



## City and County of Swansea

### Notice of Meeting

You are invited to attend a Meeting of the

## Economy, Environment & Infrastructure Policy Development Committee

**At:** Remotely via Microsoft Teams

**On:** Thursday, 17 February 2022

**Time:** 2.00 pm

**Chair:** Councillor Cyril Anderson

**Membership:**

Councillors: J E Burtonshaw, P Downing, P R Hood-Williams, P K Jones, M A Langstone, W G Lewis, P Lloyd, P M Matthews and T M White

**Watch Online:** [//bit.ly/3Glf0zc](https://bit.ly/3Glf0zc)

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### Agenda

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2 To receive Disclosures of Personal & Prejudicial Interests from Members. <a href="http://www.abertawe.gov.uk/DatgeliadauBuddiannau">www.abertawe.gov.uk/DatgeliadauBuddiannau</a>	
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*Huw Evans*

**Huw Evans**  
**Head of Democratic Services**  
**Friday, 11 February 2022**

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**Contact: Democratic Services - Tel: (01792) 636923**

# Agenda Item 3



City and County of Swansea

## Minutes of the **Economy, Environment & Infrastructure Policy Development Committee**

Remotely via Microsoft Teams

Thursday, 20 January 2022 at 2.00 pm

**Present:** Councillor C Anderson (Chair) Presided

**Councillor(s)**

J E Burtonshaw  
P K Jones  
P M Matthews

**Councillor(s)**

P Downing  
W G Lewis  
T M White

**Councillor(s)**

P R Hood-Williams  
P Lloyd

**Officer(s)**

Stuart Davies  
Alan Ferris  
Rachel Lewis  
Martin Nicholls  
Mark Thomas  
Samantha Woon

Head of Highways & Transportation  
Senior Engineer  
Project Manager  
Director of Place  
Transport Infrastructure Group Leader  
Democratic Services Officer

**Also Present**

Councillor A S Lewis – Cabinet Member for Climate Change and Service Transformation

Councillor M Thomas – Cabinet Member for Environment Enhancement and Infrastructure Management

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### 30 Disclosures of Personal & Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

### 31 Minutes.

**Resolved** that the Minutes of the Economy and Infrastructure Policy Development Committee held on 16 December, 2021, be approved and signed as a correct record.

The Chair referred to minute no. 26 and reported that a meeting had taken place to discuss the consultation exercise.

### 32 Climate Change.

The Director of Place submitted a 'for information' report. The report highlighted the recently approved Cabinet report on the Climate Change and Nature Strategy (18<sup>th</sup>

November 2021) which took into account the recent declaration of a Nature Emergency on 4<sup>th</sup> November 2021. To aid forward planning, it also informs the Committee on the current status of each policy area included within the governance structure.

Members' noted progress in relation to: Governance Update; Strategy and Policy Update; Biodiversity Plan/Section 6/Nature Recovery Action Plan; Develop a Sustainable Transport Strategy; Tree Management Strategy; New School Buildings; Procurement; Housing; Waste Strategy Policy 2022-25; Green Infrastructure Strategy; Local Development Plan; Energy Plan and Well-being of Future Generations Act.

Members' asked questions of the Officers who responded accordingly.

The Cabinet Member for Climate Change and Service Transformation stated that the Strategy was a 'living document' with further elements being progressed and developed. She referred to the overarching work with other organisations and praised Officers for their outstanding work in delivering the Strategy.

The Project Manager referred to the collaborative work involving all Welsh Authorities and Swansea's input in the recent COP Cymru initiative.

The Director of Place referred to the volume of work and ongoing progress contained in each of the policy areas detailed above.

The Chair thanked all Officers for their ongoing work in delivering the Strategy and suggested that it may form part of the work plan for the PDC in the forthcoming municipal year.

### **33 Speed Control Measures in Residential Areas to include 20mph speed limits.**

The Senior Engineer submitted a report which provided a brief overview on the background and issues associated with the introduction of speed control measures to support a speed limit of 20mph in residential areas.

The Cabinet Member for Environment Enhancement and Infrastructure Management provided an overview of the challenges associated with implementing the measures which included ensuring compliance with the scheme; financial implications and consultation.

