



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 1 December 2020 at 2.00 pm

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

**Councillor(s)**

C Anderson  
W Evans  
C Richards  
L J Tyler-Lloyd

**Councillor(s)**

P M Black  
M B Lewis  
D W W Thomas

**Councillor(s)**

M H Jones  
R D Lewis  
T M White

**Officer(s)**

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

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

**Apologies for Absence**

Councillor(s): P B Smith

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**1 Disclosures of Personal and Prejudicial Interests.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interest was declared:

Councillor C Anderson - Personal – Planning Application 2020/0059/FUL – applicant is known to me.

**2 Minutes.**

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

**3 Items for Deferral/Withdrawal.**

None.

**4 Provisional Tree Preservation Order - TPO 671 Land adjacent to 42 Llwyn Close, Sketty, Swansea.**

The Head of Planning and City Regeneration presented a report which sought consideration of the confirmation, as a full Order, of the provisional Tree Preservation Order 671, Land adjacent to: 42 Llwyn Close, Sketty, Swansea (2020).

The background details to the matter were outlined.

Report updated as follows:

Late comments and photographs from an objector had been submitted along with a request from the objector for Committee to defer the application as he was unable to attend the meeting to make representations in person. (Note: The comments/photos referred to above were circulated to Members of the Committee and published on the Council's website prior to the meeting)

**Resolved** that report be deferred to the next scheduled meeting of the committee in order to give the objector an opportunity to attend.

**5 Determination of Planning Applications under the Town and Country Planning Act 1990.**

A planning application was 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)

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

**#(Item 1) – Planning Application 2020/0059/FUL - Redevelopment of site to provide 21 no. self contained flats in one 4 storey block with associated works at 2-3 Tontine Street, Swansea**

A visual presentation was given.

Report updated as follows:

Addition to Report at page 55

Affordable Housing

Proposals that included residential development on sites within settlement limits with capacity for 5 or more dwellings should ordinarily provide for affordable housing on site in accordance with the requirements of Policy H 3.

The application site is within the Central Area and that requirement would extend to 20%. Notwithstanding this normal policy requirement, the plan, at paragraph 2.4.17, specifically sets out that *'proposals for the conversion, demolition or change of use of commercial property will be exempt from the policy'*. On this basis, the provision of affordable housing at the site is not a policy requirement.

**6 Local Development Plan First Annual Monitoring Report (2019-20).**

The Head of Planning and City Regeneration presented a “for information” report which informed Members of the Committee that the first Annual Monitoring Report (AMR) of the Swansea Local Development Plan (LDP) had been published on the Council’s website, and provided a brief summary of the main findings and outlined that all the targets laid down are being achieved.

The meeting ended at 2.44 pm

**Chair**