



City and County of Swansea

## Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 5 April 2022 at 2.00 pm

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

**Councillor(s)**

C Anderson  
M H Jones  
P B Smith

**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  
Andrew Ferguson  
Chris Healey  
Simon Hughes  
Dave Owen  
Jonathan Wills

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

**Apologies for Absence**

Councillor(s): R D Lewis and L J Tyler-Lloyd

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**68 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 M H Jones – Item 1 (2022/0249/FUL) – Personal and prejudicial and left prior to discussion.

Councillor C Richards – Item 2 (2021/1820/FUL) – Personal.

Councillors P Downing and P Lloyd – Item 3 (2018/2629/FUL) – Personal.

Councillor K Griffiths – Item 4 (2021/3019/FUL) – Personal.

**69 Minutes.**

**Resolved** that the minutes of the meetings held on 1 and 22 March 2022 be approved and signed as correct records.

**70 Items for deferral/withdrawal.**

**Resolved** that the following application be deferred to the next meeting of the Committee:

**(Item 3) – Planning Application 2018/2629/FUL - Construction of 56 dwellings with associated infrastructure (Amended proposals) at Land Off Coed Bach Road, Pontarddulais, Swansea**

Reason: To give the applicant the opportunity to submit amended plans in an attempt to overcome the recommended reasons for refusal.

**71 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.

**Resolved** that the undermentioned planning applications be **Approved** subject to the conditions in the report and/or indicated below:

**(Item 1) – Planning Application 2022/0249/FUL - Residential development (up to 101 units) with vehicular access from Aneurin Way and cycle/footpath access from Parkway, with drainage attenuation; landscaping / green infrastructure and associated works at Land Formerly Part of Olchfa School, Aneurin Way, Sketty, Swansea**

A visual presentation was given.

Phil Baxter (agent) addressed the committee.

Noel Edwards and Phil Thompson (objectors) addressed the committee.

Councillors C L Philpott and A M Day (Local Members) addressed the committee and spoke against the application.

Report updated as follows:

47 additional late letters of objection largely reiterated existing comments but generally making the following comments:

- 1) 101 properties is excessive for such a small area of land, will likely increase noise. disturbance in the area and has limited green space and parking provision.
- 2) 200+ cars and extra vehicles, visitors, tradespeople (HGVs and works vehicles during the build) entering a small, single entrance with poor access to the main road, at a very tight and already busy bottleneck section of Aneurin Way.
- 3) The site entrance is located opposite residential street parking, with little turning room.  
alongside awkward speed bumps and with poor visibility due to roadside parking.

4) the bus/coach stop/lay-by for student collection/drop off would be completely removed with no alternative viable currently offered,

5) The plans do not make clear whether the school's Aneurin Way entrance will remain open.

Given its immediate proximity to the development, remaining open would create a safeguarding issue for students next to a busy building site / housing development. Closing it would push the issue of student drop off & collection onto the two other already extremely busy school gates on Parkway and Gower Road, and their adjoining streets.

6) School children need these playing fields, which are currently used so not "surplus to requirements" at all. Once sold off and developed, this green space would be lost forever to the students, community and wildlife that uses it.

7) Environmental impact - loss of green space, impact on air quality from release of carbon currently held in the turf, loss of flora, fauna and wildlife habitat. Significant drainage and sewerage issues that will likely impact neighbouring houses & risk further flooding in Clyne Valley.

8) 101 properties is a minimum of 350-400 new residents who all require access to GPs, dentists, schools (both Olchfa and Parkland primary are oversubscribed), roads and other amenities; facilities which are all already strained and in this area.

### **Revised Recommendation**

The application site is currently still owned by the Council, and the Council cannot covenant with itself in a Section 106 agreement on land within its ownership. It is indicated that the land sale is subject to planning permission being granted, and will only be completed after planning permission has been granted.

The recommendation is currently subject to the completion of a Section 106 in respect of affordable housing and a financial contribution towards Education. Planning guidance outlines a payment transfer should not be required through a condition and therefore, as a way forward, it is recommended that an additional condition be included in the planning consent instead of the requirement for the signing of a Section 106 Planning Obligation prior to the grant of planning permission. This will have the effect of securing the necessary obligations as no development can commence until a planning obligation is completed. The Council currently own the land but does not intend to develop the land itself. Planning permission runs with the land so once the Council cease to have a legal interest in the site then it will be able to covenant with the developer to secure the obligations by way of Section 106 agreement. It is not a practice that would be utilised in respect of land not owned by the Council and is only suggested here to bridge an anomalous gap in the planning legislation which only affects unitary authorities.

### **Additional Conditions:**

22. The development shall not commence until all those with an interest in the land comprising the development hereby permitted have entered into a planning obligation with the local planning authority under Section 106 of the Town and Country Planning Act 1990. The obligation shall require:

•35% affordable housing on-site in line with LDP Policy consisting of the provision of 35 no. affordable housing units. The AH units will need to be WDQR Compliant (or equivalent), and delivered in the mix of property sizes/types and affordable tenures as indicated in the application. The design and specification of the affordable units will be equivalent quality to those used in the Open Market Units.

