



City and County of Swansea

Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 6 July 2021 at 2.00 pm

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)

P Downing
M B Lewis
L J Tyler-Lloyd

Officer(s)

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

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

Apologies for Absence

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

13 Disclosures of Personal and Prejudicial Interests.

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

Councillor P M Black – Planning Application 2021/0889/S73 (Item 1) – Personal & Prejudicial and left prior to discussion.

Councillors P Downing & P Lloyd – Planning Application 2021/0889/S73 (Item 1) – Personal.

14 Minutes.

Resolved that the Minutes of the Planning Committee held on 8 June 2021 be approved and signed as a correct record.

15 Items for Deferral/Withdrawal.

None.

16 Commons Registration - Application for the Removal of Land From the Register of Common Land (Application No. 003/19) - Register Unit CL53, Mynydd Lliw Common.

The Lead Lawyer on behalf of the Head of Planning and City Regeneration presented a report which outlined the application received from the Welsh Government to amend the Register of Common Land by removing an area of 50,862 square metres from Register Unit CL53, Mynydd Lliw Common.

The background details and history to the matter were outlined and detailed by Officers, in particular the land identified on the plan had ceased to be common land by virtue of a Compulsory Purchase Order relating to the building of the M4 motorway.

The list of bodies consulted regarding the application were outlined and detailed in the report.

Resolved that the application be accepted and the land identified on the plan outlined in the report be removed from Register Unit CL53 (Mynydd Lliw Common).

17 Tree Preservation Order TPO 679 Land Adjacent to Rock House and Mill Farm, Waunarlyydd, Swansea (2021).

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 679, land adjacent to Rock House and Mill Farm, Waunarlyydd, Swansea (2021).

The background details and history to the matter and the initial serving of the provisional order in January 2021 were outlined and detailed by Officers.

The objection received to the provisional order was outlined in the report.

Councillor W G Lewis (Local Member) addressed the committee and spoke in support of the application.

Resolved that the Tree Preservation Order on land adjacent to Rock House and Mill Farm, Waunarlyydd, Swansea (2021) be confirmed without modification.

18 Tree Preservation Order TPO 680 Land at 52 Caswell Road, Caswell, Swansea (2021).

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 680, land at 52 Caswell Road, Caswell, Swansea (2021).

The background details and history to the matter and the initial serving of the provisional order in January 2021 were outlined and detailed by Officers.

The objection and support received relating to the provisional order was outlined in the report.

Report updated as follows:

We are instructed to make further representations in relation to paragraph 3.7 of the Report.

We received an email from Emma North at Swansea Council on 28 April 2021 at 14:10pm notifying us that works must cease on Site. We immediately liaised with our client on this matter and our client then in turn told the contractor on Site that works must cease with immediate effect. We then informed Emma North via email on 28 April 2021 at 16:47pm that the works had ceased on Site.

(Applicants Solicitors)

Resolved that the Tree Preservation Order on land at 52 Caswell Road, Caswell, Swansea (2021) be confirmed with the omission of trees T2, T3, T4 and T5.

19 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)

1) the undermentioned planning applications Be Approved subject to the conditions in the report and/or indicated below:

#(Item 1) – Planning Application 2021/0889/S73 - Residential development with construction of new vehicular access off Nantong Way (outline) (2006/1902) as varied by Section 73 planning permissions 2014/1189, 2018/1204/S73, 2019/0536/S73 and 2019/2523/S73. Variation of condition 8 (permanent access off Nantong Way) of Section 73 planning permission 2019/2523/S73 granted 4th June 2020 to extend the trigger to construct the permanent Nantong Way access to 30th April 2022 at Land At Upper Bank, Pentrechwyth, Swansea

A visual presentation was given.

Report updated as follows:

An error is noted on the front cover sheet of the application on Page 28 of the agenda. The site plan indicated is for the permanent access works subject of a separate permission. As the application before Members is a S73 application to vary the original 2006 application (as subsequently amended), there is no requirement to provide a site plan with the application. The plan indicated was submitted for information only and has been incorrectly used but this error has no bearing on the application itself. Actual site plan was clarified in the presentation at Planning Committee.

Application approved subject to the modification of the Highways requirements within the original S106 agreement via a Deed of Variation in respect of the timescales to provide the permanent access off Nantong and subject to the conditions outlined in the report.

#(Item 2) – Planning Application 2021/0978/FUL - Change of use of ground floor from retail (Class A1) to a wine bar (Class A3) at 47 Gower Road, Sketty, Swansea

A visual presentation was given.

Application approved subject to no further objections being received by 26th July 2021.

The meeting ended at 2.49 pm

Chair