

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT THE COUNCIL CHAMBER, GUILDHALL, SWANSEA ON
TUESDAY, 8 DECEMBER 2015 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) presided

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

Also Present: Councillors M C Child, C E Lloyd, J A Raynor, R C Stewart & D G Sullivan.

Apologies for absence: Councillor P Downing.

74 DISCLOSURE OF PERSONAL & PREJUDICIAL INTERESTS.

The Monitoring Officer read a statement to the Committee and Public Gallery and provided Members with the following advice, which he requested be recorded in the minutes of the meeting:

- When taking a decision Councillors must have regard to material considerations and only to material considerations, and to give fair consideration to points raised, whether in the Officer's report or in representations made to them at the meeting of the Planning Committee.
- Sufficient attention to the contents of the report must be given and you must consider all arguments advanced at Planning Committee in favour and against the proposal, including (but not limited to) any new arguments
- You are not bound by any previous support or opposition you have shown for the new school at Parc y Werin
- You must approach the decision with an open mind and be willing, if persuaded, to change your view;
- Previous indications – including membership of a Facebook page - are not pre-determination unless you have made statements or taken a position which indicates that you are unwilling to countenance changing your view.
- If you have made statements or taken a position which indicates not simply that you are pre-disposed to a particular view, but that you are unwilling to change your view - then you should not take part in the consideration of this item

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.76 – Application to Register Land North of Caergynydd Road – Personal and Prejudicial as I was involved with residents on the application and left prior to discussion.

Councillor D W W Thomas – Minute No.78 – Planning Application 2015/2074(Item1) – Personal – as Deputy Cabinet Member for Education.

75 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee meeting held on 10 November 2015 be approved as a correct record.

76 **APPLICATION TO REGISTER LAND NORTH OF CAERGYNYDD ROAD, WAUNARLWYDD, SWANSEA AS A TOWN OR VILLAGE GREEN.**

The Head of Legal and Democratic Services presented a report which outlined the recommendation of the Inspector relating to the application made to register land in Caergynydd Road, Waunarlwydd.

The background history to the application, the legal tests undertaken, the objection received, the legal advice received and the conclusion of the Inspector were all outlined and detailed to the Committee.

RESOLVED that

1) the application for the above registration be refused in accordance with the recommendation of the Inspector.

2) no part of the land of the application site be added to the Register of Town or Village Greens under Section 15 of the Commons Act 2006.

77 **COMMONS REGISTRATION - APPLICATION FOR THE REGISTRATION OF LAND CLAIMED TO HAVE BECOME COMMON LAND AFTER 2 JANUARY 1970 - REGISTER UNIT 54, STAFFORD COMMON, COMMUNITY OF LLWCHWR.**

The Head of Legal and Democratic Services presented a report to amend the Register of Common Land by the inclusion on the register, land forming part of the dismantled railway line, south of Swansea Road, Kingsbridge, Llŵchwr, Swansea in substitution for land forming part of Stafford Common, East of Victoria Road, Kingsbridge, Llŵchwr, Swansea which is claimed to have ceased to be common land.

The background to the application, the legal process followed, the objection received and the grounds for amending the register were all outlined and detailed in the report.

RESOLVED that

- 1) the application for the above amendment to the Register of Common Land be granted,
- 2) the land identified in the report as the 'substituted land' be added to the Register of Common Land under Section 13 of the Commons Registration Act 1965,
- 3) the land identified in the report as the 'taken land' be removed from the Register of Common Land under Section 13 of the Commons Registration Act 1965.

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DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990.

The Head of Economic Regeneration and Planning presented a series of planning applications.

Amendments to this schedule were reported and are indicated below by (#).

RESOLVED that:

(1) the undermentioned planning applications **BE APPROVED** subject to the conditions in the report and/or indicated below:

#(Item 1) Planning Application.2015/2074 - Land at Parc Y Werin, Gorseinon, Swansea.

Aaron Phillips & Crispian Huggill (objectors) and Christine Evans, Glenda Gibbon & Summer Thomas (in support) addressed the Committee.

Councillor R C Stewart(Leader), Councillor J A Raynor(Cabinet Member for Education), Councillor M C Child(Cabinet Member for Wellbeing & Healthy City) and Councillor C E Lloyd(St Thomas Ward Member) and all spoke in favour of the application.

A visual presentation was provided.

Late letter from Suzy Davies AM raising residents concern reported.

15 further letters of objection and 1 letter of support reported.

The Pollution Control Officers response to issues raised by the late letters of objection in particular the issue of arsenic on site was outlined. Condition 17 deleted as a result of this response.

#(Item 2) Planning Application.2015/1515 - Land at Bryntywod, Llangyfelach, Swansea.

Vince Hide(objector) & Oliver Taylor(applicant) addressed the Committee.

Councillor D G Sullivan(Local Member) addressed the Committee in support of the local residents and spoke against the application.

Councillor R C Stewart(Leader) addressed the Committee regarding the current council policies relating to the application. He suggested that the current policy could be reviewed and updated.

Late letter of objection from Friends of the Earth supporting the Swansea Branch objections reported.

Late correspondence from Swansea Friends of Earth reported querying response of NRW to Dwr Cymru/Welsh Water comments. NRW confirmed they were satisfied with details submitted.

Later petition of objection (257 signatures) and 2 late letters of objection reported.

#(Item 3) Planning Application.2015/1493 - Eastmoor House, Westlands Avenue, West Cross, Swansea.

Georgina Hayman & John Thomas(objectors) and Steve Kissick(agent) addressed the Committee.

Councillor M C Child(Local Member) addressed the Committee and outlined residents concerns in particular relating to the proposed access to the site.

Late letter from Glamorgan Gwent Archaeological Trust reported. Condition 12 deleted as a result of the comments.

Two late letters of objection reported.

A visual presentation was provided.

#(Item 4) Planning Application.2015/1209 - Killan Fach Farm, Dunvant, Swansea.

Charlotte Norton(Welsh Government Officer) addressed the Committee and spoke in support of the application.

Councillor J A Raynor(Local Member) addressed the Committee and spoke further to her written objections against the application.

Two late letters from applicant and Ynni'r Fro reported.

#(Item 5) Planning Application.2015/1546 - Land at Carn Nicholas Farm, Bonymaen, Swansea.

28 late letters of support reported.

Bob Morgan(applicant) addressed the Committee.

The Chair read out a statement of support for the application from Councillor V M Evans(Local Member).

A visual presentation was provided.

#(Item 6) Planning Application.2015/1739 - Beaufort Reach, Siemens Way, Swansea Enterprise Park, Swansea.

#(Item 7) Planning Application.2015/2119 - Lidl UK Gmbh, Trallwn Road, Llansamlet, Swansea.

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APPROVAL OF DRAFT SUPPLEMENTARY SHOP FRONT & COMMERCIAL FRONTAGE GUIDANCE FOR CONSULTATION.

The Head of Economic Regeneration and Planning submitted a report which provided an overview of the draft shop and commercial frontage Supplementary Planning Guidance (SPG) document and sought authorisation to undertake public and stakeholder consultation.

The five main design approaches of the proposals and the proposed length of the consultation exercise were outlined.

Members welcomed the proposals.

RESOLVED that the draft SPG as outlined at Appendix A to the report be approved as a basis for public consultation.

The meeting ended at 5.15 pm

CHAIR