



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 3 October 2023 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black
M H Jones
N L Matthews
R A Williams

Councillor(s)

P Downing
M B Lewis
M S Tribe

Councillor(s)

A J Jeffery
R D Lewis
T M White

Officer(s)

Gareth Borsden
Matthew Bowyer
Ian Davies
Sally-Ann Evans
Hayley Kemp
Jonathan Wills
Chris Dale
Dave Owen

Democratic Services Officer
Principal Telematics Engineer
Development Manager
Lead Lawyer
Area Team Leader
Lead Lawyer
Countryside Access Team Leader (Rights of Way)
Principal Planning Officer

Also present

Councillors H J Gwilliam & P N May

Apologies for Absence

Councillor(s): S E Keeton

20 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 – Item 5 (1) - 2023/1680/FUL - Personal

21 Minutes.

Resolved that the minutes of the meeting held on 5 September 2023 be approved and signed as a correct record.

22 Items for deferral/withdrawal.

None.

23 Application to Add Footpaths to Definitive Map, Cwm Level Road, Landore.

The Countryside Access Team Leader presented a report which sought Members consideration whether to accept or reject an application made to this Authority to make a Modification Order to add a footpath running from Cwm Level Road to Dinas Street and thus recording as such on the Council's Definitive Map of Public Rights of Way.

The background details to the application and evidence submitted along with the investigations undertaken by Officers were outlined and detailed in the report.

He outlined that in order for the Council to dedicate the footpaths to the public, the applicant for the modification order must withdraw their application. The applicant has agreed to do this on the understanding that the footpaths will be dedicated to the public by the Council.

Resolved that the Council dedicates the two footpaths on its land as public footpaths, as shown on the map outlined at 2.1 to the report.

24 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.

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.

(Item 1) - Planning Application 2023/1680/FUL - Change of use from a residential dwelling (Class C3) to 4 bed HMO property (Class C4) at 65 Windmill Terrace, St Thomas, Swansea

A visual presentation was given.

Members of the committee had undertaken a site visit to the application site on the morning of the meeting.

Councillor Hayley Gwilliam (Local Members) spoke against the application.

#(Item 2) - Planning Application 2023/0744/FUL - Change of use of 3 flats to a HMO for up to 9 people (Unique Use Class) at 42 Bryn Road, Brynmill, Swansea

A visual presentation was given.

Derek and Nicola Bruce (objectors) spoke against the application.

Councillor Peter May (Local Member) spoke against the application.

Report updated as follows:

The following additional condition (Condition 5) should be included within the recommendation;

The use of the property as a HMO shall be limited to a maximum of 9 persons at any one time occupying the property in accordance with the internal layout indicated on Plan No.1.02 H amended floor plan received 22nd August 2023.

Reason: In order to restrict the use of the property to that applied for, in order to safeguard the amenities of neighbouring occupiers and the amenities of future occupiers of the HMO and to provide for suitable levels of internal space to serve the occupiers and in accordance with Policies PS2 and H9 of the Swansea Local Development Plan (2010-2025).

Red line boundary on the Site Location Plan included in the agenda pack is incorrect and does not include the garage located to the rear of 44, Bryn Road.

An Amended Site Location Plan has been received on 28th September 2023 Plan No. 0.01B which demonstrates the inclusion of 3 scaled parking spaces to the rear of the application site.

1 late letter of representation has been received raising the following concerns:

- Removal of street sign;
- Property already occupied;
- Query regarding the correctness of the Council's HMO concentration test figure.

25 Planning Application: 2015/0453 - Appeal Decision.

The Head of Planning and City Regeneration presented a "for information" report which detailed the result of an appeal against the decision of the committee on 4 July 2023 to refuse a planning application on land at Land Off the Croft, Castle Street, Loughor, Swansea.

The Inspectors' reasons for dismissing the appeal were outlined and detailed in the report.

The meeting ended at 3.06 pm

Chair