

CITY AND COUNTY OF SWANSEA

MINUTES OF THE PLANNING COMMITTEE

**HELD AT COUNCIL CHAMBER, GUILDHALL, SWANSEA ON TUESDAY,
4 JULY 2017 AT 2.00 PM**

PRESENT: Councillor P Lloyd (Chair) Presided

Councillor(s)

L S Gibbard
R D Lewis
L J Tyler-Lloyd

Councillor(s)

M H Jones
P B Smith
T M White

Councillor(s)

E J King
D W W Thomas

Also Present:

Councillors J P Curtice, N J Davies, C E Lloyd & P N May

Apologies for Absence

Councillors: P M Black, M B Lewis and A H Stevens

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

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

Councillor T M White – Agenda Item 5 – Supplementary Planning Guidance (HMO) – Personal – I have a relative living in the SPG area.

14 **MINUTES.**

RESOLVED that the Minutes of the Planning Committees held on 25 May & 6 June 2017 be approved as correct records.

15 **ITEMS FOR DEFERRAL/WITHDRAWAL.**

None.

16 **SUPPLEMENTARY PLANNING GUIDANCE ON HOUSES IN MULTIPLE OCCUPATION AND PURPOSE BUILT STUDENT ACCOMMODATION.**

The Team Leader and the Planning Consultant from Lichfields on behalf of the Head of Planning & City Regeneration presented a detailed report which outlined to Members the representations received during the recent public consultation, and sought to agree the responses to these and proposed amendments to the Guidance, and to adopt the final version as Supplementary Planning Guidance (SPG).

The background details to the preparation of the proposals which have been produced in partnership with the planning consultants Lichfields were outlined and detailed in the report.

The planning context, purpose of the SPG, the public consultation and engagement exercise undertaken, the responses received and the key issues arising from the consultation were all detailed in the report along with the financial and legal implications.

A visual presentation was provided and further late letters of objection were reported.

Mr Roach and Mr Rowe spoke against the proposals.

Councillors C E Lloyd & N J Davies (Local Members) spoke in relation to the proposals, and raised concerns from local residents and sought clarity on certain aspects of the proposed guidance. Councillor P N May (Local Member) spoke against the proposals and suggested proposed amendments to the scheme.

Committee Members then debated and discussed the proposals. The Committee was advised by the Planning Officer that alterations to the SPG that would place additional restrictions on HMOs will give rise to the need for further work to consider the consequential impacts of such changes and the need for other necessary amendments to the SPG. The Committee was also advised by the Legal Officer that amendments to the recommendation in the report that involve changes to the SPG, such as proposed amendments to the threshold limits, could not be done without undertaking a further consultation exercise.

RESOLVED that the recommendations as outlined in the report be not approved and that further work be undertaken to revise the SPG and carry out further public consultation. It was resolved that the further work re-examines the threshold limits for HMO's in the County, including the impact of introducing a 15% threshold in the south of the Uplands ward and of introducing a policy to preclude 'sandwiching' of non-HMO properties between HMOs.

17 **APPROVAL OF DRAFT UPDATED SUPPLEMENTARY HOUSEHOLDER DESIGN GUIDANCE FOR CONSULTATION.**

The Head of Planning & City Regeneration presented a report which provided Committee with an overview of the draft updated 'A Design Guide for Householder Development' Supplementary Planning Guidance (SPG) document and sought authorisation to undertake public and stakeholder consultation.

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

18 **TREE PRESERVATION ORDER - 611 LAND AT 344 SWANSEA ROAD, WAUNARLWYDD, SWANSEA.**

The Head of Planning and Regeneration presented a report which sought consideration of the confirmation as a full order, the provisional TPO 611 at land at 344 Swansea Road, Waunarlyydd, Swansea.

The objection and representations received regarding the proposal were outlined and detailed in the report.

RESOLVED that the Tree Preservation Order 611: Land at 344, Swansea Road, Waunarlyydd, Swansea be confirmed.

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

#(Item 1) Planning Application 2017/1049/FUL – 123 St Helens Avenue, Brynmill, Swansea

As the SPG on HMOs was not adopted by Committee, Recommendation B (refusal) was withdrawn.

#(Item 2) Planning Application 2017/0993/FUL – 90 Hawthorn Avenue, Uplands, Swansea

Mr M Blagrove (objector) and Mr D Micklewright (in support) addressed the Committee.

A visual presentation was provided.

#(Item 3) Planning Application 2017/0775/FUL – Land at Heol Pentre Bach, Gorseinon, Swansea

Mr A Rees (agent) addressed the Committee.

Councillor J P Curtice (Local Member) addressed the Committee and requested that the proposed traffic calming proposals be amended to include plateaus and not speed humps.

Report updated as follows:

Page 242 – Typing error in site history. Application 2015/2506 was approved on 30 September 2016 not 30 September 2011.

Since the report was written, work has started on site to implement planning permission 2015/2506. The planning permission is therefore extant, and will remain in perpetuity. Consequently, and as outlined on page 264 of the report, the principle of development does not need to be considered further.

Approved subject to a S106 agreement.

#(Item 4) Planning Application 2017/0482/S73 – Land at Drummau House, Birchgrove Road, Birchgrove, Swansea

Mr N Green (agent) addressed the Committee.

Report updated as follows:

In the penultimate paragraph on page 290 of the report, line 4 should read “save for the replacement of ‘Lucy Thomas’ and ‘Lisa Thomas’ with ‘Louise Thomas’ and ‘Emma Jones’

Approved subject to temporary planning permission for 4 years being granted and to the named individuals as outlined.

#(Item 5) Planning Application 2017/0768/S73 – Land to the West of Parc Y Bont, off Trinity Place, Pontarddulais, Swansea

The meeting ended at 4.37 pm

CHAIR