



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Lilian Hopkin Room, Guildhall / MS

Teams

Tuesday, 4 February 2025 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Baker
A J Jeffery
R D Lewis
R A Williams

Councillor(s)

P M Black
M H Jones
N L Matthews

Councillor(s)

P Downing
M B Lewis
T M White

Officer(s)

Gareth Borsden
Chris Dale
Ian Davies
Eilian Jones
Dave Owen
Steve Smith
Jonathan Wills

Democratic Services Officer
Countryside Principal Officer
Development Manager
Area Team Leader
Principal Planning Officer
Placemaking and Heritage Lead
Lead Lawyer

Apologies for Absence

Councillor(s): M S Tribe

48 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 T M White – Items (1) 2024/1655/FUL, (2) 2024/1662/LBC & (3) 2024/2217 – personal.

49 Minutes.

Resolved that the minutes of the meeting held on 14 January 2025 be approved and signed as a correct record.

50 Items for deferral/withdrawal.

None.

51 Application to Add Footpaths to Definitive Map, at Hazel Court, Sketty.

The Countryside & Definitive Map Principal Officer on behalf of the Head of Planning & Regeneration presented a report which sought consideration of an application made to the authority to add footpaths at Glan yr Afon Gardens to Maes y Gollen and Sketty Park Close, Sketty to the Definitive Map of Public Rights of Way.

The background to the matter, the application received in December 2011, along with the supporting evidence, the investigations undertaken by officers, the legal issues and matters to be considered were all outlined and detailed in the report.

Various maps and aerial photographs relating to the site, the evidence both for and against relating to the application and the conclusion from officers were also outlined in the report.

Resolved that the Council refuses the application on the grounds that there is insufficient evidence that the claimed routes are public, and that one of the footpaths is already adopted as a public highway.

52 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 4) - Planning Application 2024/1634/FUL - Erection of battery energy storage system (BESS), associated infrastructure and engineering works at Land Off Bryntywod, Llangyfelach, Swansea

A visual presentation was given.

Cem Kosaner(Agent) and Preeti Yard(Applicant) addressed the committee and spoke in support of the application.

Report updated as follows:

The following comments have been received from the Fire and Rescue Service:

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

1. Further to the email correspondence received, you have confirmed that the following points will be adhered to:
 - Please ensure that the proposal meets the requirements of Approved Document B(Wales) 2020 B5 Access and facilities for the Fire and Rescue Service
 - Section 16 Fire mains and Hydrants
 - Section 17 Vehicle Access for Fire appliances
 - Current NFCC Grid Scale Battery Energy Storage System planning, Guidance for FRS.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:
<https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>
<https://www.ukfrs.com/index.php/promos/16847>

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan/s has been retained for record purposes.

Additional assessment

The proposal includes on-site fire water storage tanks and a fire safety strategy. There are no objections by the Fire and Rescue Service and references are made to compliance with Building Regulations and other guidelines. These are primarily covered by separate consenting process and, subject to development being carried out in accordance with the approved plans submitted with this planning application, it is considered that matters relating to fire safety have been reasonably addressed.

Since no adverse comments have been received from the Fire and Rescue Authority, plenary powers are no longer required. The recommendation is therefore amended to:

Approve, subject to the conditions listed in the original committee report.

#(Item 1) - Planning Application 2024/1655/FUL - Redevelopment of Vivian and Musgrave Engine Houses and Chimneys, including restoration and intervention works, a new link building, a flexible D1, A1, A2, A3 use as well as associated works including hard and soft landscaping, drainage and a new access road to the site at Vivian and Musgrave Engine Houses, Hafod Morfa Copperworks, Swansea

A detailed and comprehensive visual presentation was given together for items 1 & 2.

