



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 8 January 2019 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M B Lewis  
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 H Jones

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**45 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.

**46 Minutes.**

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

**47 Items for Deferral/Withdrawal.**

None.

**48 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 2018/2001/FUL - Redevelopment of the site to provide five detached dwellings, and two pairs of semi-detached dwellings with one pair of garages serving plots 1 and 2 and two detached garages**

**serving plots 4 and 5 with associated access, parking and landscaping at the Greyhound Inn, Llanrhidian, Swansea**

A visual presentation was provided.

Janice Williams (objector), Carey Knox (applicant's representative) & Phil Baxter (agent) addressed the Committee.

Report updated as follows:

Late correspondence/comments received from the Head of Transportation & Engineering in respect of revised plans and 'swept path analysis' drawings. Whilst the Head of Transportation and Engineering are now satisfied that the swept path analysis drawings demonstrate that cars can turn within the site, the other points of objection still stand for the reasons outlined in the report.

Application approved subject to the completion of a Section 106 Planning Obligation.

**#(Item 3) – Planning Application 2018/1932/FUL - Demolition of existing buildings and re-development of site to provide 31 residential units as associated works at Land at Cambrian Yard, Cambrian Place, Pontarddulais, Swansea**

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Councillor P Downing (Local Member) addressed the Committee and spoke against the application purely on highway safety grounds.

Report updated as follows:

Additional conditions added as follows:-

16. No development shall be commenced until full engineering, street lighting and constructional details of the road have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety

17. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interests of highways safety.

Application approved subject to the completion of a Section 106 Planning Obligation.

**#(Item 4) – Planning Application 2018/1894/RES - Construction of 99 dwellings along with associated access, parking, landscaping, open space and engineering works (Reserved Matters application for the details of access, appearance, landscaping, layout and scale pursuant to outline planning permission 2017/1451/OUT details pursuant to Conditions 6 (Japanese Knotweed), granted 10th August 2018) and submission of 7 (drainage), 11 (on-site culverts), 12 (auto-track), 13 (site intrusive investigations for mine entries), 15 (historic environment mitigation), 27 (tree protection), 28 (boundary treatment) and 29 (wildlife habitat protection plan) of outline planning permission 2017/1451/OUT at Former Cefn Gorwydd Colliery, Gowerton, Swansea**

A visual presentation was provided.

Phil Baxter (agent) addressed the Committee.

Councillor S M Jones (Local Member) addressed the Committee and spoke against the application.

Report updated as follows:

26 late letters of objection & 1 late letter of support reported.

Late letter of further objection from Councillor S M Jones reported.

Amended site layout plan received – ref:2271-101 Rev L

**#(Item 5) – Planning Application 2018/2354/FUL - Change of use from residential (Class C3) to 5 bedroom HMO for 5 people (Class C4) at 112 Rhyddings Terrace, Brynmill, Swansea**

A visual presentation was provided.

Robert Wilson (applicant) addressed the Committee.

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

Report updated as follows:

1 late letter of objection reported.

**#(Item 6) – Planning Application 2018/2392/FUL - Change of use from residential (Class C3) to a 3 bedroom HMO (Class C4) at Lundy Cottage, 1A Bay View Terrace, Brynmill, Swansea**

A visual presentation was provided.

Alan Short (objector) addressed the Committee.

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

Report updated as follows:

Late letter from applicant responding to issues raised by objectors reported.

**#(Item 7) – Planning Application 2018/2471/FUL - Change of use from mixed use retail (Class A1) on ground floor and first and second floor flat (Class C3) to a 5 bedroom HMO for up to 6 residents (Class C4), single storey rear extension and fenestration alterations to front elevation at 3 Humphrey Street, Swansea**

A visual presentation was provided.

Councillor I E Mann (Local Member) addressed the Committee and spoke against 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, and to the completion of a Section 106 Planning Obligation:

**#(Item 2) – Planning Application 2017/1822/OUT - Outline planning application (with all matters reserved apart from strategic access junctions) for residential led mixed use development, to be developed in phases, including: Ground preparation works as necessary, including the regrading of site levels, up to 1950 no. dwellings (Use Class C3, including affordable homes) of which 1160 no. units would be developed within the LDP Plan period, the creation of a link road, local centre provision of a primary school, community facilities, Public Open Space including facilities for children, and areas of landscaping (including sustainable drainage systems), outdoor sports provision including playing pitches, associated services, infrastructure and engineering works including new vehicular access, improvements to the existing highway network, new roads, footpaths / cycleways, and ancillary works at Land West of Llangyfelach Road, Tirdeunaw, Swansea**

A visual presentation was provided.

Martin Smith (objector), Geraint John (agent), Simon Gray (applicant) & Robert Bowen (planning consultant for Mynyddbach Chapel) addressed the Committee.

Councillor D G Sullivan (Local Member) addressed the Committee and spoke against the application.

Report updated as follows:

Late comments from NRW reported indicating no objections subject to conditions being attached to any consent.

Planning Obligations: Trigger point for the completion of the Spine Street to be included within the S106 agreement along with provision to secure future link to A48.

Condition 1 amended to refer to amended phasing plan received on 2 January 2019. The unit numbers for phases 1b and 1c have been amended and the ecology mitigation area is now included in phase 2e.

1. For the avoidance of doubt, where reference is made to a phase of development in any condition, this refers to 1 of the 14 phases (Phase 0 – Phase 5A) indicated on

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Cont'd

the "Phasing Plan (January 2019)" received on 2 January 2019. The development shall be undertaken in accordance with this phasing plan.

The meeting ended at 4.55 pm

**Chair**