



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 7 July 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
L S Gibbard  
R D Lewis  
L J Tyler-Lloyd

**Councillor(s)**

P M Black  
M H Jones  
D W W Thomas

**Councillor(s)**

W Evans  
M B Lewis  
T M White

Also Present: Councillor P N May

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Sally-Ann Evans  
Andrew Ferguson  
Liam Jones  
Jonathan Wills

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

**Apologies for Absence**

Councillor(s): P B Smith

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**57 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 P M Black declared a personal and prejudicial interest in Item 5 – Planning Application 2020/0853/S73 and left prior to discussion.

Councillor M H Jones declared a personal interest in Item 1 – Planning Application 2019/2739/FUL.

Councillor M B Lewis declared a personal interest in Item 1 – Planning Application 2019/2739/FUL.

Councillor P Lloyd declared a personal interest in Item 5 – Planning Application 2020/0853/S73.

**58 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 2 June 2020 be approved and signed as a correct record.

**59 Items for Deferral/Withdrawal.**

**(Item 4) 2020/0097/FUL- Land North Of Jockey Street, Swansea.**

Item withdrawn from agenda due to incorrect land ownership completion on application form.

**60 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.

(Note: Updates to the report referred to below were circulated to Members of the Committee and published on the Council's website the day prior to the meeting, other than the verbal update on Item 5#)

**#(Item 1) – Planning Application 2019/2730/FUL - Hillside Nursing & Residential Home, Ffynone Road, Uplands, Swansea.**

A detailed visual presentation was given.

Report updated as follows:

8 additional late letters of objection reported.

Gareth Bamsey (applicant) and Huw Griffiths (agent) addressed the Committee and spoke in support of the proposals.

Councillor P N May (Local Member) addressed the Committee and spoke against the proposed development and outlined his support for residents and his ward colleague Councillor Mann's request for the matter to be deferred pending a site visit.

Having viewed the extensive visual presentation from Officers no proposal was made for a site visit by Members

**#(Item 2) – Planning Application 2020/0071/FUL - 41A Beaufort Avenue, Langland, Swansea.**

A visual presentation was given.

Report updated as follows:

3 additional late letters of objection reported.

Page 38 of report amended as follows:

Description of Development – Reference to 'Front Porch' is an error. Remove from description to amend as follows:

Retention of two storey rear extension, addition of first floor front balcony, fenestration alterations, addition of front gable to roof, new vehicular access, demolition of detached garage, removal of front porch, construction of attached side garage and side boundary fence.

**(Item 3) – Planning Application 2019/2903/RES - Townhill Campus, Townhill Road, Cockett, Swansea.**

A visual presentation was given.

Councillor P N May (Local Member) addressed the Committee and spoke in support of the need to ensure adequate screening from the site for residents of Lon Bryngwyn.

**#(Item 5) – Planning Application 2020/0853/S73 - Land At Upper Bank Pentrechwyth, Nantong Way, Pentrechwyth, Swansea.**

A visual presentation was given.

Report updated as follows:

There is an error on Page 111 of the report, in the first paragraph of the Design and Visual Impact section, the report states that:

“Two end properties on plots 206-210 would be stepped up 450mm, whereas two end properties on plots 213-217 would be stepped down 300mm.”

This should read:

“Three end properties (nos. 206 – 208) would be stepped down 300mm whereas three end properties (nos. 215 – 217) would be stepped up 450mm.”

**61 Planning Application Reference 2019/2846/FUL - Picton Yard, 242-246 Oxford Street, City Centre, 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 February 2020 were outlined and detailed in the report.

Since the February 2020 Planning Committee, the Applicants had now submitted an amended scheme and the applicants had highlighted that the schemes aims to:

- Provide an opportunity to improve the project viability for both developer and RSL through the creation of an additional six residential units and amended mix;
- Improvement on the quantum of commercial and residential space through refined internal layouts;
- Improve generally on the compactness of the design without losing net useable space and the refinement of the floor to floor height within the residential floors;
- Opportunity taken to improve the massing and slenderness of the tower by refining the disposition of elements, fenestration and positioning and proportion of the green housing;
- Improvement of the relationship between publicly accessible rooftop space with that of the private domain;
- Opportunity to improve the fenestration design on the North Elevation;
- Provision of better cycle facilities for occupiers/users and visitors with greater space allocation and distribution along with cleaning and repairing facilities;
- Opportunity to enhance the desirability of the 3 bed Duplex units at the top floor by providing them with a larger living space and access to a private conservatory;
- Opportunity to improve the refuse and recycling capability within the building and to make management easier by amending the previously proposed locations for the new Electrical Transformer;
- Rationalise the public realm area to allow the final public realm uses and proposals to form part of a Council led initiative;
- Presentation of a number of the targeted energy/waste strategies integral to the proposal:

The applicants had also submitted the following revised documents in support of the revised proposals:

- DAS Supplement;
- Heritage Setting Assessment
- Preliminary Ecological Appraisal
- Townscape and Visual Impact Assessment
- Daylight & Sunlight Report
- Innovation & Energy Strategy Report
- Transport Statement

The main issues affecting the townscape and visual impact, heritage impact and daylight / sunlight assessment were all outlined and detailed in the report.

A visual presentation of the revised proposals was provided and the main changes and differences to the new and previously approved scheme were outlined and detailed.

**Resolved** that planning permission be granted subject to the revised condition as outlined below:

2. The development shall be carried out in accordance with the following plans and documents:

EX(0)100\_A - Existing Block Plan; EX(0)101\_A - Existing Basement & Ground Floor Plan; EX(0)102\_A - Existing First & Second Floor Plan; EX(0)103\_A - Existing Third Floor Plan & Roof Plan; EX(0)104 - Existing Site Plan; EX(0)200 - Existing Street Elevations; EX(0)201\_A - Existing Elevations I; EX(0)202\_A - Existing Elevations II; EX(0)300\_A - Existing Sections; P(0)100\_A Site Location Plan; - Plans Received 16 December, 2019.

P(0)101\_Rev B Proposed Block Plan; P(0)102\_Rev B Proposed Basement Plan; P(0)103\_Rev B Proposed Ground Floor Plan; P(0)104\_Rev B Proposed First Floor Plan; P(0)105\_Rev B Proposed Second Floor Plan; P(0)106\_Rev B Proposed Third Floor Plan; P(0)107\_Rev B Proposed Fourth Floor Plan; P(0)108\_Rev B Proposed Fifth Floor Plan; P(0)109\_Rev B Proposed Sixth Floor Plan; P(0)110\_Rev B Proposed Seventh & Eighth Floor Plan; P(0)111\_Rev B Proposed Ninth & Tenth Floor Plan; P(0)112\_Rev B Proposed Eleventh Floor & Roof Plan; P(0)113\_Rev A Proposed Site Plan; P(0)114\_Rev B Proposed Roof Plan; P(0)200\_Rev B Proposed Street Elevations; P(0)201\_Rev B Proposed Front Elevation to South; P(0)202\_Rev B Proposed Rear Elevation to North; P(0)203\_Rev B Proposed Side Elevation to East; P(0)204\_Rev B Proposed Side Elevation to West; P(0)300\_Rev B Proposed Long Section A-A; P(0)301\_Rev B Proposed Long Section B-B; P(0)302\_Rev B Proposed Long Section C-C; P(0)303\_Rev B Proposed Cross Section D-D; P(0)304\_Rev B Proposed Cross Section E-E; P(0)400\_Rev B Proposed Views – plans received June, 2020.

Reason: To define the extent of the permission granted.

The meeting ended at 4.06 pm

**Chair**