



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 4 April 2023 at 2.00 pm

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

**Councillor(s)**

P M Black  
S E Keeton  
T M White

**Councillor(s)**

P Downing  
R D Lewis  
R A Williams

**Councillor(s)**

M H Jones  
N L Matthews

**Officer(s)**

Gareth Borsden  
Ian Davies  
Eilian Jones  
Sally-Ann Evans  
Chris Healey  
Hayley Kemp  
Amanda Pugh  
Jonathan Wills

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

**Apologies for Absence**

Councillor(s): M Bailey, A J Jeffery and M B Lewis

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**51 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 R A Williams – item 3 (2020/1492/FUL) – personal.

**52 Minutes.**

**Resolved** that the minutes of the meeting held on 7 March 2023 be approved and signed as a correct record.

**53 Items for deferral/withdrawal.**

None.

**54 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)

**Resolved** that the undermentioned planning applications be approved.

**#(Item 1) – Planning Application 2022/2796/FUL - Vehicular access improvements, erection of a builders merchant including outside storage of materials and perimeter fencing, 2 no. drive thru units (Class A1/A3 uses), B2/B8 units, vehicle marketing suite (unique use) and associated development at Land Rear Of Dyffryn Close, Swansea Enterprise Park, Swansea**

A detailed visual presentation was given.

Dave Daycock (on behalf of the objector) and Matthew Grey (agent) addressed the committee.

Photos of various issues related to flooding etc on the adjoining site were distributed by the objector to Members in attendance and shown online.

Report updated as follows:

A further written response has been submitted on behalf of the objector raising various issues which have been summarised as follows:

- i) The site is at flood risk which has been made worse by tree felling. The proposal is contrary to TAN15 and poses a flood risk to third party land and property.
- ii) Possible unidentified sewers and drains within the site.
- iii) Site pollution which requires further investigation.
- iv) Japanese Knotweed present.

The above matters have already been addressed in the report

**(Item 2) – Planning Application 2023/0220/FUL - Erection of front boundary gate at 70 Rhyd Y Defaid Drive, Sketty, Swansea**

A visual presentation was given.

Craig Davies (applicant) addressed the committee.

**(Item 3) – Planning Application 2020/1492/FUL - Change of use of former bus depot (Class B8) to a private waste recycling centre (Class B2) at Land Adjacent to Former Bus Depot, New Road, Crofty, Swansea**

A visual presentation was given.

The meeting ended at 3.20 pm

**Chair**