



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 6 November 2018 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
R D Lewis
D W W Thomas

Councillor(s)

L S Gibbard
P B Smith
L J Tyler-Lloyd

Apologies for Absence

Councillor(s): M B Lewis

32 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:

Councillors C Anderson, P M Black, L S Gibbard, M H Jones, P Lloyd, P B Smith, A H Stevens, D W W Thomas & T M White - Personal – Minute No.36 – Item 3 – 2018/1903/FUL – Applicant is a fellow Councillor.

33 Minutes.

Resolved that the Minutes of the Planning Committee held on 2 October 2018 be approved and signed as a correct record.

34 Items for Deferral/Withdrawal.

None.

35 Provisional Tree Preservation Order TPO 648 - Land to the West of George Manning Way, Gowerton, Swansea (2018).

The Head of Planning & City Regeneration presented a report which sought consideration of the confirmation as a full order, the provisional TPO 648 at Land to the West of George Manning Way, Gowerton.

The representations received regarding the proposal were outlined and detailed in the report.

Resolved that the Tree Preservation Order TPO 648 at Land to the West of George Manning Way, Gowerton be confirmed without modification.

36 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 2018/0916/RES - Comprehensive re-development of land at Mumbles Headland and Foreshore/Coastal Strip comprising: Headland Building (up to 5 storeys) to accommodate a range of retail / food and drink / gallery (Classes A1/A3/D1) at ground and first floor with the upper floors utilised for hotel/visitor accommodation (Class C1) - 69 no hotel rooms; Coastal Strip Building (up to 4 storeys) to accommodate 26 Residential apartments (Class C3) with 32 under-croft car parking spaces; alterations and refurbishment works to existing Pavilion Building to accommodate A1/A3 retail and food and drink uses & amusement arcade at ground floor with function room at first floor (Class D1); new public realm incorporating new pedestrian boardwalk and provision of 61 no. public car parking spaces and retention of headland car parking (32 no spaces for hotel/staff); and associated works - Reserved Matters Approval - Details of Appearance, Landscaping, Scale and Layout pursuant to Conditions 1, 3, 4, 7, 9 & 16 of Section 73 outline permission 2017/2641/S73 (which varied the Sec73 permission under ref: 2014/1946 which previously varied the original outline planning permission under ref:2010/1451) at Mumbles Pier Foreshore & Coastal Strip, Mumbles, Swansea

A visual presentation was provided.

Geraint John (agent) and Jean Williams & Michael Eames (objectors) addressed the Committee.

Councillor M A Langstone (Local Member) addressed the Committee and spoke against the application.

Councillor R Francis-Davies (Cabinet Member for Investment, Regeneration & Tourism) spoke in relation to the importance of the restoration of the pier which forms part of this application in the context of the Swansea Bay Action Plan Proposals and the importance of continuing to attract tourists to Mumbles, Swansea Bay and Gower.

Report updated as follows:

78 late letters of support and 64 late letters of support reported.

Late petition of objection reported from Mumbles Action Group containing 1345 signatures.

Late letters from Geldards Solicitors reported and response from the Council's Legal Section to the issues raised in these letters were also outlined.

Late letter of comment from RNLI reported.

Late Letter from Welsh Government reported as follows:

Following completion of the report the Council has been informed by letter from Welsh Government on 2nd November 2018 that the application has been subject to a call in request to the Welsh Ministers. In order to consider the request the Welsh Ministers direct the Council, with effect from the date of the letter, not to grant planning permission in respect of this application or any development of the same kind which is the subject of the application site without the prior authorisation of the Welsh Ministers.

Officers have sought clarification from Welsh Government on whether they have any objection to the Council's Planning Committee considering the application at today's committee meeting with the understanding that if there is a resolution to grant planning permission the decision will be subject to any direction made by Welsh Government. In response we have received confirmation stating:

"Welsh Government has no objection to the Council's Planning Committee considering the above application on Tuesday 6 November. The direction prevents your Council only from granting planning permission, it does not prevent it from continuing to process the application. Neither does it prevent it from refusing planning permission. If the planning committee resolves to grant planning permission the decision cannot be issued unless and until Welsh Government decides not to call-in the application and lifts the Direction. Should the Welsh Ministers call in the application for their own determination it will be the Welsh Government which issues the decision."

Application approved subject to confirmation from Welsh Government and subject to a revision to Condition 5 to include reference to the boardwalk and its retention as part of the development for public access purposes.

(Item 2) Planning Application 2018/1845/FUL - Change of use from residential (C3) to a 5 bedroom HMO (C4) for 5 people at 23 Hawthorne Avenue, Uplands, Swansea

Councillor I E Mann (Local Member) addressed the Committee and spoke against the application.

(Item 3) Planning Application 2018/1903/FUL - Single storey rear extension at 20 Swansea Road, Gorseinon, Swansea

37 Planning Application 2018/1023/FUL - Plot A, Kings Road, Swansea, SA1 8PH.

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 7 August 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 amended submission for 645 bed spaces.

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

A visual presentation was provided.

Matthew Halstead (Agent) addressed the Committee.

Councillor C E Lloyd (Local Member) addressed the Committee and spoke regarding the anticipated problems with parking in the locality that will arise from the development, and referred to the history of parking problems with a similar development in the adjoining ward. He also referred to the different issues relating to students attending UWTSD in SA1 compared to Swansea University.

Report updated as follows:

Late letter of support received from Swansea University regarding the proposed development.

Reference made to the update produced and circulated directly by the applicants to Committee Members via email.

Application approved subject to the completion of a new Section 106 Planning Obligation Unilateral Undertaking in accordance with the recommendation.

38 Planning Annual Performance Report 2017-18.

The Head of Planning & City Regeneration presented the Annual Performance Report. The report is seen by Welsh government as important mechanism for monitoring Local Planning Authorities performance against a key set of national performance indicators

The report is also a important tool for benchmarking the performance of Local Authorities across Wales. The draft report for 2017-18 was detailed at Annex A to the report.

The actual performance figures, the substantial improvements achieved over the last few years and the issues to be addressed were all detailed in the report, along with a series of appeal decisions from applications that decisions had been made on, contrary to officer recommendations.

The Cabinet Member for Delivery and the Chairman of the Committee both welcomed the progress made to date and congratulated staff within the Planning Department for their continuing commitment and performance over the year.

The meeting ended at 3.54 pm

Chair