



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber - Guildhall, Swansea

Tuesday, 4 February 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M H Jones  
P B Smith  
T M White

**Councillor(s)**

W Evans  
M B Lewis  
D W W Thomas

**Councillor(s)**

L S Gibbard  
R D Lewis  
L J Tyler-Lloyd

**Also Present:**

Councillors M C Child, DH Hopkins & R C Stewart

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Dave Owen  
Liam Jones  
Steve Smith  
Jonathan Wills

Democratic Services Officer  
Principal Telematics Engineer  
Development, Placemaking & Heritage Manager  
Principal Planning Officer  
Area Team Leader  
Placemaking and Heritage Lead  
Senior Lawyer

**Apologies for Absence**

Councillor: P M Black

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**44 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.

**45 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 3 December 2019 be approved and signed as a correct record.

**46 Items for Deferral/Withdrawal.**

None.

**47 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:

**# (Item 1) – Planning Application 2019/2345/FUL - Replacement skatepark at West Cross Skate Park, Mumbles Road, Blackpill, Swansea**

A visual presentation was provided.

Pamela Erasmus (Mumbles Community Council – applicant) and Russell Holbert (developer) addressed the Committee and spoke in support of the application.

Councillor M C Child (Adjoining Ward Member) and R C Stewart (Leader) addressed the Committee and spoke in support of the application.

Report updated as follows:

Late letter of support reported.

Page 16 – Description amended to read Mayals Ward not West Cross.

Page 27 amended to insert:

In terms of surrounding residential properties to the proposal it can be noted that the nearest existing dwellings are at Nos. 156 and 158 Mumbles Road opposite the site and No. 35 Mumbles Road to the North. No. 158 is approximately 30m away from the nearest part of the proposal with No. 156 further away and up and embankment approximately 75m from the proposal. No. 35 is positioned further to the North at a distance of approximately 150m.

Whilst not currently on site it is relevant to note that there was previously a residential dwelling to the south of the site at No.37 Mumbles Road which remains marked on the Site Plan as a property. It is understood that the property was previously subject to fire damage but there is an outline planning permission from 2013 which was further renewed in 2018 which would allow re-building of the dwelling. The distance of the proposal to the residential curtilage of the site of No.37 Mumbles Road is approximately 30m whilst the distance to the footprint of the former dwelling at the site is approximately 45m. A detailed design or position for the proposed dwelling is yet to come forward for approval, however given the siting of the skatepark facility away from the boundary, existing vegetation around the site and the fact

that proposal sits alongside an already well used public access path at the promenade it is not considered that the proposal would give rise to an adverse impact upon future occupiers of the plot. Similarly there is considered to be adequate separation from the other nearest dwellings at 35, 156 and 158 Mumbles Road such that the proposal complies with the provisions of Policy PS 2 of the LDP.

Condition 6 amended to read:

6. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a fully detailed scheme of landscaping including species, spacings and height when planted of all new planting. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first beneficial use of the development or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 10 removed for the following reason:

The Highway Authority has advised that the Council will be carrying out work this financial year as part of the Welsh Government Active Travel Fund which has allocated funds specifically for widening pinch points along the promenade. Accordingly a condition requiring a scheme of widening here is not considered necessary in view of the emerging project.

**# (Item 2) – Planning Application 2019/2846/FUL - Redevelopment, extension and enhancement of the existing building, retaining A1 floor space at ground floor and first floor level, B1 use on the second and third floors. The construction of a new tower in Picton yard comprising ground and first floor D1 Educational Use, B1 Use on second and third floor and the provision of residential apartments over the upper floors , the provision of flexible space within Picton Yard, along with associated works, and public realm improvements at Picton Yard, 242-246 Oxford Street, City Centre, Swansea.**

A visual presentation was provided.

Luke Grattarola (agent) addressed the Committee.

Councillor R C Stewart (Leader) addressed the Committee and spoke in support of the application.

Report updated as follows:

Condition 6 (Landscaping) amended to read:

No superstructure development shall take place until there has been submitted

to and approved in writing by the Local Planning Authority a fully detailed scheme of hard and soft landscaping including species, spacings and height when planted of all new planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first beneficial occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 12 (Portable Water Scheme) amended to read:

No development shall take place (excluding demolition, excavation, site preparation and enabling works) until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Condition 23 (Ventilation/Fume Extraction) amended to read:

Prior to the beneficial occupation of ancillary Class A3 food and drink space within the development, a scheme, which specifies the provisions to be made for the control of ventilation and fume extraction has been submitted to and approved by the Local Planning Authority. Such works that form part of the approved scheme shall be completed before the premises are occupied and retained thereafter.

The meeting ended at 3.28 pm

**Chair**