



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Thursday, 3 September 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M B Lewis  
T M White

**Councillor(s)**

P M Black  
R D Lewis  
L J Tyler-Lloyd

**Councillor(s)**

L S Gibbard  
D W W Thomas  
M H Jones

Also Present:

Councillors J A Hale, M A Langstone & C E Lloyd

**Officer(s)**

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

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

**Apologies for Absence**

Councillor(s): W Evans and P B Smith

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**73 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:

**74 Minutes.**

**Resolved** that the Minutes of the Planning Committees held on 17 & 22 July and 4 & 7 August 2020 be approved and signed as correct records.

**75 Items for Deferral/Withdrawal.**

**(Item 2) – Planning Application 2020/0097/FUL - Construction of a 328 bed high rise purpose built student accommodation with associated car parking, access and infrastructure works at Land North Of Jockey Street, Swansea.**

Application deferred to allow further information to be considered on highway matters.

**76 Determination of Planning Applications under the Town and 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 (#)  
(Note: Updates to the report referred to below were circulated to Members of the Committee and published on the Council's website prior to the meeting)

**Resolved** that

1) the undermentioned planning application **Be Deferred for a Site Visit.**

**#(Item 1) – Planning Application 2018/2634/FUL - Residential development (31 dwellings) with associated road infrastructure, drainage provision and landscaping at Land Off Higher Lane, Langland, Swansea.**

Prior to deferral:

A detailed visual presentation was given.

Fiona Power (objector) addressed the Committee and spoke against the proposals.

Jason Evans (agent) addressed the Committee and spoke in support of the proposals.

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

Report updated as follows:

3 late e mail/letters of objections reported.

Updates to conditions:

Condition 2 has been updated to remove reference to a plan that has since been superseded (Drawing 18051-SK200E refuse tracking SSD visibility splay 23<sup>rd</sup> January 2020) as replacement plans were provided with the following references: 'B01 D proposed site access swept path analysis, B02 D proposed site access swept path analysis, B03 D proposed turning head swept path analysis' received 6th April 2020.

Condition 2

Amended as follows:

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

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Cont'd

112 proposed boundary images, 101 C site location plan, 107 F street scenes, 108 C site section, 109 boundary sections, 110 A route of proposed new footpath, 200 C plots 1-4 floor plans, 201 C plots 1-4 elevations, 202 D plots 5-6 floor plans, 203 E plots 5-6 elevations, 204 E plots 7-8 plans, 205 E plots 7-8 elevations, 206 C plots 9, 10, 17, 18, 23 & 24 plans, 208 E plots 9, 10, 17, 18, 23 & 24 elevations, 209 F plots 11 & 16 plans, 210 F plots 11 & 16 elevations, 211 F plots 12 & 15 plans, 212 E plots 12 & 15 elevations, 213 D plot 25 plans, 214 E plot 25 elevations, 215 C plots 19-22 plans, 216 C plots 19-22 elevations, 217 C plots 26-27 plans, 219 C plots 28-31 plans, 220 A carports (single) plans and elevations, 222 B carports (twin with rear store) plans and elevations, 223 B foul pumping station enclosure plans and elevations, 302 PL03 public open space layout, extended phase 1 habitat and bat survey received 23rd January 2020.

Natural resources material plan, tree protection plan, A01 H proposed site access and associated highway improvements off Higher Lane, A02 A proposed access - visibility splay Southern turning head and plot 22-23 manoeuvres, B01 D proposed site access swept path analysis, B02 D proposed site access swept path analysis, B03 D proposed turning head swept path analysis, B04 B proposed site swept path analysis fire tender, badger survey received 6th April 2020.

100 T proposed site layout, 102 R external works layout, 103 L materials layout, 104 M storey heights layout, 105 M affordable layout, 106 L parking arrangement layout, 111 E management company layout, 101 J levels plan, 102 K drainage plan, interim travel plan, transport statement, 301 P15 soft landscaping plan, arboricultural impact assessment, arboricultural impact assessment and arboricultural method statement, D100 G drainage strategy received 21st May 2020.

218 D plots 26-27 elevations , 219 D plots 28-31 elevations received on 22nd May 2020.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

Condition 3

Amended to insert an 'informative' regarding the future marketing of a property as follows:

The dwelling-houses identified as "local needs housing" shall not be occupied otherwise than by a person with a local connection, or the widow or widower of such a person and any dependents of such a person living with him or her, unless the property has been marketed for sale for a period of at least 16 weeks at market value price, as detailed in informative 1 below, and at the end of the 16 week period a person with a local connection has not been identified as a purchaser.

This process must be repeated for every successor in title (repeat sale) to each individual dwelling.

In this condition the following definitions apply:

'Person with a Local Connection' means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

(1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week immediately prior to occupation; or

(2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means a level of care that is identified as being of a 'substantial' nature by an appropriate medical doctor or relevant statutory support agency; or

(3) The person has been continuously resident in the Locality defined for three years immediately prior to the occupation of the dwelling and is need of another dwelling resulting from changes to their household as detailed in informative 1 below:

- The 'Locality' is defined as the Council's administrative wards of Bishopston, Fairwood, Gower, Mayals, Newton, Oystermouth, Pennard, Penclawdd and West Cross

The obligations contained in this condition shall not be binding or enforceable against any mortgagee or chargee or any receiver appointed by such a mortgagee or chargee or any person deriving title through such a mortgagee, chargee or receiver provided always that a successor in title of such a person will be bound by the obligations contained in this condition.

#### Informative 1

The marketing of the property of sale for at least 16 weeks requires the dwelling to be advertised by an estate agents in the Locality and on a well-used property agency website. Only where the Local Planning Authority is satisfied that there have been no appropriate offers of purchase from a person with a local connection, can the property may be marketed to, and subsequently purchased by, a person that does not meet the local need criteria. The 16 week marketing period can only begin from the time at which the sale prices of the properties are publically available and a show home/sales office has been established for interested purchasers to visit to inform their decision to buy the property.

Circumstances where a person is 'in need of another dwelling resulting from changes to their household' include (but is not limited to), getting married, divorced, having children, requiring more space for a growing family, downsizing to a more manageable home or adult children forming new households and purchasing a property for the first time, or where a person is returning to the Locality defined within 12 months of the completion of undertaking full-time postsecondary education or skills training.

Reason: To ensure that the proposed market housing (dwellings not defined as affordable homes) meet an identified local social or economic need.

2) the undermentioned planning application **Be Approved** subject to the conditions in the report.

**#(Item 3) – Planning Application 2020/0401/FUL - Construction of a single storey drive thru unit (Class A1) with 22 associated car parking spaces and landscaping works at Fabian Way, Port Tennant, Swansea.**

A visual presentation was given.

Councillor C Lloyd addressed the Committee and read out a letter of objection from Mrs Linda Summonds (local resident) against the proposed development.

Councillors C Lloyd and J Hale (Local Members) addressed the Committee and both spoke against the proposed development.

Report updated as follows:

Late e mail of objection reported.

The meeting ended at 3.50 pm

**Chair**