



City and County of Swansea

Minutes of the Special **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 9 February 2021 at 10.00 am

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
M H Jones
D W W Thomas

Councillor(s)

P M Black
W Evans
T M White

Councillor(s)

J E Burtonshaw
M B Lewis
L J Tyler-Lloyd

Officer(s)

Gareth Borsden
Ian Davies
Sally-Ann Evans
Tom Evans
Steve Smith
Krystyna Williams
Jonathan Wills

Democratic Services Officer
Development Manager
Lead Lawyer
Strategic Planning Team Leader
Placemaking and Heritage Lead
Urban Design & Conservation Officer
Lead Lawyer

Apologies for Absence

Councillor(s): R D Lewis and P B Smith

14 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.

15 Approval of Public and Stakeholder Consultation on Placemaking Supplementary Planning Guidance for Residential Developments.

The Head of Planning and City Regeneration presented a report which sought to obtain approval from Members to carry out the necessary consultation and engagement process with the public and stakeholders on three draft placemaking guidance documents for residential development.

Officers provided a detailed and informative visual presentation to the Committee which outlined the main issues and background relating to the updating and revising of the three placemaking guidance documents relating to:

- Householder Development;
- Infill & Backland Development;
- Residential Development.

The likely timescales and process for the consultation exercise were also outlined.

In response to the presentation, Members asked a series of questions on the three documents, to which officers responded accordingly.

Report updated as follows:

Appendix A: Consultation Draft Placemaking Guidance for Householder Development

Amend paragraph 3.39 on p20 as follows

Replace paragraph 3.39 with the following:

3.39 Paragraph 2.29 sets out the importance of maintaining a separation distance of 15m to avoid **overbearing impacts** to any affected properties. In some cases maintaining a 15m separation distance can also be important to ensure development proposals do not give rise to unacceptable **overlooking impacts** on habitable rooms and gardens. Any proposals that seek a reduction in this separation distance will be assessed by the Planning Authority as to whether the individual circumstances that apply in that case justify a relaxation of the 15m standard distance.

Delete associated graphic and caption.

Resolved that the Placemaking Guidance's for Householder Development, Infill and Backland Development and Residential Development be approved (subject to the amendment outlined above) for public and stakeholder consultation.

The meeting ended at 11.05 am

Chair