The Senior Engineer referred to the eight pilot schemes within Wales and stated that the Welsh Government would be assessing the data derived from each pilot scheme. He stated that there was limited information locally regarding compliance and omissions resulting from speed control areas.

The Head of Highways and Transportation stated that there were many conflicting challenges associated with the Scheme which required careful consideration prior to implementation.

Members' asked questions of the Officers who responded accordingly.

The Chair thanked Officers for their informative report and suggested that the issue could form part of the PDC work plan in the forthcoming municipal year.

**34 Work Plan 2020 - 2022.**

The Democratic Services Officer presented the Work Plan 2020-2022.

**Resolved** that the work plan be noted.

The meeting ended at 3.18 pm

**Chair**

# Agenda Item 4



## Report of the Head of Planning and City Regeneration

### Economy, Environment & Infrastructure Policy Development Committee – 18 February 2021

#### High Street Regeneration and Empty premises

<b>Purpose:</b>	To update the Committee on actions being undertaken to regenerate High Street and address empty premises.
<b>Policy Framework:</b>	South West Regional Economic Delivery Plan
<b>Consultation:</b>	Access to Services, Finance, Legal.
<b>Report Author:</b>	Paul Relf
<b>Finance Officer:</b>	Jayne James/Aimee Dyer
<b>Legal Officer:</b>	Debbie Smith
<b>Access to Services Officer:</b>	Rhian Millar
<b>FOR INFORMATION</b>	

#### 1. Introduction

- 1.1 Swansea High Street is the historic commercial backbone of Swansea, linking through Castle Street to Wind Street, containing a number of pre-war buildings and structures with great character. Post-war developments over time shifted the commercial centre of gravity reducing the retail significance of High Street itself, further compounded by out of town shopping centres transferring many retailers out of the city centre to lower cost locations and more recently online retailing. These issues are not unique to Swansea, and there are many activities underway exploring and implementing ways of addressing this.

1.2 Alongside investments by the Council and Welsh Government, Coastal housing in particular have invested in excess of £30m in new social housing and commercial space, which is increasingly populated by a variety of independent businesses and community activity, creating the green shoots of a new sense of vibrancy.

## **2. Regenerating High Street**

2.1 The issues faced by High Street in Swansea City Centre is no different to those of similar locations across all cities, towns and local and district centres.

2.2 Many people have fond memories of bustling retail centres with multiple smaller shops selling a wide variety of goods and services, from the smallest village shop to the Georgian splendour of pre-war Swansea town centre. At every stage these retail locations were surrounded by extensive residential zones. The only reason for retail centres to exist is if there is a population needing access to retail and services to make them viable.

2.3 As shopping habits and needs change, arguably we are at the peak of the online shopping revolution, accentuated by the impact of the pandemic, which has pushed several trends harder and faster, in particular a move to working from home and using online ordering of even the most basic goods. Despite those dramatic headline facts, working from home has to an extent encouraged people to consider local alternatives to large-scale online providers. Where small local retailers have been able to establish an online presence and a delivery service they have been able to benefit from this trend. Arguably it does not need a major shift from large scale retail to enable multiple smaller providers to achieve sufficient sales to make them viable, and also maintain a physical shopfront presence. A steady increase in provision of all types and scales of housing in proximity to traditional retail locations is a further factor that will drive the need for more service provision.

2.4 As well as adapting to online/deliveries as well as a physical retail presence, there is an opportunity for new types of offer. Recent announcements of adventure and play-type activities are one good example of this, occupying former retail units with only minor adaptation required. An increase in local independent food and beverage offer is a further example, picking up on a desire for more authentic experiences in dining and socialising. All of the units forming part of the Copr Bay development are being let to local independent firms. New outlets that have opened on High Street during the pandemic are similarly new independent Swansea businesses taking advantage of newly refurbished units created with grant and loan support from Welsh Government through Swansea Council under the Transforming Towns banner.

2.5 Whilst there are many empty units creating a negative perception, enquiries made via the Council business development team often reveal that negotiations are already underway to refurbish and occupy these units, which are often working through financial, legal and planning processes that are confidential in the early stages. Reassurance can be given that despite appearances there are plans in hand for the majority of vacant premises. It can take several years to

complete negotiations and draw up plans for complex situations and funding packages which are commercially sensitive.

