



City and County of Swansea

Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 10 January 2023 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black
M H Jones
N L Matthews

Councillor(s)

P Downing
S E Keeton
T M White

Councillor(s)

A J Jeffery
M B Lewis
R A Williams

Officer(s)

Gareth Borsden
Ian Davies
Eilian Jones
Hayley Kemp
Amanda Pugh
Jonathan Wills

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

Also present

Councillor C A Holley

Apologies for Absence

Councillor(s): M Bailey and R D Lewis

38 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.

39 Minutes.

Resolved that the minutes of the meeting held on 6 December 2022 be approved and signed as a correct record.

40 Items for deferral/withdrawal.

None.

41 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, those marked (*) were verbal updates at the meeting.)

Resolved that

1) the undermentioned planning application be refused:

#(Item 1) – Planning Application 2022/2706/PNT - Proposed 5G telecoms installation: H3G 16m street pole and additional equipment cabinets (application for Prior Notification of Proposed Development by Telecommunications Code System Operators) at Cwmbwrla Square Street Works, Cwmbwrla Square, Manselton, Swansea

A visual presentation was given.

Mrs Richards (objector) addressed the committee.

Councillor C A Holley (Local Member) addressed the Committee and spoke against the proposal.

Report updated as follows:

- An additional letter of objection was received from the owner/occupier of 74 Pentregethin Road. The comments are summarised as follows: The proposal being detrimental to visual amenity, adverse impacts on health and wellbeing of residents, detrimental to highway safety and that there are other places it could be sited.
- The letter was also supported with images and plans, including a visual impression of how the mast and equipment may appear in the streetscene.
- The matters raised in the letter have already been reasonably addressed within the original report.
- *Clarification was provided in the meeting that the application was subject to public consultation which comprised of a site notice being displayed and one property being directly consulted. This met the publicity requirements set out in the relevant regulations.

Note:

Officer Recommendation not accepted.

Prior approval refused contrary to officer recommendation for the following reasons:
The proposed development, by virtue of its height, appearance and prominent public siting, would have a harmful visual impact on the locality and a detrimental impact on the residential amenity of the occupiers of the adjoining property, contrary to Policies PS 2 and EU5 of the Swansea Local Development Plan (2010 - 2025).

2) the undermentioned planning applications be **Be Approved** subject to the conditions in the report and/or outlined below:

***(Item 2) – Planning Application 2022/2147/FUL - Single storey side/rear extension incorporating an integral garage at Maesyrfaf, Ty Draw Road, Bonymaen, Swansea**

A visual presentation was given.

Report updated as follows:

A minor typo has been identified in the report under the highway safety section the word 'using' in the first sentence should be replaced with 'losing' but this doesn't materially change the highway assessment and overall outcome.

***(Item 3) – Planning Application 2022/1149/FUL - Production building linked to existing service centre building at Timet, Titanium Road, Waunarlwydd, Swansea**

A visual presentation was given.

Report updated as follows:

Amendment to condition 2 where the date of the flood consequences amendment is incorrect.

Condition 2 to state:

The development shall be carried out in accordance with the following approved plans and documents: 001 REV 06 site location and block plan, Preliminary Ecological Report prepared by Bay Ecology, Noise Assessment prepared by Inacoustic received 13th May 2022, Flood Consequences Assessment received 21st October 2022 and Ground Investigation Report prepared by Quantum Geotech received 12th July 2022. HCE-1546-PLA-001 outline construction environmental management plan for new production facility, arboricultural report received on 18th May 2022. 002 REV R06 general arrangement ground and first floor plans, 003 REV R06 general arrangement roof plan and section A-A, 004 REV R07 general arrangement elevations, 006 R05 site layout plan received on 12th July 2022. 002 REV R04 storm water layout plan, 003 REV R03 storm water sections A, B, C and D, 004 REV R01 standard drainage details sheet 1 of 2, 005 REV R01 standard drainage details sheet 2 of 2, 006 REV R04 standards SUDS details sheet 1 of 2, 007 REV R01 standards SUDS details sheet 2 of 2 received 28th July 2022. PL02 proposed exit junction general arrangement received 14th December 2022.

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

The meeting ended at 2.53pm

Chair