



City and County of Swansea

Minutes of the **Planning Committee**

Remotely via Microsoft Teams

Tuesday, 1 August 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
M B Lewis
R A Williams

Councillor(s)

M H Jones
M S Tribe

Officer(s)

Gareth Borsden
Ian Davies
Tom Evans
Sally-Ann Evans
Jonathan Wills

Democratic Services Officer
Development Manager
Placemaking and Strategic Planning Manager
Lead Lawyer
Lead Lawyer

Apologies for Absence

Councillor(s): A J Jeffery, R D Lewis and N L Matthews

12 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.

13 Minutes.

Resolved that the minutes of the meeting held on 4 July 2023 be approved and signed as a correct record.

14 New Supplementary Planning Guidance: Conversion of Traditional Rural Buildings (Consultation Draft).

The Placemaking and Strategic Planning Manager presented a report on behalf of the Head of Planning and City Regeneration which provided the Committee with a summary of new draft Supplementary Planning Guidance (SPG) document, and sought approval from Members to undertake public consultation on the draft SPG.

In support of the circulated report he provided Committee with a powerpoint presentation which outlined and detailed the following areas:

- Background to the new draft document including that the existing SPG needs updating, new guidance due on conversion of rural buildings, need to reflect appeal decisions, new national planning framework, better alignment with placemaking policies for Gower and more clarity for applicants and decision makers;
- Key issues within the SPG – guidance on what is traditional and needs safeguarding, improved guidance on business uses allowed, conversion criteria and better links to LDP and other SPGs;
- Conversions and new builds – differences between them, amount of work need to convert and not demolish/rebuild, restrictions on reconstruction from both our own LDP and national policy, SPG guidance on reasonable threshold for rebuilds;
- Consultation and engagement to be undertaken in the six week period up until 6th October, online form and web pages, consultation with various key stakeholders, examination of comments and amendment to draft SPG which will be brought back to Committee for final adoption in late 2023.

Members asked various questions of the Officer on the report and presentation who responded accordingly.

Resolved that the draft Conversion of Traditional Rural Buildings SPG, as attached at Appendix A to the report, be approved for the purpose of public consultation and stakeholder engagement.

The meeting ended at 2.30 pm

Chair