2.6 The Economic Recovery Plan sets out the range of initiatives that form the wider package of support needed for both the core retailing streets of the City Centre and the ancillary zones such as High Street. This applies equally to our district high streets.

2.7 For High Street Swansea, a range of programmes are already being deployed through the Transforming Towns package of measures. At the present time there is an extensive range of tools in place to support regeneration of High Street City Centre and wider, including:

- property enhancement grant for new commercial space and ‘homes above shops’ funding to release vacant upper floors for market housing.
- The Palace Theatre, as per the existing Swansea Central Area Regeneration Framework is the catalyst building for upper High Street, with the refurbishment works now on site and end tenant signed up.
- 0% Town Centre loan scheme
- Council investment in the small retail units in Dyfatty including community engagement and integrating a range of support services to help address the harsher problems but also build on interest in creation of new small businesses and community activities
- Meanwhile use programme underway via Urban Foundry repurposing indoor vacant space (retail, leisure, commercial) for meanwhile uses to support growth and sustainability of new and existing business
- Support businesses to adapt to outdoor trading/ social distancing through delivery of Transforming Towns (TT) Premises Outdoor Adaption Grant (POAG) in city and district centres
- Explore potential for pop up activity (food related, cultural events etc) in city and district centres and the beachfront
- Continued investment in private rented/ owned city centre living
- Administration of WG Covid-19 financial support grants for local businesses
- start-up and enterprise service now available
- Small scale business grants (capital and revenue) to support new business starts
- Shopfront improvement grants of up to £10k cross-county
- Shop local Shop Swansea campaign to support local businesses
- Provision of low cost, flexible business premises (office, retail, leisure) on easy access terms to make it easier to start up a new business
- Continuing to provide modern, flexible floorspace and co-working space to accommodate new and growing businesses.
- Develop local hub concept
- Business pathway tool kit – online resources
- Extend and adapt employability provision to continue supporting clients, including those who are newly unemployed
- Utilise labour market and business intelligence gained through the delivery of programmes, networks and business development function



to identify vacancy trends and skills needs to help shape service delivery and create career pathways.

- Dedicated resource to support self-employment/ entrepreneurship
- Establish small start-up bursaries to support business starts/ self-employment
- Promote green infrastructure investment through delivery of the pilot Green Infrastructure schemes

2.8 Housing colleagues are also progressing the refurbishment of Croft Street residential tower. The ground floor areas currently accommodating the District Housing Office are proposed to be converted into accommodation with this relocated, potentially to two of the vacant retail units nearby, to complement the meanwhile uses described above, creating further footfall and active uses on this frontage onto High Street.

2.9 Resurfacing of the road between Ebenezer Street and College Street is taking place now, as part of an ongoing programme of public realm improvements.

2.10 In addition to these measures **Empty Premises** work is now supported by an Enforcement Action Plan created working with Welsh Government, again as part of the Transforming Towns initiative. This has involved briefings and training to ensure full understanding of routes available to encourage development of vacant or derelict sites and buildings, supported by a loan fund to enable works to be completed in certain circumstances. The action plan outlines the extensive range of options that can be called on in planning legislation to support regeneration of such sites, from simple negotiation to the last resort of compulsory purchase orders. Over time various key sites and buildings will be targeted to support them back into productive use.

### 3. Actions

3.1 The Recovery Plan actions are in progress and being delivered, adapting as more is learned about emerging trends and requirements. To update on the actions from February 2021:

- Grant funding allocated to local businesses through the Premises Outdoor Adaptions Grant, to support local businesses to adapt to social distancing requirements majority completed.
- Continuing to administer Welsh Government covid-19 financial support to local businesses through schemes such as direct NDR support and discretionary grants
- Recruitment of new business development officers was completed in March 2021 working under the Business Swansea banner and delivering a range of business support that has included start up grants, themed online seminars and increasing engagement with businesses across Swansea
- Shop Local Shop Swansea campaign rolled out across county, timed with easing of restrictions at different stages over the past 12 months
- Wide range of employability provision including Kickstart placements

