

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
4 OCTOBER 2016 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black

A M Cook

H M Morris

Councillor(s)

A C S Colburn

M H Jones

D W W Thomas

Councillor(s)

D W Cole

E T Kirchner

T M White

Apologies for Absence

Councillor(s): P B Smith and M Thomas

30 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City & County of Swansea, the following interests were declared:

Councillor D W Cole – Minute No.33 - Application to Register Land Known as Parc y Werin, Gorseinon, Swansea as a Town or Village Green - Application No. 2734(S) – Personal – as Local Member.

Councillor D W W Thomas – Minute No.33 - Application to Register Land Known as Parc y Werin, Gorseinon, Swansea as a Town or Village Green - Application No. 2734(S) – Personal – as Deputy Cabinet Member for Education.

31 **MINUTES.**

RESOLVED that the Minutes of the Planning Committee held on 6 September 2016 be approved as a correct record.

32 **ITEMS FOR DEFERRAL / WITHDRAWAL.**

None.

33 **APPLICATION TO REGISTER LAND KNOWN AS PARC Y WERIN, GORSEINON, SWANSEA AS A TOWN OR VILLAGE GREEN - APPLICATION NO. 2734(S).**

Sandie Richards, Principal Lawyer presented a “for information” report on behalf of the Head of Legal & Democratic Services which updated the Committee on the decision of the Inspector to hold a non-statutory inquiry as in his opinion “the dispute between the parties has now become sufficiently complex and unstraightforward that the best way of seeking to resolve it is actually to require both parties to come to a local inquiry”.

She indicated that the inquiry is likely to take place in the New Year.

34 **DETERMINATION OF PLANNING APPLICATIONS UNDER THE TOWN & COUNTRY PLANNING ACT 1990.**

A series of planning applications were presented on behalf of The Head of Planning & City Regeneration.

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 2016/0662 - The Piazza, Parc Tawe, Swansea

Richard Haynes (agent) spoke in support of the application, and visuals were shown in support of his comments.

Late correspondence from the applicant was reported.

Application approved in accordance with recommendation subject to the following amendments to conditions and the completion of a new Section 106 Unilateral Undertaking/Deed of Variation:

Condition 7:

Units 1, 5A, 5B, 5C, 6A, 6B, 6C, 6D, K1, K2, K3 and K4 hereby permitted at Parc Tawe Phase 1 (as defined on submitted Site Plan 9485 P-024 Rev U) must not be sub-divided below 700 sq m (gross external area) or further amalgamated above 3,500 sq m (gross external area).

Condition 11

The final design and treatment of the newly exposed western and north western elevations to Plantasia shall be implemented in accordance with the approved details under condition discharge ref:2015/2367. Notwithstanding the details indicated in the approved drawing 9485 E-05 J, the precise design and location of the entrance area to Plantasia shall be submitted to and approved in writing by the Local Planning Authority acting reasonably. The details of the entrance area shall be implemented in accordance with the approved scheme.

Condition 13:

The approved landscaping scheme under condition discharge ref:2015/2513 shall be carried out by the developer (provided that the developer using reasonable endeavours obtains any necessary consents from the local authority) prior to beneficial use of any of the Units at 2A, 2B, 2C, 3, 8, K1, K2, K3 and K4. Any trees or shrubs planted in accordance with this condition which are removed shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. Any trees or shrubs planted in accordance with this condition which die or become seriously diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

(Item 3) Planning Application 2016/1416 - The Boat Yard, adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter, Swansea

A visual presentation was provided.

2) the undermentioned planning application **BE DEFERRED** under the **two stage voting process** for further officer advice on the issues raised by Members specifically with regard to the reasons for refusal on grounds of noise and disturbance, refuse arrangements, car parking and the encroachment of HMO's.

(#) (Item 2) Planning Application 2016/1249 - 26 Pinewood Road, Uplands, Swansea

Prior to deferral Jayne Keeley (objector) spoke against the application and Councillor J C Bayliss (Local Member) also addressed the Committee and spoke against the application.

Additional late letter of objection reported.

35 **ANNUAL PERFORMANCE REPORT.**

The Head of Economic Regeneration and Planning presented the Annual Performance Report. The report is seen by Welsh government as important mechanism for monitoring Local Planning Authorities performance against a key set of national performance indicators

The report is also a important tool for benchmarking the performance of Local Authorities across Wales. The draft report for 20151- which was a period which saw s significant change in how the Authority dealt with planning applications including a revised committee structure and amended scheme of delegation was detailed at Annex A to the report.

The actual performance figures, improvements achieved and issues to be addressed were detailed in the report, along with a series of appeal decisions from applications that had been made contrary to officer recommendations.

The meeting ended at 3.30 pm

CHAIR