

## CITY AND COUNTY OF SWANSEA

### MINUTES OF THE MEETING OF THE SPECIAL PLANNING COMMITTEE

HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON  
MONDAY 8 JUNE 2015 AT 10.00 A.M.

**PRESENT:** Councillor P Lloyd (Chair) presided

<b>Councillor(s):</b>	<b>Councillor(s):</b>	<b>Councillor(s):</b>
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 D J Lewis (Gorseinon Ward Member)  
Councillors P Downing and J E C Harris (Pontarddulais Ward Members)  
Councillor J W Jones (Killay South Ward Member)  
Councillor K E Marsh (Bishopston Ward Member)

#### 12. APOLOGIES FOR ABSENCE

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

#### 13. DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS

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

#### 14. 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:

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**(Item 2) Site Ref. CL007 - Land at Graigola Road**

25 units.

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

**(Item 4) Site Ref. CL011 - Land at Ramsey Road**

60 units.

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

**(Item 5) Site Ref. CL015 - Former Teachers' Centre, Gellionen Road**

10 units.

The site was recommended for approval to Council for inclusion within the Local Development Plan Deposit Plan subject to the additional concerns regarding access to the site being highlighted to developers.

**(Item 6) Site Ref. CW004 - Manselton Primary School, Manor Road**

30 units.

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

**(Item 7) Site Ref. CW005 - Cwmbwrla Primary School, Stepney Street**

20 units.

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

**(Item 11) Site Ref. KB012 - Land at Garden Village**

750 plus units.

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A letter from Councillor W Evans (Kingsbridge Ward Member) was reported which highlighted concerns in relation to traffic surrounding this site.

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

**(Item 12) Site Ref. KB014 - Land at West Street, Gorseinon**

20 units.

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

**(Item 13) Site Ref. KB015 - Land to south of Highfield, Loughor Road**

60 units.

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

**(Item 14) Site Ref. LL003 - Beili Glas, Glebe Road, Loughor**

100 units.

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

**(Item 16) Site Ref. PY013 - Land at Brynafon Road, Gower View Road, Clos Cwrt-y-Carne**

225 units.

Councillor D W Cole (Penyrheol Ward Member) highlighted access issues in relation to site.

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

**(Item 18) Site Ref. PT017 - Land at Bolgoed Road, Pontarddulais**

50 units.

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Dr Susan Barnes (petitioner) 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 19) Site Ref. PT023 - Land east of Carreg Teilo, Pontarddulais**

30 units.

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

**(Item 20) Site Ref. UL002 - Land at Heol Pentre-Bach**

40 units.

Francis Sinfield (petitioner) spoke against the site being forwarded as a candidate site.

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

Councillor D W Cole (Penyrheol Ward Member) highlighted potential access problems at the site.

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

**(Item 21) Site Ref. UL015 - Land south of Glebe Road, Loughor**

130 units.

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

**(Item 23) Site Ref. KN004 - Hendrefoilan Student Village**

300 units.

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

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

**(Item 3) Site Ref. CL008 - Land at Tanycoed Road**

70 units.

**(Item 8) Site Ref. GO001 - Land east of Pontarddulais Road, Gorseinon**

90 units.

Councillor D J Lewis (Gorseinon Ward Member) addressed the Committee in respect of this site.

**(Item 9) Site Ref. GO007 - Parc Melin Mynach, Gorseinon**

250 units.

Councillor D J Lewis (Gorseinon Ward Member) highlighted concerns in relation to this site being forwarded as a candidate site.

**(Item 10) Site Ref. GO008 - Land at Parc Melin Mynach and Heol Eifion, Gorseinon**

25 units

Councillor D W Cole (Penyrheol Ward Member) highlighted natural environment and wildlife concerns in respect of this site.

**(Item 15) Site Ref. PY012 - Land at Tyrisha Farm, Grovesend**

45 plus units.

Councillor D W Cole (Penyrheol Ward Member) highlighted access issues in relation to this site.

**(Item 17) Site Ref. PT002 - Land north of Pontarddulais**

720 plus units.

Dr Susan Barnes (petitioner) and Susie Davies AM spoke against the site being forwarded as a candidate site.

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Pete Sully and Chris Jenkins (Persimmon Homes) addressed the Committee as site promoters.

Councillors P Downing and J E C Harris (Pontarddulais Ward Members) addressed the Committee in respect of the traffic infrastructure in Pontarddulais and the effect this site would have on traffic.

(Item 22) Site Ref. KS001 - Land off Rowan Close, Killay South

10 units.

Miss C Thomas (petitioner) and Councillor J W Jones (Killay South Ward Member) spoke against the site being forwarded as a candidate site.

(Item 24) Site Ref. BI002 - Land rear of 51b, Bishopston Road, Bishopston

30 units.

Councillor K E Marsh (Bishopston Ward Member) spoke against the site being forwarded as a candidate site.

- (3) Special Planning Committee Meeting - 1 June 2015 - the undermentioned items be amended as follows:

**(Item 4) Site Ref. CA012 - Sail Bridge Site, East Burrows Road**

50 units.

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

**(Item 5) Site Ref. CA013 - Site 9, Trawler Road**

30 units.

The site was recommended for a site visit.

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**(Item 6) Site Ref. CA014 - Vetch Field, Glamorgan Street**

40 plus units.

The site was recommended for a site visit.

The meeting ended at 11.50 a.m.

**CHAIR**