



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Friday, 22 October 2021 at 10.30 am

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

**Councillor(s)**

C Anderson  
M H Jones  
R D Lewis  
L J Tyler-Lloyd

**Councillor(s)**

P M Black  
W Evans  
D W W Thomas

**Councillor(s)**

P Downing  
M B Lewis  
T M White

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Sally-Ann Evans  
Tom Evans  
Simon Hughes  
Steve Smith  
Rachel Willis  
Jonathan Wills

Democratic Services Officer  
Principal Telematics Engineer  
Development Manager  
Lead Lawyer  
Strategic Planning Team Leader  
Principal Planning Officer  
Placemaking and Heritage Lead  
Principal Planner, Planning Policy and Environment  
Lead Lawyer

**Apologies for Absence**

None.

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**32 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 P Lloyd – Minute No 34 - Determination of Planning Applications under the Town and Country Planning Act 1990 (2021/1331/FUL) – Personal and Minute No 38 - Adoption of Supplementary Planning Guidance: Placemaking Guidance for the Gower AONB – Personal.

**33 Items for deferral/withdrawal.**

None.

**34 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 (#)

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

**#(Item 1) – Planning Application 2021/1331/FUL – New indoor pitch, extensions to existing leisure centre buildings together with an internal reconfiguration to allow for the provision of improved gym and changing facilities, a community room, reception and cafe area, re-purposed existing fitness studio to enable beneficial use by the school, refurbishment of existing tennis courts with associated fencing and lighting, interconnecting pedestrian routes between the school and leisure areas and existing external connections surrounding the site, new car park with a new access off Cefn Hengoed Road at Cefn Hengoed Leisure Centre , Caldicot Road, Bonymaen, Swansea**

A visual presentation was given.

Report updated as follows:

Report and informatives to include reference to LDP Policy RP6 (Land Contamination).

Delete the last sentence of the 'Land Stability' section (in relation to ground gas).

The following new section to be added after the 'Land Stability' section:

**Land Contamination**

Due to past activities in and around the site there is the potential for land contamination within the site. In order to address this issue the application has been accompanied by a Geo-Environmental and Geotechnical Assessment prepared by Earth science Partnership. The assessment highlights the potential requirement for remediation measures in order to address historic land contamination including the potential for gas protection measures. A remediation strategy has been provided based on the limited site investigations undertaken to date, however, further site investigation work will be required in order to inform the final remediation options appraisal and remediation strategy. Having regard to the information provided within the Geo-Environmental and Geotechnical Assessment, and having regard to the requirements within LDP Policy RP 6, it is recommended conditions are imposed to address the residual risks arising from land contamination at the site, should planning permission be granted. In relation to the risks to controlled waters, NRW have raised no concerns in relation to this matter. The Geo-Environmental and Geotechnical Assessment considers the risks to controlled waters from the development of the site is likely to be low and considers no further assessment is warranted. This conclusion is accepted.

Add the following new conditions:

17. Prior to the commencement of any development the following components of a scheme to deal with the risks associated with contamination of the site, including ground gas, shall each be submitted to and approved in writing by the local planning authority:

1. A further site investigation scheme, based on the Recommendations within the Geo-Environmental and Geotechnical Assessment prepared by Earth science Partnership (ESP7263mte.3241).

2. Based on the information provided in 1. an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken together with a timescale for their implementation.

The scheme shall be implemented strictly in accordance with the approved details and timescales for their implementation.

Reason: In the interests of health and safety and to protect the environment.

18. Upon completion of the remediation works, and prior to the occupation of the development hereby approved, a verification report to demonstrate that the remediation works have been carried out to a satisfactory standard and remediation targets have been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of health and safety.

### **35 Planning Annual Performance Report (APR) - 2019-20 & 2020-21.**

The Head of Planning & City Regeneration presented for information the Annual Performance Report. The report is seen by Welsh government as important mechanism for monitoring Local Planning Authorities performance against a key set of national performance indicators. He stated that because of the Covid pandemic Welsh Government had indicated that the report wasn't needed to be prepared both last year or this year, but the Authority had produced this report despite this fact.

The report is also an important tool for benchmarking the performance of Local Authorities across Wales. The draft report for the period April 2019-March 2021 was detailed at Annex A to the report.