•An Education Contribution of: i) £377,500.00 in respect of Parkland Primary School; ii) £466,528 in respect of Olchfa Comprehensive School;

Reason: To ensure the development contributes to the provision of affordable housing and essential education facilities in accordance with policies H3 and SI3 of the Swansea Local Development Plan 2010-2025.

23. The development shall be undertaken in accordance with the recommendations of the submitted Energy and Sustainability Strategy and the measures shall be incorporated prior to the first beneficial occupation of any dwelling on site.

Reason: In the interests of sustainability and to reduce energy reliance on fossil fuels.

**(Item 2) – Planning Application 2021/1820/FUL - Residential development of 98 dwelling comprising 37 affordable dwellings and 61 private dwellings with associated access, landscaping, drainage and associated works at Land to the South West of Beili Glas Farm , Loughor , Swansea**

A visual presentation was given.

Phil Baxter (agent) addressed the committee.

Councillor C Richards (Local Member) and Councillor R V Smith (Adjoining Ward Member) addressed the committee and outlined their objections to the proposed scheme.

Report updated as follows:

Committee was advised that Education Officers had confirmed the catchment primary school is Tre Uchaf.

The applicant's agent has requested that the 'trigger points' relating to several of the recommended planning conditions be amended. The majority of the requested amendments are considered acceptable. Consequently, the amended version of these conditions are as follows;

13. Notwithstanding the details shown on the submitted drawings, a revised Landscape Planting Plan (incorporating revised street level Green Infrastructure planting) shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of above ground superstructure works. All planting, seeding or turfing shown in the approved Landscape Planting Plan shall

be carried out in the first planting and seeding seasons following the completion of the development.

The completed landscaping scheme shall thereafter be managed and/or maintained in accordance with an approved scheme of management and/or maintenance to be submitted to and approved in writing by the Local Planning Authority before the commencement of development works.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual and residential amenity and in the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value.

14. Notwithstanding the details shown on the submitted drawings, revised details of both hard and soft landscape works (excluding proposed planting works) shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of above ground superstructure works. These details shall include:

- i) a statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vii) any water features.

The approved landscaping works shall be carried out in the first planting and seeding seasons following the completion of the development.

The completed landscaping scheme shall thereafter be managed and/or maintained in accordance with an approved scheme of management and/or maintenance to be submitted to and approved in writing by the Local Planning Authority before the commencement of above ground superstructure works.

Reason: In the interest of protecting visual amenity.

15. No development works relating to the proposed pumping station shall commence, until full details of the proposed pumping station (including details of the boundary treatment enclosing the pumping station) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details:

Reason: In the interests of visual amenity.

**(Note)** Application approved in accordance with recommendation and subject to a S106 agreement providing, no additional objections are received that raise issues not previously considered are received before 11 April, and subject to the following corrections/amendments to the conditions and S106 requirements:

Corrected S106 Requirements:

Replace "£35,000 towards a TUCAN Crossing on Brynllwchr Road" with "£35,000 towards a TOUCAN Crossing on Glebe Road"

**(Item 4) – Planning Application 2021/3019/FUL - Proposed shared use footpath/cycle link between Pentre Road and Tidal Reach including security fencing and associated works at Disused Rail Track at Pentre Road, Pontarddulais, Swansea**

A visual presentation was given.

Councillor K Griffiths (Local Member) addressed the committee and outlined his concerns on the application.

Report updated as follows:

Policy RP 5 is also relevant and any changes to the PROW will require separate consent.

In addition, the Countryside Access team also commented that the proposal affects PROWs Llchwyr 9 and 10 (LC 9 and LC10) and they would need to be consulted on proposed changes to the paths before any works take place.

These additions do not change the recommendation.

**(Item 5) – Planning Application 2021/3149/FUL - Construction of coastal flood defense scheme along existing sea wall / revetment, including works to the promenade to allow footpath/ cycleway widening, public realm improvements including hard / soft landscaping and rationalisation of car parking at Mumbles Promenade And Sea Wall , Mumbles , Swansea**

A visual presentation was given.

**(Item 6) – Planning Application 2020/2151/FUL - Change of use of ground floor shop (Class A1) to Restaurant (Class A3), new shopfront, installation of rear door, external stairs, external flue and retention of shopfront at 136-137 Woodfield Street, Morriston, Swansea**

A visual presentation was given.

Report updated as follows:

The description of development is incorrect on the Committee Report. The application has been amended and is now for a new shop front and not the retention of the shop front which will be deleted from the description.

As noted in the Committee Report, the application has been advertised as a Departure application and the updated consultation period expires today. There have been no further comments since the report was finalised.

The submitted floorplans were erroneously omitted from Condition 2 and differ from the amended elevations in terms of the location of doors. They will be included along with clarification in this regard.

**(Item 7) – Planning Application 2021/2011/FUL - Two storey rear extension, removal of chimney and addition of six rear rooflights, rear external staircase and minor external alterations to the existing premises to create four serviced bedrooms and provision of two glamping pods to rear of property at Dolphin Inn, Mill Lane, Llanrhidian, Swansea**

A visual presentation was given.

The meeting ended at 4.58 pm

**Chair**