Report updated as follows:

Condition 2 – updated drawing references

2 The development shall be carried out in accordance with the following approved plans and documents:

Architectural Drawings and Reports

(531)2319-GWP-01-00-DR-A-(PA)-0001_Site Location Plan-P01; (531)2319-GWP-01-00-DR-A-(PA)-0002_Site Topographical Survey-P01; (531)2319-GWP-01-00-DR-A-(PA)-0003_Existing Site Plan-P01; (531)2319-GWP-01-ZZ-DR-A-(PA)-0004_Existing Musgrave Engine House Plans-P01; (531)2319-GWP-01-ZZ-DR-A-(PA)-0005_Existing Vivian Engine House Plans-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0006_Existing Elevations Musgrave Engine House-P03; (531)2319-GWP-01-XX-DR-A-(PA)-0007_Existing Elevations Vivian Engine House-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0008_Existing Contextual North Elevation-P02; (531)2319-GWP-01-XX-DR-A-(PA)-0009_Existing Contextual East Elevation-P02; (531)2319-GWP-01-XX-DR-A-(PA)-0010_Existing Contextual South Elevation -P02; (531)2319-GWP-01-XX-DR-A-(PA)-0011_Existing Contextual West Elevation-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0012_Existing Musgrave Engine House Sections-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0013_Existing Vivian Engine House Sections-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0014_Existing Musgrave Chimney Elevations-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0015_Existing Vivian Chimney Elevation -P01 - plans received 2 Sept 2024.

(531)2319-GWP-01-00-DR-A-(PA)-0016_Proposed Site Plan- rev P05; (531)2319-GWP-01-LG-DR-A-(PA)-0017_Proposed Lower Ground Floor Plan- rev P05; - 18 Dec 2024;

(531)2319-GWP-01-UG-DR-A-(PA)-0018_Proposed Upper Ground Floor Plan- rev P08; (531)2319-GWP-01-M1-DR-A-(PA)-0019_Proposed Mezzanine Floor Plan- rev P07; - 20 Jan 2025.

(531)2319-GWP-01-RL-DR-A-(PA)-0020_Proposed Roof Plan- rev P05; (531)2319-GWP-01-XX-DR-A-(PA)-0021_Proposed North Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0022_Proposed East Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0023_Proposed South Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0024_Proposed West Elevation- rev P04 - 18 Dec 2024.

(531)2319-GWP-01-XX-DR-A-(PA)-0025_Proposed Section 1 - Musgrave Engine House- rev P07; (531)2319-GWP-01-XX-DR-A-(PA)-0026_Proposed Section 2 - Glazed Link Section- rev P05; (531)2319-GWP-01-XX-DR-A-(PA)-0027_Proposed Section 3 -Glazed Link through Vivian Section- rev P07; (531)2319-GWP-01-XX-DR-A-(PA)-0028_Proposed Section 4 -Vivian Engine House- rev P07 - 20 Jan 2025.

(531)2319-GWP-01-XX-DR-A-(PA)-0029_Musgrave Chimney Repairs- rev P02;

(531)2319-GWP-01-XX-DR-A-(PA)-0030_Vivian Chimney Repairs- rev P03;

(531)2319-GWP-01-XX-DR-A-(PA)-0031_Musgrave Engine House Condition & Repair- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0032_Vivian Engine House Condition & Repair- rev P04;

(531)2319-GWP-1D-XX-D-A-(PA)-0033_Proposed Hard Landscaping- rev P05;

(531)2319-GWP-1D-XX-D-A-(PA)-0034_Proposed Hard Landscaping - Public Realm- rev P04; (531)2319-GWP-1D-XX-D-A-(PA)-0035_Proposed Hard Landscaping - Access Road and Footpath Interface- rev P04.

(531)2319-GWP-4A-XX-PP-A-V&M_DAS-P02_Design and Access Statement.

Late email comment from Heneb stating that a formal response before Committee will unable to be submitted but deferring comment to Cadw, as much of the site is a Scheduled Monument, which takes priority over their remit.

Amend Condition 14 to read:

Prior to commencement of the relevant part of the development, a Foundation Works Assessment detailing if any piling operations should be necessary and showing the complete scope and arrangement of the foundation design, and all associated subterranean groundworks, including the construction methods shall be submitted to and approved in writing by the Local Planning Authority. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy and if any piling is required, plans of those piling operations or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater and archaeological remains have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Planning Policy Wales Edition 12 2024 and to ensure that any piling/foundation works do not present an unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development in accordance with Swansea Local Development Plan Policies HC1, HC2, RP4 & RP6

Additional Condition

23. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Swansea Local Development Plan Policies HC1 and HC2.

