



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 6 February 2018 at 2.00 pm

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

**Councillor(s)**

P M Black  
M B Lewis  
A H Stevens  
T M White

**Councillor(s)**

L S Gibbard  
R D Lewis  
D W W Thomas

**Councillor(s)**

M H Jones  
P B Smith  
L J Tyler-Lloyd

**Apologies for Absence**

Councillor(s): C Anderson

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**56 Disclosures of Personal and Prejudicial Interests.**

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

**57 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 9 January 2018 be approved as a correct record.

**58 Items for Deferral/Withdrawal.**

None.

**59 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 1) Planning Application 2017/2572/FUL - Mixed-use development comprising 28 residential dwellings and two commercial units (Class A1) at Pines Country Club , 692 Llangyfelach Road, Treboeth, Swansea**

A visual presentation was provided.

Gill Bramley (objector) and Phil Baxter (agent) addressed the Committee.

Application **Approved** in accordance with recommendation subject to the applicant entering into a **Section 106 Planning Obligation** and subject to the following amendments to the terms of the obligation and conditions 10 & 19:

In the S106 agreement, the requirement to cease the residential use of 690 Llangyfelach Road should also include a timescale for demolition of the property following approval of any Demolition Prior Notification application.

Condition 10 amended to read:

Prior to any superstructure works commencing, the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of an acoustic screen along part of the southern boundary as indicated on Plan No. HG.13.65 (0) 50 T (Proposed Site Layout), and details of how the northern boundary of the site, adjacent to 694 Llangyfelach Road can be reinforced using stone from the existing front boundary wall following its reduction in height. The boundary treatment shall be completed as approved before the development hereby approved is occupied and shall thereafter be retained as such for the lifetime of the development.

Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area.

Condition 19 amended to read :

Customers are not permitted on the retail premises outside the hours of 07:00am to 10:00pm on any day. Deliveries to the commercial units shall only take place between the hours of 08:00am and 9:00pm on any day.

Reason: To protect the amenities of the occupiers of nearby dwelling houses.

**(Item 2) Planning Application 2017/2360/OUT - Detached dwelling (outline) at Land Part Of, 44 Cefn Styllle Road, Gowerton, Swansea**

A visual presentation was provided.

**(Item 3) Planning Application 2017/2511/FUL - Construction of 25 residential units (16 three storey townhouses houses, a three storey block of 6**

**apartments and 3 'flats over garages') with associated access, parking, refuse / cycle storage and landscaping works at Plot E3b South Of Fabian Way, Langdon Road, Swansea Docks, Swansea**

A visual presentation was provided.

Robin Vaughan (objector) and Phil Baxter (applicant) addressed the Committee.

Application **Approved** in accordance with recommendation subject to the applicant entering into a **Section 106 Planning Obligation** and subject to the addition of a condition to deal with sound attenuation of the properties as follows:

Prior to the commencement of any superstructure works, details of the sound attenuation of the properties for the windows and doors and external walls shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with mechanical ventilation units so that future residents can keep their windows closed. No residential unit shall be occupied until the approved sound insulation and ventilation measures have been installed in relation to that unit.

Reason: To protect the proposed residential use against noise arising from the existing traffic use of the area and neighbouring commercial operations.

**60 Public Open Space - SA1 Swansea Waterfront.**

The Head of Planning & City Regeneration presented a report which related to the provision of Children's Play Areas within the SA1 development.

The background details and context relating to the provision was outlined and detailed, as well as the revised offer from Welsh Government to provide funding for three public realm/open space areas at the locations shown in the report.

**Resolved that**

1) the a new Section 106 Planning Obligation be entered into to provide the public realm / public open space together with a children's play area on the three identified areas within the SA1 Swansea Development area subject to the receipt of the financial payment from Welsh Government to the sum of £1,000,000.00 to cover the design, laying out and future maintenance costs of the provision.

2) the approach cited above be agreed by Planning Committee and delegated powers be given to the Head of Planning and City Regeneration to agree the details of the Section 106 Planning Obligation with Welsh Government.

The meeting ended at 2.55 pm

**Chair**