



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 7 August 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
R D Lewis
D W W Thomas

Councillor(s)

M H Jones
P B Smith
L J Tyler-Lloyd

Councillor(s)

M B Lewis
A H Stevens
T M White

Apologies for Absence

Councillor(s): P M Black and L S Gibbard

16 Disclosures of Personal and Prejudicial Interests.

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

17 Minutes.

Resolved that the Minutes of the Planning Committee held on 3 July 2018 be approved and signed as a correct record.

18 Items for Deferral/Withdrawal.

None.

19 Provisional Tree Preservation Order - TPO 646.

The Tree Officer presented a report on 'Provisional Tree Preservation Order TPO 646 Land at: Llwyn Teg, Heol Iscoed, Heol Islwyn, Gelli Deg, & Gelli Rhedyn (2018)'

An update to the report was provided to include late observations.

Resolved that the Tree Preservation Order TPO 646: Land at: Llwyn Teg, Heol Iscoed, Heol Islwyn, Gelli Deg & Gelli Rhedyn, be approved with the omission of trees T5 and T16.

20 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 that: -

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

(Item 1) Planning Application 2018/0585/FUL – Replacement Dwelling at The Tillers, Marsh Road, Llanrhidian, Swansea

A visual presentation was provided.

(Item 2) Planning Application 2018/1286/FUL – Change of use from residential (Class C3) to 5 bed HMO for 4 people (Class C4) at 25 Danygraig Road, Port Tennant, Swansea

Robert Hughes (Agent) addressed the Committee.

Councillors Joe Hale and Clive Lloyd (Local Members) addressed the committee and spoke against the application.

(#) (Item 3) Planning Application 2018/1323/FUL - Change of use from residential (Class C3) to 5 bed HMO for 4 people (Class C4) at 22 Rhyddings Park Road, Brynmill, Swansea

Councillors Peter May and Nick Davies (Local Members) addressed the Committee and spoke against the application.

An update was provided to the report to include late objections from Councillor Irene Mann (Local Member)

(#) (Item 4) Planning Application 2018/1329/FUL - Change of use from residential (Class C3) to 7 person 7 bedroom HMO, including the installation of a handrail to rear garden and steps at 134 King Edwards Road, Brynmill, Swansea

Councillors Peter May and Nick Davies (Local Members) addressed the Committee and spoke against the application.

An update was provided to the report to include late objections from Councillor Irene Mann (Local Member)

(#) (Item 6) Planning Application 2017/1930/FUL – Demolition of existing building and replace with two storey building with accommodation in the roof space, incorporating an office on the ground floor and two self-contained, 2 bedroom maisonettes on the upper floors at Swansea Jack, 130 Oystermouth Road, Swansea

A visual presentation was provided.

Roger Goodwin (Local Resident) addressed the Committee and spoke against the application on behalf of local residents.

Councillor Fiona Gordon (Local Member) addressed the Committee and spoke against the application.

An update was provided to the report to include a late e-mail of both objection and support to the application.

Additional Condition added as follows:

No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

(Item 7) Planning Application 2018/1263/RES – Construction of multi storey car park (details of access, appearance, landscaping, layout & scale pursuant to condition 6 of outline planning permission 2015/1584 granted on 10 November 2015) at Plot A9, Swansea Waterfront, Swansea

Councillor Joe Hale and Councillor Clive Lloyd addressed the committee and spoke in respect of the parking provision and parking charges in the area.

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

(#) (Item 5) Planning Application 2018/1386/FUL - Change of use from residential (Class C3) to 5 bedroom HMO for 5 people (Class C4) at 6 Lewis Street, St Thomas, Swansea

Matthew Gray (Agent) addressed the Committee

Councillor Clive Lloyd and Councillor Joe Hale addressed the Committee and spoke against the application

An update to the report was provided to include 4 late additional objections.

The application was refused contrary to Officer recommendation for the following reasons: -

1)The proposal, in combination with existing Houses in Multiple Occupation (HMOs) within Lewis Street will result in a harmful concentration and intensification of HMOs in the small street (15% being HMOs which is above the 10% threshold suggested in research by Welsh Government in "Houses in Multiple Occupation: Review and Evidence Gathering – Report of Findings (April 2015)". Such impact will result in damage to the character of the street and to social cohesion with higher levels of transient residents and fewer long term households and established families which 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.

2)The proposed HMO, by virtue of its siting in Lewis Street will result in the sandwiching of an existing dwellinghouse (No. 7) between two HMOs (No. 8 and the application property No. 6). This will lead to a significant adverse effect upon the residential amenities of the occupiers of No. 7 Lewis Street by virtue of isolation between two non-family units and increased comings and goings from two adjoining HMOs which will lead to increased noise and disturbance and is contrary to Policy HC5 criterion (i) of the City and County of Swansea Unitary Development Plan (2008).

(#) (Item 8) Planning Application 2017/2606/FUL – Demolition of existing building and construction of purpose built student accommodation (PBSA) building between 6-14 storeys (up to 414 bedrooms – a mixture of cluster flats & studio apartments) with ancillary ground floor communal facilities, bicycle & bin storage, with ground floor commercial unit (Class A3) and associated infrastructure works, landscaping and car parking (4 spaces) at Land North Of Jockey Street, Swansea

A visual presentation was provided.

Mr Wynne – Chairman of Swansea MENCAP Society (owners of the adjacent building) addressed the Committee and spoke against the application on behalf of the Society. He raised concerns over parking issues and the possible effect of access for service users, particularly to the clubhouse. The Society provides a valuable service to vulnerable service users and their families.

James Banks (Agent) addressed the Committee.

An update to the report was provided to include late comments from the Pollution Control Team suggesting an amendment to Condition 17

The application was refused contrary to Officer recommendation for the following reasons: -

1)The proposed development by reason of its design including height, scale and massing on a constrained development site will impact to an unacceptable degree upon the character and appearance of the area and be contrary to the requirements of Policies EV1 and EV2 of the City and County of Swansea Unitary Development Plan (Adopted 2008).

2)The proposed development will provide 4 car parking spaces to serve 414 students and ground floor uses. The level of proposed parking is considered to be inadequate to serve the Student Accommodation which as a result will place pressure on the surrounding streets, result in indiscriminate parking arising and result in harm to highway safety in the area contrary to the requirements of policies EV1 and AS6 of the City and County of Swansea Unitary Development Plan and Supplementary Planning Guidance 'Parking Standards' (Adopted March 2012).

3) the undermentioned planning application **Be Deferred** under the **two stage voting process** for a further report on the reasons for refusal:

(Item 9) Planning Application 2018/1023/FUL – Construction of purpose built student accommodation between 7 and 9 storeys (591 bedspaces) with ancillary community facilities/services, 1 no. Class A3 ground floor unit, car and cycle parking, servicing area, refuse store, associated engineering, drainage, infrastructure and landscaping public realm at Plot A1, Kings Road, Swansea

Prior to deferral:

A visual presentation was provided.

Nigel Fletcher (Waste Management - Swansea Council) addressed the Committee and spoke against the application in respect of the Waste Management Section.

Matthew Halstead (Agent) addressed the Committee

Councillor Clive Lloyd and Councillor Joe Hale (Local Members) addressed the Committee and spoke against the application.

21 Abergelli Power Limited (APL) - Gas Fired Power Station Item Report.

Andrew Ferguson, Principal Planning Officer, presented an update report relating to the Abergelli Power Limited, Gas Fired Power Station submission for a development consent order for the proposal at Felindre.

Resolved that the Committee note the Council's relevant representations regarding the above.

The meeting ended at 4.55 pm

Chair