



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 2 October 2018 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
R D Lewis
D W W Thomas

Councillor(s)

L S Gibbard
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 M H Jones

27 Disclosures of Personal and Prejudicial Interests.

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

Councillor R D Lewis – Personal – Minute No.30 – Item 3 – Planning Application 2018/1743/S73 – I know the owner.

Councillor P Lloyd – Personal – Minute No.30 – Item 4 – Planning Application 2018/1204/S73 – I know the applicant.

28 Minutes.

Resolved that the Minutes of the Planning Committee held on 4 September 2018 be approved and signed as a correct record.

29 Items for Deferral/Withdrawal.

None.

30 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 2018/1648/RES – Approval of reserved matters (access, appearance, landscaping, layout and scale) for Phase 1 of Swansea Central, including: Development Zones 3, 4a and 4b and part of Development Zone 4c and 5 of outline planning permission 2017/0648/OUT, pursuant to Condition 3, comprising details of the: Arena (Use Class D2/A3) extending to 30m in height, and associated ground and first floor level car parking, servicing areas; Podium level public park with kiosk (Use Class A1/A3); Replacement bridge over Oystermouth Road; Mixed use block extending to 28.5m, comprising multi storey car park, new commercial floorspace (use Class A3/B1/D1) and residential flats (Use Class C3) to the north of Oystermouth Road; and associated ground level public realm improvements; approval of details pursuant to Condition 6 (landscaping strategy), Condition 8 (levels), Condition 9 (external finishes), Condition 11 (wind mitigation), Condition 21 (surface water drainage), and Condition 36 (ecological enhancement measures) at Swansea Central (Former St David's Centre and Land North and South of Oystermouth Rd)- Phase 1 Comprising: LC Car Park and Surrounding Public Realm, Former GWR Revetment Wall, Oystermouth Rd, Albert Row and Part of St Mary Surface Car Park

A visual presentation was provided.

Glenn Morley (architect) addressed the Committee.

Report updated as follows:

Typographical error on page 66 – third paragraph should read: There are **no** Tree Preservation Orders.

Conditions 2,3,5 & 6 amended as follows:

Condition 2:

Notwithstanding the details indicated in the application, samples of all external finishes for each phase of this Phase 1 reserved matters development and public realm together with their precise pattern and distribution on the development shall be submitted to and approved by the Local Planning Authority in writing prior to the development of superstructure works. Composite sample panels shall be erected on site and the development shall be completed in accordance with the approved scheme.

Reason: In the interests of visual amenity.

Condition 3:

Prior to the commencement of any superstructure works for each phase of this Phase 1 reserved matters development, large scale details of architectural elements to all buildings at an appropriate scale shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

Condition 5:

Notwithstanding the details in the application, details of the digital LED skin to the Arena to confirm final distribution of lighting and operation shall be submitted to and approved in writing by the commencement of its superstructure works. The development shall be completed in accordance with the approved scheme.

Reason: In the interests of visual amenity.

Condition 6:

Notwithstanding the details shown on the landscaping scheme, no works shall commence on the implementation of the landscape phase until the precise details scheme for the hard and soft landscaping / public realm / public art / wayfinding / lighting and heritage interpretation of the site have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be carried out as an integral part of the development. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and to accord with Section 197 of the Town and Country Planning Act 1990.

(Item 3) Planning Application 2018/1743/S73 - Demolition of existing buildings on site and the construction of a purpose built student accommodation building between 6, 8 & 17 storeys (780 bedrooms comprising 170 studios & 610 cluster units) with ancillary communal facilities/services, 3 no. ground floor commercial units (Classes A1 (retail), A2 (Financial/Professional), A3 (Food and Drink), B1 (Business), D1 (non-residential institution), and D2 (Assembly/Leisure), car parking/servicing area, associated engineering, drainage, infrastructure and landscaping works - Section 73 application to vary Condition 2 (Plans), Condition 5 (External Finishes), Condition 6 (Details), Condition 10 (Superstructure Works), 13 (Landscaping), 14 (Archaeology), 20 (Drainage) of planning permission 2016/0556 granted 5th May 2017 at Mariner Street Car Park, 2-3 Mariner Street, 59-60 and 63-64 High Street, Swansea

A visual presentation was provided.

Michael Lampard (architect) addressed the Committee.

Councillor R Francis-Davies (Cabinet Member for Investment, Regeneration & Tourism) addressed the Committee and spoke in support of the application.

Report updated as follows:

Late correspondence from Design Commission for Wales reported.

(Item 4) Planning Application 2018/1204/S73 - Residential development with construction of new vehicular access off Nantong Way (outline) without complying with condition 15 (new access off Nantong Way) of Section 73 planning permission 2014/1189 granted 22nd October 2015 (to extend the trigger to construct the Nantong Way access prior to the occupation of the

111th dwelling house) at Land At Upper Bank, Nantong Way, Pentrechwyth, Swansea

Application **Approved** in accordance with recommendation, subject to the applicant being advised that notwithstanding the decision on this application, an application for a Deed of Variation of the S106 agreement is required to ensure compliance with the requirements of the original S106 agreement.

(Item 5) Planning Application 2018/1771/FUL - Change of use from dwellinghouse (Class C3) to HMO for 4 persons (Class C4) and single storey rear extension at 35 Balaclava Street, St Thomas, Swansea

Dave Gill (agent) addressed the Committee.

The Chair read out an e mail from Councillor Joe Hale (Local Member) as he was unable to attend the meeting, outlining his objections to the application.

2) the undermentioned planning application **Be Referred to Welsh Government** with a recommendation of approval subject to the conditions outlined in the report (#):

(Item 2) Planning Application 2018/1823/LBC - Works to the Grade II Listed GWR revetment wall including the substantial removal of existing embankment and construction of new structural retaining wall and works to the tunnels in association with the development of Swansea Central Phase 1 within its curtilage (application for Listed Building Consent) at Former GWR Revetment Wall Located Along the Southern Boundary of Swansea Central - Phase 1

A visual presentation was provided.

Glenn Morley (architect) addressed the Committee.

Report updated as follows:
Late letter of objection reported.

31 Abergelli Power Limited (APL) - Gas Fired Power Station (ref: 2018/1289/DCO)..

The Chair stated that pursuant to paragraph 100B(4)(b) of the Local Government Act 1972, he considered that the report of the Head of Planning & City Regeneration on Abergelli Power Limited (APL) - Gas Fired Power Station should be considered at this meeting as a matter of urgency.

Reason for Urgency

The Council Constitution states that Planning Committee have the delegated authority to submit a Local Impact Report, agree a Statement of Common Ground and submit Written Representations on an application for a Development Consent Order(DCO). The Council has recently been advised of the DCO timetable for the submission of the aforementioned documents which have provisionally been

requested by 31 October 2018, which is before November Planning Committee. As these submissions have not been completed, Officers would not have the relevant delegated authority to meet these timescales. An urgent decision is required to enable the Council to formally respond within the relevant timeframes if the Examining Authority do not extend the deadline for the submission of these documents.

The Head of Planning & City Regeneration presented a report which provided an update on the APL submission for Development Consent Order for a gas fired power station at Felindre.

The background details and proposals for the scheme were outlined in the report.

Resolved that

1) delegated powers be granted to officers to submit a Local Impact Report and a Statement of Common Ground.

2) no further written representations be provided on this proposal.

The meeting ended at 3.20 pm

Chair