



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 7 May 2019 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

C Anderson
M H Jones
A H Stevens

Councillor(s)

P M Black
M B Lewis
D W W Thomas

Councillor(s)

L S Gibbard
P B Smith
T M White

Officer(s)

Gareth Borsden
Matthew Bowyer
Ian Davies
Sally-Ann Evans
Chris Healey
Liam Jones
Tom Price
Amanda Pugh
Ryan Thomas
Jonathan Wills

Democratic Services Officer
Principal Telematics Engineer
Area Team Leader
Senior Lawyer
Area Team Leader
Area Team Leader
Team Leader - Pollution Control
Senior Engineer
Planning Control Manager
Senior Lawyer

Apologies for Absence

Councillor(s): L J Tyler-Lloyd

63 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:

Councillors P M Black, L S Gibbard, M H Jones, P Lloyd, M B Lewis, A H Stevens, D W W Thomas & T M White – Personal - Item 3 – 2019/0431/FUL – applicant is a fellow Councillor.

Councillors L S Gibbard, P Lloyd & A H Stevens – Personal - Item 4 – 2019/0171/FUL – applicant is known to me.

Councillor D W W Thomas – Personal & Prejudicial - Item 4 – 2019/0171/FUL – applicant is known to me - made statement under paragraph 14(2) of the Code and left prior to discussion.

64 Minutes.

Resolved that the Minutes of the Planning Committee held on 2 April 2019 be approved and signed as a correct record.

65 Items for Deferral/Withdrawal.

None.

66 Determination of Planning Applications under the Town & Country Planning Act 1990.

A series of planning applications were then presented on behalf of the Head of Planning & City Regeneration.

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

Resolved that: -

(1) the undermentioned planning application **Be Refused** for the reasons indicated below:

#(Item 1) – Planning Application 2018/2059/FUL - Small scale waste to energy recovery facility including extension to existing building, external plant, associated structures and 25m chimney stack at Biffa Waste Services, Clarion Close, Swansea Enterprise Park, Swansea

A visual presentation was provided.

Geraint Havard (objector) and Mark Walton (agent) addressed the committee.

Children from Trallwn Primary and Y G Lon Las spoke against the application.

Councillors P M Matthews, A Pugh, C R Doyle & M Sykes (Local Members) addressed the committee and outlined their objections to the application.

Councillor R C Stewart (Leader) addressed the committee and outlined his objections to the application.

Report updated as follows:

Further late letters of objection reported.

Application refused **contrary** to **officer** recommendations for the following reason:

1. The proposed 25m high chimney to serve the development would be a prominent visual feature which would be detrimental to the visual amenity of the area, particularly when viewed from residential properties in Clos Y Fendrod and from the Fendrod Nature Reserve and fails to preserve or enhance the visual setting of the Llansamlet Conservation Area and the Listed St. Samlet's Church. The proposal is therefore considered to be contrary to policies HC1, HC2, PS2 and RP8 of the Swansea Local Development Plan 2019.

2) the undermentioned planning applications **Be Approved** subject to the conditions in the report and/or indicated below(#):

#(Item 2) – Planning Application 2019/0450/S73 - Development of 61 dwellings with associated open space, landscaping, access arrangements, related infrastructure and engineering works (Variation of condition 2 of planning permission 2017/1948/FUL granted 1st August 2018 to allow for an amendment to the proposed highway works) at Land off Summerland Lane, Newton, Swansea

A visual presentation was provided.

Report updated as follows:

Condition 1 of the recommendation (page 75) is incorrect and is to be replaced by the following:

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

17032(05) 100 Rev B - Site Location Plan
17032(05) 106 - Boundary Type A Details
17032(05) 107 - Boundary Type B Details
W173072-AT_B01 Rev A - Refuse Vehicle Swept Path Analysis, received 1st September 2017.

W173072_AT_C03 Rev D - Refuse Swept Path Analysis For private Drive Access From Summerland Lane, received 3rd October 2017.

W173072_AT_D01- Site Internal Swept Path Analysis_ Refuse vehicle site spine road swept path analysis and 17032(05) 215 Rev D - Cennen House Type - Timber (plots 9, 40, 56 & 57), received 15th November 2017.

2979_220 Rev A - Setting Out Information
2979_211 Rev A - Long Sections - Sheet 2
2979_210 - Long Sections - Sheet 1
2979_100 Rev D - Drainage Schematic and
17032(05) 108 Rev A - Refuse Strategy, received 21st November 2017.

17032(05) 105 Rev D - Materials And Enclosures Layout and 17032(05) 102 Rev G - Proposed Site Plan, received 1st December 2017.

