



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

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**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**