Amend condition 7 to read:

Notwithstanding the details in the application, and prior to their installation, further details of all public realm open space, shared access route, **lighting** and SUDs Features including finishes and specification shall be submitted to and approved in writing by the Local Planning Authority. The details shall be completed in accordance with the approved scheme.

Reason: In order to enhance the character and appearance of the area and listed structures in accordance with Swansea Local Development Plan Policies PS2, HC1 and HC2.

#(Item 2) - Planning Application 2024/1662/LBC - Redevelopment of listed Vivian and Musgrave Engine Houses and Chimneys, including restoration and intervention works, a new link building, a flexible D1, A1, A2, A3 use as well as associated works including hard and soft landscaping, drainage and a new access road to the site (application for Listed Building Consent) at Vivian and Musgrave Engine Houses, Landore, Swansea

Report updated as follows:

Condition 2 – updated drawing references

2. The development shall be carried out in accordance with the following approved plans and documents, subject to any minor deviation being agreed by the Local Planning Authority. If during the works hidden features of historic fabric are uncovered, then the Local Planning Authority Conservation Officer shall be afforded access to inspect and assess the significance. Any necessary amendments to the consented scheme shall be agreed if the features of significance are worthy of retention.

Architectural Drawings and Reports

(531)2319-GWP-01-00-DR-A-(PA)-0001_Site Location Plan-P01; (531)2319-GWP-01-00-DR-A-(PA)-0002_Site Topographical Survey-P01; (531)2319-GWP-01-00-DR-A-(PA)-0003_Existing Site Plan-P01; (531)2319-GWP-01-ZZ-DR-A-(PA)-0004_Existing Musgrave Engine House Plans-P01; (531)2319-GWP-01-ZZ-DR-A-(PA)-0005_Existing Vivian Engine House Plans-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0006_Existing Elevations Musgrave Engine House-P03; (531)2319-GWP-01-XX-DR-A-(PA)-0007_Existing Elevations Vivian Engine House-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0008_Existing Contextual North Elevation-P02; (531)2319-GWP-01-XX-DR-A-(PA)-0009_Existing Contextual East Elevation-P02; (531)2319-GWP-01-XX-DR-A-(PA)-0010_Existing Contextual South Elevation -P02; (531)2319-GWP-01-XX-DR-A-(PA)-0011_Existing Contextual West Elevation-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0012_Existing Musgrave Engine House Sections-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0013_Existing Vivian Engine House Sections-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0014_Existing Musgrave Chimney Elevations-P01; (531)2319-GWP-01-XX-DR-A-(PA)-0015_Existing Vivian Chimney Elevation -P01 - plans received 2 Sept 2024.

(531)2319-GWP-01-00-DR-A-(PA)-0016_Proposed Site Plan- rev P05; (531)2319-GWP-01-LG-DR-A-(PA)-0017_Proposed Lower Ground Floor Plan- rev P05; - 18 Dec 2024;

(531)2319-GWP-01-UG-DR-A-(PA)-0018_Proposed Upper Ground Floor Plan- rev P08; (531)2319-GWP-01-M1-DR-A-(PA)-0019_Proposed Mezzanine Floor Plan- rev P07; - 20 Jan 2025.

(531)2319-GWP-01-RL-DR-A-(PA)-0020_Proposed Roof Plan- rev P05; (531)2319-GWP-01-XX-DR-A-(PA)-0021_Proposed North Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0022_Proposed East Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0023_Proposed South Elevation- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0024_Proposed West Elevation- rev P04 - 18 Dec 2024.