- 44 start up bursaries issued to date

- 3.2 The Dyfatty Community Hub proposals outlined in February 2021 around the vacant shop units are progressing well, presenting a great opportunity to locate and test these approaches working closely with all relevant support services and providing a real opportunity to act as enablers in giving local people in particular the tools they need to strengthen the community and generate positive micro-business opportunities. Four of the six units are now refurbished with utilities activated. Initial community engagement has been undertaken, and support will be provided to various groups and individuals to try out their ideas which include new small businesses, support activities and services. Engagement activity has been very positive. In addition the former Lamb pub is acting as the site office for the Palace Theatre works, in itself creating footfall and creating a temporary use of an existing building complementary to the activities that will start in the shop units shortly.
- 3.3 The enforcement action plan is in place and work is starting on initial schemes.
- 3.4 The key is integration of these activities – no one sector or area of work has all the answers, but the opportunity to create a positive and cost-effective environment to enable people to realise their own futures is real, with a holistic package of support available at the same time at the right time.
- 3.5 As outlined above the report highlights positive progress as part of the overall recovery and how these actions can specifically assist in the regeneration of High Street in the City Centre as well as similar locations across our county.
- 3.6 The views of the PDC are welcome as to the actions set out and any areas that they would specifically wish to add as part of the work plan for the PDC in the months to come.

## **2 Financial Implications**

- 2.1 As this report is for information there are no additional financial implications falling on the authority. The financial implications of individual schemes are included within other reports e.g. Palace Theatre FPR7 report.

## **3 Legal Implications**

- 3.1 As this report is for information there are no additional legal implications falling on the authority.

## **4 Integrated Assessment Implications**

- 4.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

4.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the ‘well-being goals’.

4.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

4.4 All projects and initiatives referenced in this report are subject to their own Integrated Impact Assessment.



**Economy, Environment & Infrastructure PDC**  
**Work Plan - 2020 – 2022**

<b>Date of Meeting</b>	<b>Report Title</b>	<b>Report Summary</b>	<b>Report Author</b>
17 Feb 2022	<b>High Street Regeneration and Empty Properties.</b>		Phil Holmes/Paul Relf
17 Mar 2022	<b>Street Lighting Policy.</b>		Stuart Davies/Jonathan Hurley/Roger Mulachy and Phil John)
17 Mar 2022	<b>Annual Report.</b>		Martin Nicholls

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**For Consideration in 2022/2023 Municipal Year:**

- More Homes Housing and De-carbonisation Strategy.
- Llwybr-Newydd (the new Wales Transport Strategy).
- Climate Change
- Speed Control Measures in Residential Areas to include 20mph speed limits.

Agenda Item 5

# Agenda Item 6



## Report of the Chief Legal Officer

Economy, Environment & Infrastructure Policy Development Committee  
– 17 February 2022

### Exclusion of the Public

<b>Purpose:</b>	To consider whether the Public should be excluded from the following items of business.	
<b>Policy Framework:</b>	None.	
<b>Consultation:</b>	Legal.	
<b>Recommendation(s):</b>	It is recommended that:	
<b>1)</b>	The public be excluded from the meeting during consideration of the following item(s) of business on the grounds that it / they involve(s) the likely disclosure of exempt information as set out in the Paragraphs listed below of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007 subject to the Public Interest Test (where appropriate) being applied.	
	<b>Item No's.</b>	<b>Relevant Paragraphs in Schedule 12A</b>
	7	14
<b>Report Author:</b>	Democratic Services	
<b>Finance Officer:</b>	Not Applicable	
<b>Legal Officer:</b>	Tracey Meredith – Chief Legal Officer (Monitoring Officer)	

#### 1. Introduction

- 1.1 Section 100A (4) of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007, allows a Principal Council to pass a resolution excluding the public from a meeting during an item of business.
- 1.2 Such a resolution is dependant on whether it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that if members of the public were present during that item there would be disclosure to them of exempt information, as defined in section 100I of the Local Government Act 1972.

#### 2. Exclusion of the Public / Public Interest Test

- 2.1 In order to comply with the above mentioned legislation, Cabinet will be requested to exclude the public from the meeting during consideration of the

item(s) of business identified in the recommendation(s) to the report on the grounds that it / they involve(s) the likely disclosure of exempt information as set out in the Exclusion Paragraphs of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007.

