



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 7 November 2017 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M H Jones  
A H Stevens  
T M White

**Councillor(s)**

P M Black  
M B Lewis  
D W W Thomas

**Councillor(s)**

L S Gibbard  
R D Lewis  
L J Tyler-Lloyd

**Apologies for Absence**

Councillor(s): P B Smith

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### 41 Disclosures of Personal and Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City & County of Swansea, the following interest was declared:

Councillor M H Jones – Personal – Planning Application 2017/1801(Item 3) – I live near the traffic lights which are proposed for an upgrade through section 106 monies.

### 42 Minutes.

**Resolved** that the Minutes of the Planning Committee held on 3 October 2017 be approved as a correct record.

### 43 Items for Deferral/Withdrawal.

(Item 1) Planning Application 2017/1342/FUL – Land to the South of 28 Christopher Rise, Pontlliw, Swansea

Application deferred by Officers for further consideration of procedural matters.

### 44 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/updates to this schedule were reported and are indicated below by (#)

**Resolved**

1) that the undermentioned planning applications **Be Approved** subject to the conditions in the report/and or indicated below(#):

#(Item 2) Planning Application 2017/1440/S73 – 30 Uplands Crescent, Uplands, Swansea

A visual presentation was provided.

Councillors N J Davies, I E Mann & M Sherwood (Local Members) addressed the Committee and spoke against the application.

Report updated as follows:

Page 30 – Response to Consultation

One neighbouring property was consulted not two as referred to. The consultation took place in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) with a letter to the sole adjoining site occupier and a site notice displayed.

Page 37 - Condition No. 9 to be amended to read as follows:

No further works shall take place in connection with the approved patio area until such a time that a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details which shall include a 'no-dig zone'; outline how any drainage system shall be installed without adversely affecting the trees on site; and paving which will not affect ground pH levels.

Reason: In order to prevent harm to trees within the application site in the interests of visual amenity and the character and appearance of the conservation area.

Additional Neighbour representation received. Makes reference to report referring to 'two neighbouring properties' being consulted. Concerns raised with opening hours and parking.

Additional condition to provide for a designated smoking area as follows:

Prior to first beneficial use of the cafe bar/bar/restaurant details of a designated smoking area and specific signage within the curtilage of site shall be submitted to and approved in writing by the Local Planning Authority. The designated smoking area shall be set out on site with signage and retained thereafter to serve the premises.

Reason: In the interests of protecting neighbouring amenity.

#(Item 3) Planning Application 2017/1801/RES – Hendrefoilan Student Village, Sketty, Swansea

A visual presentation was provided.

#(Item 4) Planning Application 2017/1819/FUL – The Cricketers, 83 King Edward Road, Brynmill, Swansea

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Councillors N J Davies, I E Mann & M Sherwood (Local Members) addressed the Committee and spoke against the application.

Report updated as follows:

Page 55 Amendment

The application was called in for decision at the request of both Councillor Nick Davies and Cllr Peter May.

Application **Approved** in accordance with recommendation subject to completion of a **Section 106 Planning Obligation** for a financial contribution to highway infrastructure.

**45 Adoption of Morriston Conservation Area Review as Supplementary Planning Guidance & Proposal to Serve an Article 4(2) Direction.**

The Head of Planning & City Regeneration presented a report which outlined the representations received during the consultation on the Morriston Conservation Area Review, and sought agreement on the proposed amendments to the draft guide and to adopt it as Supplementary Planning Guidance (SPG).

**Resolved** that

1) the Morriston Conservation Area Character Appraisal and Management Plan as set out at Appendix A as Supplementary Planning Guidance to UDP policy EV9 be adopted.

2) the enlarged Conservation Area Boundary as set out in Appendix C to the report be approved.

3) the draft Article 4 Direction to remove Permitted Development (PD) Rights for selected properties as shown in Appendix D to the report be agreed and served.

The meeting ended at 3.38 pm

**Chair**