The actual performance figures, the substantial improvements achieved over the past few years and the issues to be further addressed were all detailed in the report, along with a series of appeal decisions from applications that decisions had been made on, contrary to officer recommendations.

Members asked questions on various issues relating to the report including enforcement action and backlog, and the informing of local members regarding enforcement in their wards, the officer indicated he would report back further on enforcement issues and look to update and improve the information passed to local members.

**36 Adoption of the Swansea Local Development Plan 2nd Annual Monitoring Report 2020-21 (AMR 2)**

The Head of Planning and City Regeneration presented a report which informed Members of the findings of the 2<sup>nd</sup> LDP Annual Monitoring Report (AMR) covering the period 2020-21, and sought approval to formally submit it to Welsh Government.

He stated the report presents the findings of a key part of the statutory development plan process, and sets out how the aims, objectives and policies of the Swansea Local Development Plan have been implemented for the period April 2020-March 21.

A detailed visual presentation relating to the main areas outlined in the circulated report was provided.

**Resolved** that

- 1) the findings of the 2<sup>nd</sup> AMR, as summarised in this report and set out in full in the AMR document (Appendix A to the report), be noted;
- 2) the final version of the 2<sup>nd</sup> AMR be approved for submission to Welsh Government in accordance with statutory requirements;
- 3) the Head of Planning and City Regeneration, or appropriate delegated Officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the 2<sup>nd</sup> AMR prior to its submission and publication.

**37 Adoption of Supplementary Planning Guidance: Placemaking Guidance for Residential Development; Placemaking Guidance for Infill and Backland Development; and Placemaking Guidance for Householder Development.**

The Head of Planning and City Regeneration presented a report which informed Members of the representations received during the public consultation on draft Placemaking Guidance for various scales of residential development, and highlighted officer responses to these, and sought approval to adopt the amended versions as Supplementary Planning Guidance (SPG).

The background and context to the report were outlined, as well as public and stakeholder consultation undertaken, the responses received and the main issues arising from the exercise.

A detailed visual presentation relating to the main areas outlined in the circulated report was provided.

**Resolved** that

- 1) The issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A, B and C to the report), be noted;
- 2) The final versions of the three SPGs for Placemaking Guidances for Residential Development, Infill and Backland Development and Householder

Development (set out at Appendices D, E and F to the report) all be approved and adopted;

- 3) The Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the adopted final versions of the SPG prior to its final publication.

**38 Adoption of Supplementary Planning Guidance: Placemaking Guidance for the Gower AONB.**

The Head of Planning and City Regeneration presented a report which informed Members of the representations received during the public consultation on draft Placemaking Guidance for the Gower Area of Outstanding Natural Beauty (AONB), and highlighted officer responses to these, and sought approval to formally adopt the amended version as Supplementary Planning Guidance (SPG).

The background and context to the report were outlined, as well as public and stakeholder consultation undertaken, the responses received and the main issues arising from the exercise.

A detailed visual presentation relating to the main areas outlined in the circulated report was provided.

**Resolved that**

- 1) The issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A and B to the report), be noted;
- 2) The final version of the SPG (attached at Appendix C and D to the report) be approved and adopted;
- 3) The Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the adopted final version of the SPG prior to its final publication.

**39 Adoption of Supplementary Planning Guidance: Trees, Hedgerows and Woodland.**

The Head of Planning and City Regeneration presented a report which informed Members of the representations received during the public consultation on draft versions of the Trees, Hedgerows and Woodlands document, and highlighted officer responses to these, and sought approval to formally adopt the amended version as Supplementary Planning Guidance (SPG).

The background and context to the report were outlined, as well as public and stakeholder consultation undertaken, the responses received and the main issues arising from the exercise.

A detailed visual presentation relating to the main areas outlined in the circulated report was provided.

**Resolved** that

- 1) the issues raised in the representations made during the consultation process, and the responses of the Planning Authority to these (set out at Appendix A and B to the report), be noted;
- 2) the final version of the SPG (attached at Appendix C to the report) be approved and adopted;
- 3) the Head of Planning and City Regeneration, or appropriate delegated officer, be authorised to make any outstanding typographical, grammatical, presentational or factual amendments to the final version of the SPG prior to its final publication.

The meeting ended at 12.34 pm

**Chair**