(531)2319-GWP-01-XX-DR-A-(PA)-0025_Proposed Section 1 - Musgrave Engine House- rev P07; (531)2319-GWP-01-XX-DR-A-(PA)-0026_Proposed Section 2 - Glazed Link Section- rev P05; (531)2319-GWP-01-XX-DR-A-(PA)-0027_Proposed

Section 3 -Glazed Link through Vivian Section- rev P07; (531)2319-GWP-01-XX-DR-A-(PA)-0028_Proposed Section 4 -Vivian Engine House- rev P07 - 20 Jan 2025. (531)2319-GWP-01-XX-DR-A-(PA)-0029_Musgrave Chimney Repairs- rev P02; (531)2319-GWP-01-XX-DR-A-(PA)-0030_Vivian Chimney Repairs- rev P03; (531)2319-GWP-01-XX-DR-A-(PA)-0031_Musgrave Engine House Condition & Repair- rev P04; (531)2319-GWP-01-XX-DR-A-(PA)-0032_Vivian Engine House Condition & Repair- rev P04; (531)2319-GWP-1D-XX-D-A-(PA)-0033_Proposed Hard Landscaping- rev P05; (531)2319-GWP-1D-XX-D-A-(PA)-0034_Proposed Hard Landscaping - Public Realm- rev P04; (531)2319-GWP-1D-XX-D-A-(PA)-0035_Proposed Hard Landscaping - Access Road and Footpath Interface- rev P04. (531)2319-GWP-4A-XX-PP-A-V&M_DAS-P02_Design and Access Statement

Amend wording of Condition 9

9. Prior to the removal of void tops, excluding voids 5 and 6 north, a Method Statement for the removal of those void tops, shall be submitted to and agreed in writing by the Local Planning Authority. The site shall be developed in accordance with the approved details.

Insert 2 new conditions

10. Prior to the commencement of works to void 5, the following is required:
a) a method statement for the removal of the steel plate shall be submitted to and approved by the LPA. The removal of the steel plate shall then be carried out in accordance with the approved method statement.
b) Once the steel plate has been removed, further investigation works of void 5 shall be completed and a statement detailing the proposed treatment of void 5 shall be submitted to the LPA for approval.
The works shall be carried out in accordance with the approved methodology.

Reason: In order to assess such details to ensure the character of the listed structure is retained in accordance with Section 97 of the Historic Environment (Wales) Act 2023 and in accordance with Swansea Local Development Plan 2010-2025 Policies HC1 and HC2.

11. Prior to the commencement of works to void 6 north, further investigation shall be completed and a statement detailing the proposed void filling of the Vivian rolls trench with retained furnace base, including an allowance for ground water, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to assess such details to ensure the character of the listed structure is retained in accordance with Section 97 of the Historic Environment (Wales) Act 2023 and in accordance with Swansea Local Development Plan 2010-2025 Policies HC1 and HC2.

Existing conditions 10, 11 & 12 to become 12, 13 & 14 respectively.

Application to be referred to CADW with a recommendation of approval.

#(Item 3) - Planning Application 2024/2217/LBC - Removal of vegetation growth and instatement of temporary covers to protect the archaeological remains (application for Listed Building Consent) at Vivian and Musgrave Engine House, Hafod Morfa Copperworks, Swansea

A visual presentation was given.

Report updated as follows:

Late comments from Cadw were received dated 8th January highlighting issues and requesting updated WSI - An updated written scheme of investigation was received on 24th January following discussions with Cadw to address their concerns as follows:

Refer to the works as temporary protection, as they do not constitute 'backfill'.

The description of the proposals is "Removal of vegetation growth and instatement of temporary covers to protect the archaeological remains"

Heras foot blocks to replace concrete blocks to weigh down covers.

It has been agreed with Cadw to retain concrete blocks for weighing down the temporary covers within scheduled area on basis that they will not be in place for long, the covering is very robust and the blocks will not break up or damage the archaeology. On this basis, LPA Officers consider it appropriate to apply the same approach within the curtilage listed area of archaeology retaining the concrete blocks.

Details for de-watering.

This has been provided in the updated WSI to address areas of ponding water and an LBC condition attached to ensure compliance.

Inspections fortnightly and in advance / following severe weather events.

The regime for inspections has been addressed in the updated WSI and an LBC condition attached to ensure compliance

Application to be referred to CADW with a recommendation of approval.

The meeting ended at 3.35 pm

Chair