

## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE PLANNING COMMITTEE

HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,  
7 JUNE 2016 AT 2.00 PM

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

**Councillor(s)**

A C S Colburn

M H Jones

P B Smith

T M White

**Councillor(s)**

D W Cole

E T Kirchner

M Thomas

**Councillor(s)**

A M Cook

I M Richard

D W W Thomas

**Also Present (Local Ward/ Cabinet Members)**

Councillors N J Davies, S E Crouch, D Phillips, R Francis-Davies, A S Lewis, R C Stewart, J A Hale & C E Lloyd

**Apologies for Absence**

Councillor(s): P M Black

6 **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 I M Richard – Minute No.11 - Planning Application 2016/0086 (Item 4) – Predetermination – made statement under paragraph 14(2) of the code and left prior to discussion.

7 **MINUTES.**

**RESOLVED** that the Minutes of the Planning Committee meetings held on 10 & 19 May 2016 be approved as correct records.

8 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

9 **APPLICATION TO REGISTER LAND KNOWN AS THE RECREATION GROUND OR THE "THE REC", OYSTERMOUTH ROAD, SWANSEA AS A TOWN OR VILLAGE GREEN -APPLICATION NO.2733(S).**

The Head of Legal & Democratic Services presented a report which outlined the findings and recommendations of the Inspector.

The background history to the application, the legal tests undertaken, the consultation, the representations of both support and opposition received, the inquiry

held, the legal advice received and the remit, findings and conclusion of the Inspector were all outlined and detailed to the Committee.

Councillor N J Davies (Local Member) addressed the Committee regarding the application.

**RESOLVED** that

1) the application for the above registration be Refused.

2) that No Part the land of the application site be added to the Register of Town or Village Greens under Section 15 of the Commons Act 2006.

10 **PLANNING APPLICATION 2014/0977 - PARC CEIRW, CWMRHYDYCEIRW QUARRY - PROPOSED CESSATION OF LANDFILL AND OTHER OPERATIONS ENABLED BY RESIDENTIAL DEVELOPMENT CIRCA 300 DWELLINGS, PUBLIC OPEN SPACE, ASSOCIATED HIGHWAY AND ANCILLARY WORK (OUTLINE).**

The Head of Economic Regeneration & Planning reported that the matter had been deferred under the two stage voting process at the Committee held on 10 May for further officer advice on reasons for refusal relating to No Affordable Housing, Highway Concerns, Loss of Amenity for Schoolchildren at Cwmrhydyceirw Primary and concerns over the long term pumping arrangements of water at the quarry .

The updated report which outlined the revised offer from the developer of 5% affordable houses and additional highway works in addition the previous contributions and potential reasons for refusal was outlined and detailed.

Abi Roberts(agent) & Mrs J Jones(objector) addressed the Committee.

Councillors R C Stewart, R Francis-Davies & A S Lewis (Local Members) addressed the Committee and spoke against the application.

**RESOLVED** that the application **BE REFUSED** for the reasons outlined below:

Highway Issues

The applicant has failed to prove that the additional traffic movements generated by the proposal will not have an adverse effect on local congestion to the detriment of the safe and free flow of vehicles and pedestrians, contrary to the provisions of policies EV1, AS2 and HC2 of the City and County of Swansea Unitary Development Plan (2008).

Affordable Housing

The proposal fails to provide sufficient affordable housing to contribute towards the demonstrable need within the area, to the detriment of community regeneration and social inclusion. The proposal is therefore contrary the aims of Planning Policy Wales (edition 8) and the Well-being of Future Generations Act 2015.

11 **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN & COUNTRY PLANNING ACT 1990.**

The Head of Economic Regeneration and Planning presented a series of planning applications.

Amendments to this schedule were reported and are indicated below by (#).

**RESOLVED** that:

(1) the undermentioned planning application **BE APPROVED** subject to the conditions in the report and/or indicated below:

**#(Item 1) Planning Application.2016/0556 - Mariner Street car park, 2-3 Mariner Street, 59-60 and 63-64 High Street, Swansea**

Report updated as follows:

The description of the proposed development has been amended to delete reference to the proposed nightclub use (sui generis) from the development.

