



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber - Guildhall, Swansea

Tuesday, 3 March 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M B Lewis  
D W W Thomas

**Councillor(s)**

L S Gibbard  
R D Lewis  
L J Tyler-Lloyd

**Councillor(s)**

W Evans  
M H Jones  
T M White

**Also Present:**

Councillor C E Lloyd

**Officer(s)**

Gareth Borsden	Democratic Services Officer
Matthew Bowyer	Principal Telematics Engineer
Ian Davies	Development, Placemaking & Heritage Manager
Tom Evans	Strategic Planning Team Leader
Andrew Ferguson	Area Team Leader
Chris Healey	Area Team Leader
Phil Holmes	Head of Planning & City Regeneration
Liam Jones	Area Team Leader
Jonathan Wills	Senior Lawyer

**Apologies for Absence**

Councillor(s): P M Black and P B Smith

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### 48 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 M B Lewis declared a personal interest in Agenda Item 5 – Upper Bank (2018/2692/FUL) – The applicant is known to me.

Councillor P Lloyd declared a personal interest in Agenda Item 5 – Upper Bank (2018/2692/FUL) – I know the applicant.

Councillor L J Tyler-Lloyd declared a personal interest in Item 1 (2019/1865/FUL) – Member of Mumbles Community Council, but not a member of the Sub Committee which considered the application.

Officer

Ian Davies declared a personal interest in Item 3 (2019/2801/RG3) – My wife is Deputy Head at the school and left prior to discussion.

**49 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 4 February 2020 be approved and signed as a correct record.

**50 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 2019/1865/FUL - Construction of 4 residential dwellings with associated access, parking, landscaping and ancillary works at Land At Picket Mead, Murton Lane, Newton, Swansea**

A visual presentation was provided.

Geriant John (agent) addressed the Committee.

Ian Scott (objector) addressed the Committee and spoke against the application.

Report updated as follows:

Late letter of objection from Mumbles Community Council reported.

Late letter of objection from local resident reported.

Late e mail of objection from Councillor Will Thomas (Local Member) reported.

Condition 2 amended, delete reference to;

'House Type 1 Plot 1 (BBA 725.P.04C) received 27<sup>th</sup> January 2020'

and replace with

'House Type 1 Plot 1 (BBA 725.P.04D) received 18<sup>th</sup> February 2020'.

**#(Item 2) – Planning Application 2019/1645/FUL - Construction of mixed use development including Classes B2/B8/A1/A3/sui generis (car sales) and refurbishment of St David's industrial estate at Land Off Clase Road (Site 16), Clase Road, Morriston, Swansea**

A visual presentation was provided.

Report updated as follows:

Late letter of objection from local business reiterating previous concerns regarding ecology and loss of trees reported.

Amended plans submitted, amendments to conditions as follows

Condition 2: Delete reference to:

- “17052 P(0)001 Rev F (Proposed Site Layout) received 19th Feb 2020”;
- “17052 P(0)001 Rev E (Proposed Site Layout with bat and bird boxes), received 5th Feb 2020”;
- “17052 P(0)011 (Ground Floor Plan Unit 1-7)”; and
- “17052 P(0)012 (Ground Floor Plan Unit 8-17)”

and replace with:

- “- 17052 P(0)001 REV G (Proposed Site Layout) received on 2<sup>nd</sup> March 2020
- 17052 P(0)011 (Ground Floor Plan Unit 1-7)
- 17052 P(0)012 (Ground Floor Plan Unit 8-17) received on 2<sup>nd</sup> March 2020.”

Condition 24: Delete reference to:

“17052 P(0)001 Rev E (Proposed Site Layout)”

and replace with:

“17052 P(0)001 REV G (Proposed Site Layout)”

Condition 26: Delete reference to:

“17052 P(0)001 REV F (Proposed Site Layout)”

and replace with:

“17052 P(0)001 REV G (Proposed Site Layout)”

Condition 33: Delete reference to:

“Proposed Site Layout (Drawing No. 17052P(0)001 Rev. F)”

and replace with:

“17052 P(0)001 REV G (Proposed Site Layout)”

Additional informative 16 added:

*“In accordance with LDP Policy IO2 (Employment and Training Opportunities), developers are encouraged to work with the Council to maximise added benefits from the development in relation to the creation of training and job opportunities in-line with the Council’s Beyond Bricks and Mortar Policy (BB&M). As part of the construction phase of new developments BB&M would seek to include community benefit clauses to implement targeted recruitment and a training approach thereby increasing job and training opportunities for unemployed and disadvantaged residents. For further information contact 01792 637243 or email [beyondbricksandmortar@swansea.gov.uk](mailto:beyondbricksandmortar@swansea.gov.uk).”*

**#(Item 3) – Planning Application 2019/2801/RG3 - Removal of three temporary classroom blocks, addition of two storey extension to form a classroom block to the South West elevation and single storey extension to the North East elevation to form a new reception, and external refurbishment of existing buildings and associated works (Council Development Regulation 3) at Bishopston Comprehensive School, The Glebe, Bishopston, Swansea**

A visual presentation was provided.

