

CITY AND COUNTY OF SWANSEA

MINUTES OF THE MEETING OF THE SPECIAL PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
THURSDAY 4 JUNE 2015 AT 10.00 A.M.

PRESENT: Councillor P Lloyd (Chair) presided

| Councillor(s): | Councillor(s): | Councillor(s): |
|-----------------------|-----------------------|-----------------------|
| A C S Colburn | E T Kirchner | I M Richard |
| D W Cole | A S Lewis | D W W Thomas |
| A M Cook | C L Philpott | T M White |
| M H Jones | | |

Also Present: -

Councillor E W Fitzgerald (Penllergaer Ward Member),
Councillor S M Jones (Gowerton Ward Member) and
Councillor D G Sullivan (Llangyfelach Ward Member)

9. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor J C Bayliss.

10. **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 A M Cook - Minute No. 11 - Site Ref. CO013 - Land adjacent to Cockett Pond, Cockett - Ward Member, Cockett Ward - personal.

11. **TO CONSIDER LOCAL DEVELOPMENT PLAN ALLOCATIONS AND PETITIONS**

Prior to considering the Local Development Plan Allocations and Petitions, the Committee was provided with a presentation regarding the Swansea Local Development Plan procedures.

A series of candidate sites were submitted for inclusion in the Swansea Local Development Plan.

RESOLVED that:

- (1) the undermentioned sites be recommended to Council for approval:

Minutes of the Meeting of the Special Planning Committee
(04.06.2015) Cont'd

(Item 2) Site Ref. CO003 - Former Walkers Factory, Fforestfach

Site capacity - 100 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 3) Site Ref. CO004 - Land adjacent to 114, Brithwen Road, Waunarlwydd

15 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 4) Site Ref. CO010 - Land adjacent to Titanium Road; Ystrad Road; Carmarthen Road and Swansea Road

800 plus units.

A written statement provided by Councillor W Evans (Kingsbridge Ward Member) was reported to the Committee.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 6) Site Ref. CO018 - Land off Penrhos Place, Gendros

170 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 7) Site Ref. CO027 - BT Depot, Gors Avenue, Townhill

30 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

Minutes of the Meeting of the Special Planning Committee
(04.06.2015) Cont'd

(Item 8) Site Ref. CO037 - Land at Cockett House, Cockett

30 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 10) Site Ref. LF002 - Land at Carmel Road and Bryntirion Road, Pontlliw

100 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being forwarded as a candidate site.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 11) Site Ref. LF009 - Land adjacent to Former Felindre Tin Plate Works

850 plus units.

Councillor D G Sullivan (Llangyfelach Ward Member) expressed concern in relation to the traffic congestion that would be caused as a result of the development of this site.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 15) Site Ref. MR017 - Land at Brayley Road, Morriston

15 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 18) Site Ref. MB009 - Land at Mynydd Garnllwyd Road, Morriston.

95 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

Minutes of the Meeting of the Special Planning Committee
(04.06.2015) Cont'd

(Item 19) Site Ref. PD002 - Land between Eppynt Road and Bettws Road, Penlan

10 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 20) Site Ref. PD039 - Land north of Mynydd Newydd Road

750 plus units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being forwarded as a candidate site.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

(Item 25) Site Ref. PG006 - Land north of Llewellyn Road, Penllergaer

50 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan.

- (2) the undermentioned planning applications **BE DEFERRED** for site visits:

(Item 5) Site Ref. CO013 - Land adjacent to Cockett Pond, Cockett

50 units.

Mrs Crossly (petitioner) spoke against the site being included in the Local Development Plan.

Geoff Bacon (City and County of Swansea, Corporate Property) addressed the Committee in favour of the site being included as a candidate site.

Minutes of the Meeting of the Special Planning Committee
(04.06.2015) Cont'd

(Item 20) Site Ref. LF001 - Walters Year, off Swansea Road, Pontlliw

65 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

(Item 12) Site Ref. LF011 - The Poplars, Pontlliw

15 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

(Item 13) Site Ref. MR011 - Land at Rhyd-y-Pandy Road, Pantlasau

10 units.

(Item 14) Site Ref. MR015 - Land at rear of Glyncollen Primary School, Morrison

35 units.

(Item 16) Site Ref. MR019 - Land at Cwmrhydyceirw Quarry, Morryston

300 units.

(Item 17) Site Ref. MB005 - Land off Clasemont Road, Morryston

750 units.

Councillor D G Sullivan (Llangyfelach Ward Member) spoke against the site being included in the Local Development Plan.

(Item 21) Site Ref. GT005 - Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton

90 units.

Mr Higgon and Councillor S M Jones (Gowerton Ward Member) spoke against the site being included in the Local Development Plan.

Minutes of the Meeting of the Special Planning Committee
(04.06.2015) Cont'd

Philippa Cole (site promoter) spoke in favour of the site being included in the Local Development Plan.

(Item 22) Site Ref. GT006 - Land to the east of Fairwood Terrace, Gowerton

35 units.

Councillor S M Jones (Gowerton Ward Member) spoke against the site being included in the Local Development Plan.

(Item 23) Site Ref. PG002 - Land at Parc Mawr Farm, Penllergaer

850 plus units.

Mr D Harris (objector, on behalf of Penllergaer Community Council) and Councillor E W Fitzgerald (Penllergaer Ward Member) spoke against the site being included as a candidate site.

Robin Williams (Asbri Planning) addressed the Committee as the site promoter.

(Item 24) Site Ref. PG004 - Land at Penllergaer Civic Offices

80 units.

Councillor E W Fitzgerald (Penllergaer Ward Member) spoke against the site being included as a candidate site.

- (3) a plan of the proposed sites in the North and Greater North-West Strategic Housing Policy zones be provided to the Committee.

The meeting ended at 12.15 p.m.

CHAIR