



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Lilian Hopkin Room, Guildhall / MS

Teams

Tuesday, 6 August 2024 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Baker
A J Jeffery
R D Lewis
T M White

Councillor(s)

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

Councillor(s)

P Downing
M B Lewis
M S Tribe

Officer(s)

Gareth Borsden
Sally-Ann Evans
Chris Healey
Simon Hughes
Eilian Jones
Hayley Kemp
Dave Owen
Spiro Panagi
Steve Smith
Jonathan Wills

Democratic Services Officer
Lead Lawyer
Area Team Leader
Principal Planning Officer
Area Team Leader
Area Team Leader
Principal Planning Officer
Transport Planner
Placemaking and Heritage Lead
Lead Lawyer

Also present

Councillor R V Smith

Apologies for Absence

None

14 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 M H Jones – Item 1 (2024/0277/S73) – Personal

Councillor R A Williams – Item 6 (2024/0081/FUL) – Personal

15 Minutes.

Resolved that the minutes of the meeting held on 2 July 2024 be approved and signed as correct record.

16 Items for deferral/withdrawal.

None.

17 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.

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 and published on the Council's website prior to the meeting.)

Resolved that the undermentioned planning applications be approved:

#(Item 1) - Planning Application - 2024/0277/S73 - Construction of a single storey changing room building, one full size rugby pitch, one training pitch, a 36 space car park and installation of 11 x 15m high floodlighting columns (Variation of Conditions 20 and 22 of planning permission 2014/0306 granted on 27th August 2014 to allow for the floodlighting to operate Monday to Friday 1630hrs - 2100hrs and the facilities to operate until 2100hrs) at Loughor Sports Pitch, Ffordd Cae Duke, Gorseinon, Swansea

A visual presentation was given.

Report updated as follows:

- a. Two additional objections have been received following Committee Notification letters being sent to all objectors, raising the following concerns
- Application form incorrectly states site is not visible from the road
 - Parking provision is for 36 vehicles but up to 80 use the site
 - Highway safety issues
 - Residential and general amenity issues, including noise and disturbance from use of vehicles within Ffordd Cae Duke
 - Excessive speed of users exiting Ffordd Cae Duke
 - Gates often left unlocked prompting unauthorised use beyond hours of operation

Officer comments:

Both objectors have commented on the application previously raising similar concerns (albeit one objector refers to a greater number of vehicles now using the site). It is however considered that these matters have already been reasonably addressed within the original committee report

b. An error has been identified in the first sentence under the subheading 'Other Issues' in which reference is made to residential development (page 13 of the Committee report). For clarification, the application is solely related to recreational facilities and does not involve any residential development.

Late letter of objection verbally reported.

Councillor Robert Smith (Local Member) addressed the committee and spoke in support of the application due to the mitigation measures that have been put in place which makes it appropriate for use.

(Item 2) - Planning Application 2024/0733/FUL - Construction of 22 no. affordable residential dwellings with associated infrastructure works at Land to the North of Heol Dynys, Ravenhill, Swansea

A visual presentation was given.

Additional advisory note added making reference to mine gas.

(Item 3) - Planning Application 2023/1174/FUL - Redevelopment of the Former Castle Cinema to provide a mixed use scheme of commercial units and 30 no. Residential Apartments consisting of refurbishment, extension and associated works at Former Castle Cinema, Worcester Place, Swansea

A detailed and comprehensive visual presentation was given.

(Item 4) - Planning Application 2023/1175/LBC - Redevelopment of the Former Castle Cinema to provide a mixed use scheme of commercial units and 30 no. Residential Apartments consisting of refurbishment, extension and associated works (application for Listed Building Consent) at Former Castle Cinema, Worcester Place, Swansea

A visual presentation was given.

Application to be referred to CADW.

(Item 5) - Planning Application 2024/0604/S73 - Erection of 166 dwellings with associated access, landscaping, open space, green infrastructure, drainage infrastructure and associated works - Variation of condition 2 of planning permission 2021/1495/FUL granted 5th July 2022 to enable the substitution of approved house types on 47 plots at Land North of Llewellyn Road, Penllergaer, Swansea

A visual presentation was given.

Application approved subject to a modification of the S106.

(Item 6) - Planning Application 2024/0081/FUL - Use of land for the siting of 4 shepherd's huts for short term holiday let at Tyle House Farm, Llangennith, Swansea

A visual presentation was given.

18 Planning Application Ref: 2024/1110/106 - Land North of Garden Village, Swansea.

The Area Team Leader on behalf of the Head of Planning and City Regeneration presented a report which sought authorisation to modify the Section 106 Agreement relating to Planning Permission 2016/1478 (for the development described above).

The request has been submitted by the applicant under S106(A)(1)(a) of the Town & Country Planning Act 1990 (as amended), and requested the following amendment:

- To amend the third schedule to enable Swansea Council to be an option to receive / transfer the affordable homes, as well as / instead of a Registered Social Landlord (RSL).

The background history to the matter was outlined and detailed in the report.

Resolved that consent be granted for the modification of the third schedule of the S106 Agreement to enable Swansea Council to be an option to receive / transfer the affordable housing as well as / instead of the registered social landlord.

The meeting ended at 3.46 pm

Chair