



City and County of Swansea

Minutes of the **Planning Committee**

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

Teams

Tuesday, 14 January 2025 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

M Baker
A J Jeffery
R D Lewis
R A Williams

Councillor(s)

P M Black
M H Jones
M S Tribe

Councillor(s)

P Downing
M B Lewis
T M White

Officer(s)

Gareth Borsden
Chris Dale
Ian Davies
Sally-Ann Evans
Chris Healey
Hayley Kemp
Dave Owen
Amanda Pugh
Steve Smith
Jonathan Wills

Democratic Services Officer
Countryside Principal Officer
Development Manager
Lead Lawyer
Area Team Leader
Area Team Leader
Principal Planning Officer
Principal Engineer
Placemaking and Heritage Lead
Lead Lawyer

Also present

Councillor S Bennett

Apologies for Absence

Councillor(s): N L Matthews

42 Disclosure of Personal & Prejudicial Interests.

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

43 Minutes.

Resolved that the minutes of the meeting held on 3 December 2024 be approved and signed as a correct record.

44 Items for deferral/withdrawal.

None.

45 Application to Add Footpaths to Definitive Map, Land at Carmel Road, Winchwen.

The Countryside & Definitive Map Principal Officer on behalf of the Head of Planning & Regeneration presented a report which sought consideration of an application made to the authority to make a modification order to add footpaths on land partially owned by the Council to the north of Carmel Road to the Definitive Map of Public Rights of Way.

The background to the matter, the application received in December 2006, along with the supporting evidence, the investigations undertaken by officers, the legal issues and matters to be considered were all outlined and detailed in the report.

Various maps and aerial photographs relating to the site, the evidence/case law against the application and the conclusion from officers were also outlined in the report.

Resolved that the Council refuses the application on the grounds that there is insufficient evidence that the claimed routes are public.

46 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 2022/1137/RES - Construction of 26 Residential Affordable Common Access Apartments in a mix of 2B3P, 2B4P and 3B5P Duplex Units, Landscaping, Access, and Associated Works - (details of access, appearance, landscaping, layout, scale) pursuant to conditions 6, 8, 9 & 17 of outline planning permission 2015/1584 granted 13th May 2016 (which varied 2008/0996 and which varied 2002/1000) for SA1 Swansea Waterfront mixed use development at Plot D9b , Swansea Waterfront, SA1

A detailed and comprehensive visual presentation was given.

Steve Jones (objector) addressed the committee and spoke against the application.

James Scarborough (agent) addressed the committee and spoke in support of the application.

Councillor Sam Bennett (Local Member) addressed the committee and spoke against the application.

Application approved subject to a Section 106 agreement.

Note: During consideration of the above item, committee adjourned for a short period due to technical issues with the IT/Hybrid system in the meeting room.

(Item 2) - Planning Application 2024/1769/LBC - Proposed new stainless steel signage to the North East and South East Elevations (application for Listed Building Consent) at Glynn Vivian Art Gallery, Alexandra Road, City Centre, Swansea

A visual presentation was given.

Application to be referred to CADW with a recommendation of approval.

#(Item 3) - Planning Application 2024/2182/LBC - Re-roofing works to the rear clock tower roof (application for Listed Building Consent) at The Guildhall, Brynmill, Swansea

A visual presentation was given.

Application to be referred to CADW with a recommendation of approval.

Report updated as follows:

One late consultation response from Historic Buildings and Places regarding the above application has been received advising that they do not wish to make any comments on this occasion and that they defer to the specialist advice of the Authority's Conservation Officers to determine the application in accordance with local and national policy.

47 Development of National Significance (DNS) Decisions.

The Head of Planning and City Regeneration presented a 'for information' report which advised members of the committee of 2 decisions made by Welsh Government for Developments of National Significance (DNS) relating to solar power developments at the following locations:

a) 2023/0117/DNS - Land Fronting The A484 And Swansea Road (B4560) At Penyfodau Fawr Farm, Gowerton, Swansea, SA4 4LN

Minutes of the Planning Committee (14.01.2025)
Cont'd

The Construction, Operation, Management And Decommissioning Of A Ground Mounted Solar Power And Battery Storage Facility With Associated Development Including; Mounting Structure For Arrays; Substation Compound; Concrete Plinths; Cable Trenches; Directional Drilling And Connection Infrastructure; Biodiversity Mitigation And Enhancement Measures; Swales; Internal Access Tracks; Landscape And Hedgerow Mitigation And Enhancement Measures; Temporary Construction Compounds And Temporary Construction Tracks; Site Access Improvements. Operational Lifespan Is 40 Years From Date Of First Export (PEDW Ref: DNS CAS-01900-V0J7C7)

b) 2022/2848/DNS - Land At Graig Y Pal, Glais, Swansea

A Ground Mounted Photo Voltaic Solar Farm With Associated Equipment, Infrastructure, Grid Connection And Ancillary Works. (PEDW ref: DNS/3279676)

The meeting ended at 3.22 pm

Chair