Condition 5 amended as follows:

Before the extensions hereby approved are brought into beneficial use, a fully detailed scheme of compensatory tree planting and landscaping shall be submitted

to and approved in writing by the Local Planning Authority. The scheme shall include details of 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 shall include details of on-site compensatory tree planting and aftercare, planting of the SuDS features, planting up of hedgerows to improve biodiversity and other on-site landscaping.

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.

**(Item 4) – Planning Application 2019/2928/FUL - Retention of use of property as a 4 bedroom House in Multiple Occupation (Class C4) for 4 people at 42 Gelli Street, Port Tennant, Swansea**

A visual presentation was provided.

Lauren Hobbs and John Rowe (objectors) addressed the Committee and spoke against the application.

Councillor Clive Lloyd (Local Member) spoke in support of the residents' objections and asked Committee to consider adding a noise insulation condition to mitigate matters for the adjoining residents.

Additional Condition added as follows:

Within 2 months of the date of this decision details to provide for soft closing doors throughout the HMO shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented on site within 1 month of the approval of the details and thereafter retained as part of the approved HMO.

Reason: In order to protect the amenities of the neighbouring occupiers.

**#(Item 5) – Planning Application 2019/2855/FUL - Construction of 25 dwellings comprising a mix of 16, 3 bedroom semi-detached properties, and 9, 3 bedroom terraced properties with associated hard and soft landscaping at Land Off Hill View Crescent And Beacons View Road, Clase, Swansea**

A visual presentation was provided.

Report updated as follows:

Whilst this scheme is intended as a Council scheme for 100% affordable housing, an element of affordable housing would be required from a policy perspective irrespective of this and would need to be secured as part of the permission. The site is located in the North Strategic Housing Policy Zone where 10% (3 units) would be required. Notwithstanding this, parking for units 7-12 has been reduced on the basis that there is evidence that affordable units have lower levels of car ownership. As

such, a condition would be attached requiring these units to be retained as affordable housing units.

Additional Condition added as follows:

“Plots 7 – 12 (inclusive) shall be constructed, occupied and managed as affordable units that shall meet the definition of affordable housing in Annex B of Technical Advice Note 2 or any future guidance that replaces it, and shall be retained as affordable units, owned and managed by the Council, for the lifetime of the development.

Reason: To ensure affordable housing is provided on site to provide mixed communities in accordance with LDP Policy H3 and due to the reduction in car parking for plots 7 – 12 (inclusive).”

## **51 Land At Upper Bank Pentrechwyth, Nantong Way, Pentrechwyth, Swansea.**

The Head of Planning & City Regeneration presented a report which sought authorisation to amend the S106 agreement relating to the application.

The background issues and history relating to the application which was approved in December 2019 were outlined and detailed in the report.

Since the meeting in December the applicant had submitted additional information in respect of the viability assessment undertaken on behalf of the applicant that sought to demonstrate the ability of the development to meet the S106 contributions originally agreed. The additional viability information, which specifically identified additional abnormal costs into the viability assessment, had been considered by the Planning Authority and officers considered it is reasonable to agree a reduction in the S106 contributions from those previously agreed

Geriant John (agent) addressed the Committee.

Report updated as follows:

Following negotiations between the applicant, Officers and GGAT, a plan has been submitted identifying the area that needs to be subject to further archaeological investigation. As a result, the following amendments to conditions are recommended:

Condition 2 – Add ‘*444-105 A (PLANNING DRAWING – ARCHAEOLOGICAL AREA), received 3<sup>rd</sup> March 2020*’ to the list of plans.

Condition 18 should be amended to read:

No further development shall take place within the area outlined green on plan ref. 444-105 A (Planning Drawing – Archaeological Area), until a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with LDP Policy HC2.

Additional condition:

21. If during development archaeological deposits/artefacts are found to be present within the site but outside the area outlined green on plan ref. 444-105 Rev A (Planning Drawing – Archaeological Area) and outside of the outline planning permission area under reference 2006/1206, then no further development (unless otherwise agreed with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained approval from the Local Planning Authority for a written scheme of historic environment investigation. This written scheme of investigation must detail how these archaeological deposits/artefacts shall be dealt with. The development shall thereafter be carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with LDP Policy HC2.

**Resolved** that the application be approved subject to the conditions agreed by Committee on 3<sup>rd</sup> December 2019, and the signing of a S106 agreement in respect of the following matters:

- a financial contribution towards Education measures of £95,000 being made following occupation of the 30<sup>th</sup> house on phase 7;
- a financial contribution of £5,300 for Ecology measures being made upon completion of the S106 agreement;
- 6 Affordable Homes (intermediate tenure) to be built to Hygrove's 'Scott' house type;
- the affordable homes to be delivered by occupation of the 50<sup>th</sup> dwelling of the scheme (Ref 2018/2692/FUL).

The meeting ended at 4.16 pm

**Chair**