (Local Member) addressed the Committee in respect of the application.

**#(Item 2) Planning Application 2016/3322/FUL – 28 Kinley Street, St Thomas**

A visual presentation was given.

Councillors J A Hale & C E Lloyd (Local Members) addressed the Committee and spoke against the application.

**#(Item 3) Planning Application 2017/0313/FUL – 8A Brynmill Crescent, Brynmill**

A visual presentation was given.

Report updated as follows:

Information requested from the applicant in relation to the former use of the property as a HMO for 6 people.

The applicant has updated the submitted existing and proposed plans due to an error on the drawing in relation to the existing floor plans. The drawing now shows 6 bedrooms as existing to reflect its former use. There are no other changes on the drawing.

Photographs have been provided of the property which had been stripped back at the time of survey which shows evidence of hand basins being in each of the bedrooms.

The Councils HMO Team has confirmed the former use of the property stating: We have records from 2001 that show the house was previously owned by Family Housing Association.

It was privately owned and occupied as an HMO in 2004 as on 13 December 2004, the house was registered as an HMO under the then Housing Act.

On 1 July 2006 the existing HMO registration was pass-ported to an HMO licence with the change in Housing Act legislation and the introduction of HMO licensing. The licence expired on 12th December 2009. At the time the house was licensed for 7 people.

We know that the house was vacant in 2011 and 2012, but have no more up to date records on occupancy. We have had telephone calls from a couple of people who were considering buying it in the last couple of years.

Amendment to Condition 2 :

The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan, Existing and Proposed plans (2054-17-001-B) received on 4 April 2017.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

**#(Item 4) Planning Application**

A visual presentation was given.

Councillors J A Hale & C E Lloyd (Local Members) addressed the Committee and spoke against the application.

Report updated as follows:  
2 additional notes of objection received.

(**Note:** Members requested that the current procedure relating to the signatures/addresses required for valid Petitions be re-examined)

77 **PLANNING APPLICATION 2013/0617 - LAND SOUTH OF GLEBE ROAD, LOUGHOR, SWANSEA.**

The Team Leader on behalf of the Head of Planning & City Regeneration presented a report which outlined the previous decision of the Committee regarding the granting of residential development of 92 dwellings at the above location subject to Section 106 agreement, the details of which were detailed in the report.

Copies of the original planning committee report were appended for information.

Councillor R Smith (Local Member) addressed the Committee in respect of the application.

Report Updated as follows:  
Appendix B(Original Action Sheet 10/11/15) missing from circulated report.  
Correct Appendix B distributed for Members, prior to the meeting.

He further reported on the notification from the applicant's advisors outlining their difficulties in meeting the affordable housing aspect of the S106 agreement. They had indicated that unless a lower affordable housing contribution could be agreed, the scheme will not be financially viable, and will not proceed.

Officers had reviewed the evidence submitted and following negotiations with the applicant and Housing Department a revised provision of 15% affordable housing had been proposed. This proposal is subject to future review should market conditions improve and would be reassessed at the time when an application for reserved matters is submitted.

**RESOLVED** that

The application be approved subject to the applicant entering into a S106 Planning Obligation to provide:

- 15% of affordable housing on the site; comprising a 50/50 mix of 2 and 3 bedroom properties provided at 42% ACG, of social rented tenure and DQR compliant. The design and specification of the AH should be of equivalent quality to those used in the Open Market Units
- An education contribution of £100, 000

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- A highways contribution of £92,100;
- Management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the play areas;
- Monitoring fees shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).
- A reassessment of the financial viability of the scheme upon the submission of any reserved matters application, and the level of AH provided being revised (where appropriate) in accordance with the results of the reassessment;

And in accordance with the conditions set out in the previously accepted recommendation (contained within the report attached as Appendix A).

The meeting ended at 3.38 pm

**CHAIR**