Condition 2 amended to reference latest amended drawings:

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

W152064\_SK\_19-22 Access Movements, 11149\_L01 –L05 Landscape, plans received 18 March, 2016] Verified Montage - VM1 - VM8 (x 2) before and after -

[AL\_00\_001\_P1 Site Location Plan, AL\_01\_001\_P2 Existing Site Plan AL\_20\_001 – 004 Rev P3 & AL\_20\_005-008 Rev P4 (Proposed Floor Plans), AL\_27\_001\_P3 (Roof Plan), AS\_20\_001 & 002 Rev P3 (Proposed Sections), AE\_00\_003 & 004 Rev P3 (Proposed Street Scenes), 3D Views (x 12) - (amended plans received 3 June, 2016),

AE\_00\_001 & 002 Rev P4 (Proposed Elevations), AE\_00\_005 Rev P2 (3D Views), Design and Access Statement – Addendum Rev E (amended plans received 6 June, 2016).

A visual presentation was provided.

Paul Foster (agent) addressed the Committee.

Councillors S E Crouch and D Phillips (Local Members) addressed the Committee and spoke in support of the application but suggested additional conditions to protect the amenity for local residents.

Councillors R C Stewart (Leader) and R Francis-Davies (Cabinet Member for Enterprise Development & Regeneration) addressed the Committee and spoke in support of the application.

**APPROVED** subject to the Section 106 Agreement outlined in the report and Conditions 16 & 19 being amended to read as follows:

Condition 16.

Vehicular servicing of the development along Mariner Street, including the timing of deliveries, shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the kerb line on the north eastern junction point on High Street needs to be realigned to allow the footway to be widened to 2 metres. The development including future vehicular servicing of the site shall thereafter take place in accordance with the approved details.

Condition 19.

Prior to the commencement of construction works a Site Waste Management Plan for the construction phase, together with a Waste / Refuse Management Plan for the future use of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved plans.

The Committee adjourned following Item 1 for a five minute comfort break at 4.10pm

**#(Item 2) Planning Application.2015/2223 - Land off Fabian Way, Swansea**

A visual presentation was provided.

Dave Gill (agent) & Mrs Linda Summons (objector) addressed the Committee.

Councillors J A Hale and C E Lloyd (Local Members) addressed the Committee and spoke against the application.

**APPROVED** subject to the Section 106 Agreement outlined in the report and the following additional/amended conditions as follows:

Condition 3

The A3 units shall not be used before 06:30 nor after 23:00hrs Monday to Saturday and Sunday 09:00 and 22:00hrs. The approved tyre centre shall not be used before 08:30 nor after 18:00hrs Monday to Friday, 08:30 to 13:00 on Saturdays and shall not be open on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

Condition 16

Notwithstanding the submitted details a scheme of sound proofing for the proposed auto tyre centre building shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the approved details and the sound proofing measures shall be provided prior to first beneficial use of the auto tyre centre and retained thereafter to serve the development.

Reason: In order to prevent noise pollution and protect the amenities of the residents of Bevans Row.

**#(Item 3) Planning Application.2015/1938 - Former Wings/RAFA Club & Uplands Nursing Home (Llwynhelyg and Cilwendeg Houses), Ffynone Road, Uplands, Swansea**

A visual presentation was provided.

Report updated as follows:

5<sup>th</sup> June 2016 – Letter received from third party confirming looks forward to something being done, however, concerns about the traffic and parking in the area

Councillors N J Davies (Local Member) addressed the Committee and spoke in support of the application.

**#(Item 4) Planning Application.2016/0086 - Land at Cefn Betingau Farm, Morriston, Swansea**

A visual presentation was provided.

**#(Item 5) Planning Application.2016/0177 - Hendrefoilan Student Village Hendrefoilan Drive Killay Swansea**

A visual presentation was provided.

Tim Gent (agent) addressed the Committee.

**APPROVED** subject to the following amended condition as follows:

Condition 5

Notwithstanding the details in the application, the precise disposition and pattern of the external finishes to be used on the house types within the first phase of the development shall be agreed in writing by the Local Planning Authority prior to the commencement of any superstructure works. Composite sample panels shall be erected on site and the approved sample panel shall be retained on site for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority.

**#(Item 6) Planning Application.2016/0692 - Plot D7, Langdon Road, Swansea**

A visual presentation was provided.

**APPROVED** subject to the Section 106 Agreement outlined in the report.

The meeting ended at 5.38 pm

**CHAIR**