



City and County of Swansea

Minutes of the **Planning Committee**

Council Chamber - Guildhall, Swansea

Tuesday, 5 November 2019 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black
M H Jones
P B Smith

Councillor(s)

W Evans
M B Lewis
D W W Thomas

Councillor(s)

L S Gibbard
R D Lewis
T M White

Officer(s)

Gareth Borsden
Chris Healey
Amanda Pugh
Ryan Thomas
Krystyna Williams
Jonathan Wills

Democratic Services Officer
Area Team Leader
Senior Engineer
Planning Control Manager
Urban Design & Conservation Officer
Senior Lawyer

Apologies for Absence

Councillor(s): C Anderson and L J Tyler-Lloyd

32 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.

33 Minutes.

Resolved that the Minutes of the Planning Committee held on 1 October 2019 be approved and signed as a correct record.

34 Items for Deferral/Withdrawal.

Agenda Item 6 - Determination of Planning Applications under the Town & Country Planning Act 1990.

(Item 1) – Planning Application 2019/1905/FUL - Change of use of the ground floor estate agents (Class A2) into cafe/wine bar (Class A3) at 448 Gower Road, Killay, Swansea - Application withdrawn by the applicant.

35 Diversions and Creations of Footpaths and Bridleways - Community of Pennard.

The Head of Planning & City Regeneration presented a report which sought to adjust the legal routes of the paths across Pennard Burrows golf course to bring them in line with the routes that have been used by the public for at least the last 25 years.

The background details and information relating to the proposals were outlined in detail in the report.

One objection to the proposals had been received and this was detailed in the report.

The Chair indicated that the Local Member Councillor Lynda James was unable to attend the meeting but had indicated to him that she was supportive of the proposals.

Resolved that the public path creation and extinguishment orders be made to move the legal routes of paths on to the used routes, and if objections are received, for the orders and objections to be submitted to the Planning Inspectorate.

36 Determination of Planning Applications under the Town & 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 (#)

Resolved that

(1) the undermentioned planning application **Be Approved** subject to the conditions in the report:

#(Item 2) – Planning Application 2019/1307/S73 - Development of 61 dwellings with associated open space, landscaping, access arrangements, related infrastructure and engineering (Variation of Conditions 1 (Plans), 14 (Tree & Hedgerow Removal), 15 (Soft Landscaping), 16 (Landscaping Works), 18 (Hedgerow Management), 19 (External Surfaces) of planning permission 2019/0450/S73 granted 9th May 2019 to allow for hedgerow to be removed and replaced with suitable planting) at Land off Summerland Lane, Newton, Swansea

A visual presentation was provided.

Report updated as follows:

Late letter of correspondence from Mumbles Community Council reported.

Revised plan had also been received.

Amendments to the recommendation as follows:

Delete '399.01 Rev E – Planting Plan and Hedgerow Management, received 8 October 2019' from conditions 1, 14, 15, 16, 18 and 19 and replace with '399.01 REV E – Planting Plan and Hedgerow Management, received 4 November 2019'

Geraint John (agent) addressed the Committee.

37 2019/1906/106 - Land South of Glebe Road Modification of S106 Agreement.

The Head of Planning & City Regeneration presented a report which sought authorisation to amend the proposed requirements of the section 106 agreement of the town and country planning act 1990 (as amended) relating to the outline planning permission(2013/0617) granted for the residential development at the site.

The background issues and history relating to the application which was approved in October 2017 were outlined and detailed in the report.

The applicant has requested the inclusion of a Mortgagee in Possession (MIP) Clause pertaining to the social rented units referred to in the S106 agreement, as this provides Registered Social Landlords (RSL) with greater options to finance developments. The reasons behind the request were outlined.

The Chair indicated that the Local Member Councillor Robert Smith was unable to attend the meeting but had had indicated to him that he was supportive of the request.

Resolved that the modification of the S106 agreement (planning obligation) to provide a MIP clause for the affordable houses to be provided within the proposed development be authorised.

38 Approval of Mumbles Conservation Area Review Addendum for Public Stakeholder Consultation.

The Head of Planning & City Regeneration presented a report which provided an overview of the Mumbles conservation area review addendum and sought authorisation to undertake a further six weeks public and stakeholder consultation.

The details of the initial public consultation exercise undertaken in 2018 were outlined. The expansion of the conservation area to include the additional areas outlined on map contained in the report and the subsequent addition of the additional properties on the seafront proposed in the report had emerged from that consultation.

Resolved that

- 1) the Mumbles Conservation Area Review Addendum document be approved for public and stakeholder consultation;
- 2) a schedule of responses to the representations received be reported back to Planning Committee for consideration and final approval as Supplementary Planning Guidance.

The meeting ended at 2.26 pm

Chair