



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 5 June 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson

M H Jones

P B Smith

L J Tyler-Lloyd

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

Also Present: Councillors N J Davies, C R Doyle, J A Hale, I E Mann, P M Matthews, A Pugh, M Sherwood, M Sykes

Apologies for Absence

None.

5 Disclosures of Personal and Prejudicial Interests.

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

Councillor C R Doyle – Personal – Planning Application 2017/2677/FUL (Agenda Item 7) – Governor of Birchgrove Primary.

Councillor M H Jones – Personal – Planning Application 2018/0653/FUL (Item 1) – Applicant known to me as a former employee at Olchfa School where I am a governor and Planning Application 2018/0943/FUL (Item 5) – Personal – My doctors surgery is in close proximity to the application site.

6 Minutes.

Resolved that the Minutes of the Planning Committees held on 1 and 24 May 2018 be approved as correct records.

7 Items for Deferral/Withdrawal.

None.

8 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 2018/0653/FUL - Change of use from residential (Class C3) to 6 bed HMO for 6 occupants (Class C4) at 119 Port Tennant Road, Port Tennant, Swansea

A visual presentation was provided.

Dave Gill (agent) addressed the Committee.

Councillor J A Hale (Local Member) addressed the Committee and spoke against the application.

Report updated as follows:

Late letter of objection reported.

Additional plan received from applicant indicating existing outbuilding to be utilised for cycle & refuse storage. Conditions 2 & 3 amended to read as follows (reasons to remain the same):

Condition 2

The development shall be carried out in accordance with the following approved plans and documents: Site location plan & block plan, existing and proposed rear elevation, proposed ground floor plan, proposed first floor plan, proposed side elevation/section from west side, existing side elevation from Margaret St (unchanged), received 29th March 2018 and storage building plan received 4th June 2018.

Condition 3

The development shall not be occupied until the outbuilding, as set out on the storage building plan received 4th June 2018 has been laid out in accordance with the plan and is available for use by future occupiers of the HMO. The building shall be retained for the purposes of waste sorting and storage and bicycle storage thereafter

(#) (Item 2) Planning Application 2018/0659/FUL - Change of use of 2 residential units from dwelling (Class C3) into 2 separate HMO - comprising 1 no. 5 bed HMO for 5 occupants and 1 no. 6 bed HMO for 6 occupants (Class C4) at 40A And 40B Bryn Road, Brynmill, Swansea

A visual presentation was provided.

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

Report updated as follows:

Late letter of "no comment" received from Pollution Control Team.

(Item 3) Planning Application 2018/0661/FUL - Conversion of existing building to provide 8 no. student residential units, addition of 2 front rooflights, 3 rear rooflights and alterations to fenestration at Twizzle Lodge, Hawthorne Avenue, Uplands, Swansea

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee

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

(#) (Item 4) Planning Application 2018/0846/FUL - Change of use from residential (Class C3) to four bed four person HMO (Class C4) at 38 Hawthorne Avenue, Uplands, Swansea

A visual presentation was provided.

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

(Item 5) Planning Application 2018/0943/FUL - Change of use from residential (Class C3) to 5 bed HMO for 5 people (Class C4) at 159 King Edwards Road, Brynmill, Swansea

A visual presentation was provided.

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

Report updated as follows:

Late letter of objection reported.

2) that the undermentioned planning application **Be Refused** for the reasons outlined below:

(Item 2) Planning Application 2018/0659/FUL - Change of use of 2 residential units from dwelling (Class C3) into 2 separate HMO - comprising 1 no. 5 bed HMO for 5 occupants and 1 no. 6 bed HMO for 6 occupants (Class C4) at 40A And 40B Bryn Road, Brynmill, Swansea

A visual presentation was provided.

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

Report updated as follows:

Late letter of "no comment" received from Pollution Control Team.

Application refused contrary to officer recommendation for the following reason:

The proposal, in combination with the existing high number of Houses in Multiple Occupation (HMOs) within Bryn Road (77 HMOs) will result in a harmful concentration and intensification of HMOs in the street and wider area. This cumulative impact, both in terms of the number of occupiers within the road and the nature of the use for upto 11 individual occupants will result in damage to the character of the area and social cohesion with higher levels of transient residents and fewer long term households and established families.

Such impact will lead in the long term to the wider community not being balanced and self-sustaining. As a result the proposal is contrary to Policy HC5 criterion (ii) of the City and County of Swansea Unitary Development Plan (2008) and the National Policy aims set out in Planning Policy Wales (Edition 9, November 2016) of creating sustainable and inclusive mixed communities

9 Abergelli Power Limited (APL) - Gas Fired Power Station.

The Head of Planning and Regeneration presented a report which provided an overview of the APL submission for Development Consent Order for a gas fired power station at Felindre and sought delegated powers to respond to the 'Adequacy of Consultation' representation.

The background to the application, site location and consultation process were all outlined in the report.

Resolved that delegated powers be granted to the Head of Planning and City Regeneration to provide a response to the 'Adequacy of Consultation' Representation from PINS given the 14 day consultation period.

10 Planning Application Reference 2017/2677/FUL - Mixed-use Development Comprising 23 Residential Dwellings and Coffee Shop with Drive Through Facility and Associated Works - Land at Heol Ddu Farm, Birchgrove Road, Birchgrove. Swansea.

An updated report was presented on behalf of the Head of Planning & City Regeneration. The application had been deferred under the two stage voting process at the Planning Committee held on 1 May 2018 so that further advice could be provided with regard to the potential reasons for refusal raised by Members.

The circulated report was updated to reflect the applicant's revised statement relating to the right hand turn lane and hours of operation.

It was indicated that the officer recommendation of approval remained unchanged.

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Estelle Bubear (objector) addressed the Committee.

Councillors P M Matthews, M Sykes, A Pugh & C R Doyle (Local Members) addressed the Committee and spoke against the retail aspect of the proposed development.

Report updated as follows:

Late letters of objection were reported from Mike Hedges AM and Dai Lloyd AM.

Correspondence reported from Traffic Management Unit of South Wales Police which identified several issues in relation to highway safety which the Committee needed to consider as part of the scheme, these were not intended to be objections to the application.

Resolved that planning permission be granted subject to the conditions outlined in the report to Planning Committee of 1 May 2018 and subject to the amendments to conditions 2, 21 and 26 as outlined below and an additional condition to prevent right turning movements for vehicles leaving the drive thru at its junction with the B4291:

In conditions 2 and 21, replace 'Figure 7 Rev A' with 'Figure 7 Rev B'.

In condition 26, replace '5.00am to 11:00pm' with '6:00am to 10:00pm'

Condition 28:

'Notwithstanding the submitted plans, no development shall take place until a scheme to prevent right turning movements for vehicles exiting the drive-thru at its junction with the B4291 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details before the drive-thru is brought into beneficial use and shall be retained as approved for the lifetime of the development.

Reason: In the interests of highway safety'

The meeting ended at 4.19 pm

Chair