W173072_A06 - Newton Road Zebra Crossing, received 6th December 2017.

17032(05) 109 - Boundary Type C Details, received 11th December 2017.

Drawing No. NB55.C.S Caernarfon House Type, Stone,
Drawing No. NB55.C.R Caernarfon House Type, Render,
Drawing No. NB55.PL.CS1 Camrose House Type, Gable Fronted,

Drawing No. NB55.PL.CS2 Camrose House Type,
Drawing No. NB55.PL.CW.S Carew House type, Stone,
Drawing No. NB55.PL.CW.T Carew House Type, Timber,
Drawing No. NB55.CE.S Cennen House Type, Stone,
Drawing No. NB55.CE.T Cennen House Type, Timber,
Drawing No. NB55.D Dinefwr House Type,
Drawing No. NB55.PL.H1.S Harlech (with integ) House Type, Stone,
Drawing No. NB55.PL.H1.T Harlech (with integ) House Type, Timber,
Drawing No. NB55.PL.H2.S Harlech House Type, Stone,
Drawing No. NB55.PL.H2.T Harlech House Type, Timber,
Drawing No. NB55.O.R Oystermouth House Type, Render,
Drawing No. NB55.O.R Oystermouth House Type, Render,
Drawing No. NB55.PL.PB Pembroke House Type,
Drawing No. NB 55.P.02 Pennard House Type Elevations,
Drawing No. NB55.P.01 Pennard House Type Plans,
Drawing No. NB55.PL.1B2P 1B2P Apartments,
Drawing No. NB55.PL.2B3P 2B3P Bungalow,
Drawing No. NB55.3B5P.R 3B5P House Type, Rendred,
Drawing No. NB55.3B5P.T 3B5P House Type, Timber,
Drawing No. NB55.PL.G.01 Garages (Sheet 1),
Drawing No. NB55.PL.G.02 Garages (Sheet 2)
received 28 August 2018 and

Drawing No. NB55.90.001 External Finishes Plan,
received 3 September 2018.

18_P_017 - Summerland Lane / Newton Highway Improvements Section 106 TCPA
1990 Variation Plan, received 26th February 2019.

Reason: For the avoidance of doubt and to ensure compliance with the approved
plans.

**#(Item 3) – Planning Application 2019/0431/FUL - First floor rear extension and
addition of pitched roof to existing two storey rear extension at 39 Pennard
Road, Pennard, Swansea**

**#(Item 4) – Planning Application 2019/0171/FUL - Change of use from
residential (Class C3) to guesthouse (Class C1) with 4 no. rear roof lights at 18
Chapel Street, Mumbles, Swansea**

A visual presentation was provided.
Councillor D W W Thomas made a statement under paragraph 14(2) of the Code
and left prior to discussion.

Greg Hopkins (objector) and Adam Gilbert (applicant) addressed the committee.

Councillor M Langstone (Local Member) addressed the committee and outlined concerns that local residents had forwarded to him regarding parking, refuse and the loss of a family home.

#(Item 5) – Planning Application 2018/2622/FUL - 2 form entry Primary school, including means of access, parking, outdoor recreational facilities, landscape treatment and drainage infrastructure at Land To The East Of Hill View Crescent, Clase, Swansea

A visual presentation was provided.

Councillor J A Raynor (Cabinet Member for Education, Improvement, Learning & Skills) spoke in support of the application.

#(Item 6) – Planning Application 2018/2691/RG3 - Construction of a two storey detached education block (including seven classrooms, learning resource room, kitchen, dining hall / multiuse area and WC's), installation of external artificial playing surfaces, addition of 4 windows to former drama block, new access road, 16 space car parking area with associated sprinkler and bin store buildings (Council Development Regulation 3) at YGG Gwyr Comprehensive School, Talbot Green, Gowerton, Swansea

A visual presentation was provided.

Councillor J A Raynor (Cabinet Member for Education, Improvement, Learning & Skills) spoke in support of the application.

Report updated as follows:

Late letter from Tonia Antoniazzi MP raising local resident concerns on traffic and potential vandalism issues.

#(Item 7) – Planning Application 2018/2600/S73 - Demolition of the existing student accommodation and other University buildings and comprehensive residential re-development of the site, with access road infrastructure, public open space, woodland planting and associated works (outline with all matters reserved) - Section 73 application / variation of Condition 3 to extend timescale for submission of reserved matters of Planning Permission 2014/1192 granted 6th January 2016 at Hendrefoilan Student Village, Access Road From Gower Road Via Ffordd Yr Olchfa, Sketty, Swansea

The meeting ended at 4.42 pm

Chair