- 2.2 Information which falls within paragraphs 12 to 15, 17 and 18 of Schedule 12A of the Local Government Act 1972 as amended is exempt information if and so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.
- 2.3 The specific Exclusion Paragraphs and the Public Interest Tests to be applied are listed in **Appendix A**.
- 2.4 Where paragraph 16 of the Schedule 12A applies there is no public interest test. Councillors are able to consider whether they wish to waive their legal privilege in the information, however, given that this may place the Council in a position of risk, it is not something that should be done as a matter of routine.

### **3. Financial Implications**

- 3.1 There are no financial implications associated with this report.

### **4. Legal Implications**

- 4.1 The legislative provisions are set out in the report.
- 4.2 Councillors must consider with regard to each item of business set out in paragraph 2 of this report the following matters:
  - 4.2.1 Whether in relation to that item of business the information is capable of being exempt information, because it falls into one of the paragraphs set out in Schedule 12A of the Local Government Act 1972 as amended and reproduced in Appendix A to this report.
  - 4.2.2 If the information does fall within one or more of paragraphs 12 to 15, 17 and 18 of Schedule 12A of the Local Government Act 1972 as amended, the public interest test as set out in paragraph 2.2 of this report.
  - 4.2.3 If the information falls within paragraph 16 of Schedule 12A of the Local Government Act 1972 in considering whether to exclude the public members are not required to apply the public interest test but must consider whether they wish to waive their privilege in relation to that item for any reason.

**Background Papers:** None.

**Appendices:** Appendix A – Public Interest Test.

## Public Interest Test

No.	Relevant Paragraphs in Schedule 12A
<b>12</b>	<b>Information relating to a particular individual.</b>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 12 should apply. Their view on the public interest test was that to make this information public would disclose personal data relating to an individual in contravention of the principles of the Data Protection Act. Because of this and since there did not appear to be an overwhelming public interest in requiring the disclosure of personal data they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
<b>13</b>	<b>Information which is likely to reveal the identity of an individual.</b>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 13 should apply. Their view on the public interest test was that the individual involved was entitled to privacy and that there was no overriding public interest which required the disclosure of the individual's identity. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
<b>14</b>	<b>Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 14 should apply. Their view on the public interest test was that:</p> <ul style="list-style-type: none"> <li>a) Whilst they were mindful of the need to ensure the transparency and accountability of public authority for decisions taken by them in relation to the spending of public money, the right of a third party to the privacy of their financial / business affairs outweighed the need for that information to be made public; or</li> <li>b) Disclosure of the information would give an unfair advantage to tenderers for commercial contracts.</li> </ul> <p>This information is not affected by any other statutory provision which requires the information to be publicly registered.</p> <p>On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>

No.	Relevant Paragraphs in Schedule 12A
15	<p><b>Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.</b></p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 15 should apply. Their view on the public interest test was that whilst they are mindful of the need to ensure that transparency and accountability of public authority for decisions taken by them they were satisfied that in this case disclosure of the information would prejudice the discussion in relation to labour relations to the disadvantage of the authority and inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
16	<p><b>Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</b></p>
	<p>No public interest test.</p>
17	<p><b>Information which reveals that the authority proposes:</b>  <b>(a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or</b>  <b>(b) To make an order or direction under any enactment.</b></p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 17 should apply. Their view on the public interest test was that the authority's statutory powers could be rendered ineffective or less effective were there to be advanced knowledge of its intention/the proper exercise of the Council's statutory power could be prejudiced by the public discussion or speculation on the matter to the detriment of the authority and the inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>
18	<p><b>Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime</b></p>
	<p>The Proper Officer (Monitoring Officer) has determined in preparing this report that paragraph 18 should apply. Their view on the public interest test was that the authority's statutory powers could be rendered ineffective or less effective were there to be advanced knowledge of its intention/the proper exercise of the Council's statutory power could be prejudiced by public discussion or speculation on the matter to the detriment of the authority and the inhabitants of its area. On that basis they felt that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider this factor when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.</p>



# Agenda Item 7

By virtue of paragraph(s) 14 of Schedule 12A  
of the Local Government Act 1972  
as amended by the Local Government (Access to  
Information) (Variation) (Wales) Order 2007.

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