



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 5 October 2021 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
W Evans
D W W Thomas

Councillor(s)

P Downing
M B Lewis
T M White

Councillor(s)

M H Jones
R D Lewis
L J Tyler-Lloyd

Officer(s)

Gareth Borsden
Ian Davies
Sally-Ann Evans
Andrew Ferguson
Chris Healey
Jonathan Wills

Democratic Services Officer
Development Manager
Lead Lawyer
Area Team Leader
Area Team Leader
Lead Lawyer

Apologies for Absence

Councillor(s): P M Black and P B Smith

29 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.

30 Minutes.

Resolved that the Minutes of the Planning Committee held on 7 September 2021 be approved and signed as a correct record.

31 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 2021/1782/S73 - The stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. Variation of conditions 3 and 4 of planning permission granted on appeal (Appeal Ref: APP/B6855/A/12/2184665. LPA Ref: 2012/0079) to allow for the permanent use of the site by gypsies and travellers (Removal/Variation of conditions 2 and 3 of planning permission 2017/0482/S73 granted 6th July 2017) to allow for permanent use of the site by gypsies/travellers at Land At Drummau House, Birchgrove Road, Birchgrove, Swansea.

A visual presentation was given.

Nat Green (agent) addressed the Committee.

Councillors C R Doyle & P M Matthews (Local Members) addressed the committee and spoke against the application due to its impact on the green wedge.

Report updated as follows:

There is an error on Page 30 of the report, in paragraph 2, which states that the GTAA was undertaken *following* the previous temporary permission was granted. This is incorrect. The GTAA was undertaken in 2015 which was *prior* to the most recent temporary permission granted in 2017.

In addition, Condition 4 needs to be amended to reference Condition 3 specifically.

#(Item 2) – Planning Application 2021/2013/S73 - Demolition of the existing building on site and construction of residential development comprising 29 affordable units (comprising 7 houses and 22 apartments), 3 no. retail units, associated parking, landscaping and ancillary works - Variation of Condition 2 of planning permission 2020/0108/FUL granted 20th January 2021 to allow for the submission of amended plans relating to the proposed retaining wall, and variation of Condition 8 to refer to drawing LT1815.04.50 Rev A at Land North of, Rhodfa Fadog, Cwmrhydyceirw, Swansea

A visual presentation was given.

Richard John (objector) addressed the Committee.

Report updated as follows:

Since the report was finalized, an error was noted in that the proposed layout plan submitted was not to scale, however, the key minimum dimensions utilized in the assessment of the application and report are correct as they were dimensioned on the plan itself. However, the description of development and Condition 1 will need to be amended to refer to the updated plan reference (revision B) and the latter will read as follows:

The development shall be carried out in accordance with the following approved plans and documents: drainage strategy, transport statement, SK02R7 preliminary

drainage layout received 20th January 2020, ecological appraisal report, site investigation report, geotechnical and geoenvironmental site investigation report received 27th January 2020, LT1815.04.001 B site plan, LT1815.04.004 A boundary identification layout, LT1815.04.1000 D ground and first floor plans Block 1, LT1815.04.1001 C second floor Page 36 and roof plan block 1, LT1815.04.1002 A sections block 1, LT1815.04.1003F elevations Block 1, LT1815.04.2001 plans and elevations plots 17-20, LT1815.04.2002 A plans and elevations plots 21-23, LT1815.04.2003 plans and elevations plots 24-29 received 6th July 2020. LT1815.04.51 site sections, SK21-5269-01E retaining wall plans and elevations, SK21-5269-02E retaining wall sections received 28th July 2021 and LT1815.04.50 REV B site layout received 28th September 2021.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

#(Item 3) – Planning Application 2021/1160/S73 - Siting of 10 timber camping pods for a further 2 years (Variation of condition 2 of Planning Permission 2017/0820/FUL granted 30th January 2019) at Windmill Farm, Llanrhidian, Swansea.

A visual presentation was given.

The meeting ended at 3.12 pm

Chair