



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 5 March 2024 at 2.00 pm

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

**Councillor(s)**

P M Black  
M H Jones  
N L Matthews  
R A Williams

**Councillor(s)**

P Downing  
M B Lewis  
M S Tribe

**Councillor(s)**

A J Jeffery  
R D Lewis  
T M White

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Eilian Jones  
Sally-Ann Evans  
Chris Healey  
Hayley Kemp  
Emma North  
Dave Owen  
Catherine Pellymounter  
Jonathan Wills

Democratic Services Officer  
Group Leader, Highways & Transportation  
Area Team Leader  
Lead Lawyer  
Area Team Leader  
Area Team Leader  
Senior Planner  
Principal Planning Officer  
Senior Planning Officer  
Lead Lawyer

**Apologies for Absence**

Councillor(s): S E Keeton

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**45 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 Lloyd and T M White declared a personal interest in Item 2 - 2023/1227/FUL - Land At Pentrechwyth Road, Bonymaen, Swansea.

**46 Minutes.**

**Resolved** that the minutes of the meeting held on 6 February 2024 be approved and signed as a correct record.

**47 Items for deferral/withdrawal.**

None.

**48 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.

**Resolved** that the undermentioned planning applications be approved.

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 prior to the meeting.)

**(Item 1) - Planning Application 2023/1240/S73 - Construction of a 4MW solar farm comprising c. 14,790 individual panels and associated structures and works - Variation of conditions 2 (plans), 4 (Landscape and Habitat Management), 7 (Surface Water Management Plan), and 10 (Sustainable Drainage System) of planning permission 2014/1837 granted 18th August 2015 at Cockett Valley Solar Farm, Waunarlyydd, Swansea**

A visual presentation was given.

**#(Item 2) - Planning Application 2023/1227/FUL - Demolition of existing structures and construction of 34 no. affordable residential dwelling units, comprising 5 pairs of semi detached dwellings and 24no. flats in 2no. three storey blocks and associated works at Land At Pentrechwyth Road, Bonymaen, Swansea**

A visual presentation was given.

Richard Bowen (agent for applicants) addressed the committee and spoke in support of the application.

Daniel Mills (objector) addressed the committee and spoke against the proposal on parking grounds.

Report updated as follows:

The Local Highway Authority comments state that the disabled spaces only have a 1.2m margin on two sides. For clarity it should be noted that an amended site plan has been received during the course of the application (A112 REV V proposed site layout) which shows 1.2m margins on three sides.

Conditions 10, 12 and 15 amended to change the wording from 'prior to commencement' to 'prior to the commencement of any above ground superstructure works':

10. Prior to the commencement of any above ground superstructure works, details of the open space management company and an open space maintenance and management responsibility plan has been submitted to and approved in writing by the Local Planning Authority.

The information shall include the following:

- a) Landscape Maintenance and Management Scheme for the open spaces shown on plan no. A112 REV V proposed site layout
- b) Details of the management company (agent, body or organisation) responsible for implementation of the Landscape Management Scheme; and the legal and funding mechanism(s) by which delivery of the Landscape Maintenance and Management Scheme will be secured for the lifetime of the proposed development. The open spaces shown on plan no. A112 REV V proposed site layout, shall then be managed by the approved company and maintained in accordance with the approved details and plan for the lifetime of the approved development.

Reason: In the interests of visual and general amenities and ecology/biodiversity and to ensure that the landscape proposals are managed and maintained in accordance with Policies PS2 and SI6 of the Swansea LDP.

12. Notwithstanding the submitted details and prior to the commencement of any above ground superstructure works, a scheme of Ecological Enhancement Measures and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Enhancement shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and ER 9 of the Swansea Local Development Plan (2010-2025).

15. Prior to the commencement of any above ground superstructure works, full details of the proposed sub station as shown on plan no. A112 REV V proposed site layout, shall be submitted to and approved in writing by the Local Planning Authority, thereafter the proposed sub station shall be constructed in accordance with these details and retained as such for the lifetime of the development.

Reason: In the interest of visual amenity, in accordance with Policy PS2 of the Swansea LDP.

Application approved subject to a Section 106 agreement.

**49 Exclusion of the Public.**

The Committee was 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 involved the likely disclosure of exempt information as set out in the exclusion paragraph of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007 relevant to the item(s) of business set out in the report.

The committee considered the Public Interest Test in deciding whether to exclude the public from the meeting for the items of business where the Public Interest Test was relevant as set out in the report.

**Resolved** that the public be excluded for the following items of business.

**(Closed Session)**

**50 Enforcement Report.**

The report was presented to the Committee (on behalf of the Head of Planning & City Regeneration) which outlined the breaches of planning control that are occurring at the site.

A visual presentation and photographs of the site were provided.

Councillor Will Thomas (Local Member) addressed the committee and spoke in support of the proposed enforcement action.

**Resolved** that the recommendations outlined in the enforcement report be approved.

The meeting ended at 3.24 pm

**Chair**