



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 6 October 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M H Jones  
C Richards  
T M White

**Councillor(s)**

P M Black  
M B Lewis  
P B Smith  
L J Tyler-Lloyd

**Councillor(s)**

W Evans  
R D Lewis  
D W W Thomas

**Also Present:**

Councillor M Langstone

**Officer(s)**

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

Democratic Services Officer  
Principal Telematics Engineer  
Development Manager  
Lead Lawyer  
Area Team Leader  
Area Team Leader  
Area Team Leader  
Lead Lawyer

**Apologies for Absence**

None.

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**4 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.

**5 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 3 September 2020 be approved and signed as correct record.

**6 Public Rights of Way - Application for Modification Order to Upgrade Part of Footpath Number 18 to a Restricted Byway - Community of Ilston.**

The Chief Legal officer presented a report which sought consideration of whether to accept or reject an application made to the Authority to make a Modification Order to upgrade a part of public footpath number 18 to a restricted byway and thus recording as such on the Council's Definitive Map of Public Rights of Way.

The background details and information relating to the application were outlined in detail in the report, as well as the primary legal matters for Members to consider in dealing with the application.

The evidence submitted in support of the claim was detailed in the report.

It was outlined that the evidence was not considered sufficient to satisfy the statutory tests set out in the report and to make a Modification Order to record a restricted byway on the Definitive Map and Statement.

Hilary Davidson on behalf of the landowner Mr Beynon made a statement in support of the officer's recommendation to refuse the application. She outlined the background and history to the issues around the application and referred to incidents that the landowner has had to deal with over many years relating to the use of the footpath.

**Resolved** that that the application be refused and that no Modification Order is made to upgrade the status of part of public footpath number 18.

**7 Items for Deferral/Withdrawal.**

None.

**8 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 the day prior to the meeting)

1) the undermentioned planning applications **Be Approved** subject to the conditions in the report/indicated below.

**#(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.**

The item had been deferred at the previous meeting for a site visit, which had taken place on the morning prior to the meeting.

A visual presentation was provided.

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

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

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

Report updated as follows:

Page 158 – Numbering of condition is incorrect. Amend to follow sequence.

Further 43 objections received to the application.

2 further objection submissions from adjoining local resident and also 2 objection submissions from local member.

Further E mail, LVIA submission and planning briefing document for Members submitted by the applicant.

Reason for condition 5 amended to read:

Reason: To protect the integrity of the chosen surface water management system from additional impermeable areas that the SW system is not designed to accommodate and to ensure no adverse impact on the residential amenity of the occupiers of adjoining residential properties

Application approved subject to a S106 agreement.

Note: Application approved subject to confirmation from Welsh Government that they do not intend to call-in the application, thereby removing their Holding Direction, and subject to the amended conditions outlined above.

**#(Item 2) – Planning Application 2020/1482/FUL - Change of use from two residential flats to a HMO for up to 6 people at 151 Hanover Street, Swansea.**

Late representation from neighbour reported.

**(Item 3) – Planning Application 2020/1443/106 - Modification of Section 106 agreement dated 5th March 2018 linked to 2017/2572/FUL dated 7th March 2018 to allow for the restricted residential use of 690 Llangyfelach Road in association with 688 Llangyfelach Road at Former Pines Country Club, 692 Llangyfelach Road, Treboeth, Swansea.**

Section 106 agreement to be modified in accordance with recommendation.

**9 Planning Annual Performance Report.**

The Head of Planning and City Regeneration presented a “for information” report which outlined that due to the Covid pandemic, Welsh Government had confirmed that the Planning Annual Performance Report for 2020 was not currently required but indicated that a two year report would need to be submitted in 2021.

The meeting ended at 3.30 pm

**Chair**