



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber, Guildhall, Swansea

Tuesday, 2 April 2019 at 2.00 pm

**Present:** Councillor P Lloyd (Chair) Presided

**Councillor(s)**

C Anderson  
M B Lewis  
A H Stevens  
T M White

**Councillor(s)**

L S Gibbard  
R D Lewis  
D W W Thomas

**Councillor(s)**

M H Jones  
P B Smith  
L J Tyler-Lloyd

**Also Present:**

Councillors C R Doyle, J A Hale, L James, C E Lloyd, P M Matthews, I E Mann, P N May, A Pugh, R V Smith C Stewart & M Sykes

**Apologies for Absence**

Councillor(s): P M Black

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**58 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:

Councillors C Anderson, L S Gibbard, M H Jones, M B Lewis, P Lloyd, P B Smith, A H Stevens, D W W Thomas & T M White – Minutes No 61 – Item 6 – 2019/0319/TPO – Personal – Applicant is a fellow Councillor.

**59 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 5 March 2019 be approved and signed as a correct record.

**60 Items for Deferral/Withdrawal.**

None.

**61 Determination of Planning Applications under the Town & Country Planning Act 1990.**

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

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

**Resolved that:** -

- 1) the undermentioned planning application **Be Deferred** pending a decision from Welsh Government on the call-in request.

**#(Item 1) – Planning Application 2018/2059/FUL - Small scale waste to energy recovery facility including extension to existing building, external plant, associated structures and 25m chimney stack at Biffa Waste Services, Clarion Close, Swansea Enterprise Park, Swansea**

Prior to deferral – report updated as follows:

Call In Request Update

Page 41 of the report indicates that a request has been made for the application to be called-in for determination by the Welsh Ministers. The Minister has now issued a Holding Direction preventing the Council from granting planning permission without the prior authorisation of the Welsh Ministers. The holding direction has been issued to allow the Welsh Ministers further time to consider whether the application should be referred to the Welsh Ministers for decision.

The Direction does not prevent the Local Planning Authority from continuing to process the application. Committee can refuse the application or resolve to approve the application but the Council cannot issue a planning permission without the prior authorisation of the Welsh Ministers.

Other updates

At the bottom of page 42, details of the specific waste types on the draft environmental permit are provided. Pollution control officers have indicated that wastes from human or animal healthcare and/or related research no longer forms part of the specific waste types on the draft environmental permit.

The Stakeholder Engagement Unit of the Education department has indicated that having considered the advice provided by the Council's Pollution Control Division, Natural Resources Wales and Abertawe Bro Morgannwg University Health Board the Education Department's objection is withdrawn.

- 2) the undermentioned planning applications **Be Approved** subject to the conditions in the report and/or indicated below(#):

**#(Item 2) – Planning Application 2018/2580/FUL - Construction of 70 dwelling units comprising: 36 'affordable' dwellings :- 12 x one bed apartments, 15 x two bed houses, 3 x two bed bungalows and 6 x three bed houses; and 34 'local needs' open market dwellings:-10 x two bed houses, 6 x three bed houses, 4 x three bed bungalows, and 14 x four bed houses, and associated detached garages, access, highway works, open space and landscaping (Amended layout) at Land North Of Pennard Road And East Of, Pennard Drive, Southgate, Swansea**

A visual presentation was provided.

Phil Baxter (agent) and Gary Gregor (objector) addressed the committee.

Councillor L James (Local Member) addressed the committee and outlined her objections to the proposals.

Report updated as follows:

Page 117 – Drainage – second para – replace sentence with “Dwr Cymru / Welsh Water (DCWW) have confirmed that they raise no objection to the application subject to a condition stating that no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network”

Twenty five additional late letters of objection have been received reiterating the objections previously received.

Late of objection received from Councillor Lynda James.

Three additional late letters of objection from Pennard Community Council received.

Application approved subject to a Section 106 Planning Obligation.

**#(Item 4) – Planning Application 2019/0163/FUL - Retention of use as a 7 bedroom HMO at 105A Walter Road, Swansea**

A visual presentation was provided.

Hywel Purchase (agent) addressed the committee.

Councillors I Mann & P N May (Local Members) addressed the committee and outlined their objections to the proposals.

**#(Item 5) – Planning Application 2019/0191/FUL - Change of use from residential (Class C3) to 3 bed HMO (Class C4) for 3 people at 39 Foxhole Road, St Thomas, Swansea**

A visual presentation was provided.

John Row (objector) addressed the committee.

Councillors J A Hale & C E Lloyd (Local Members) addressed the committee and outlined their objections to the proposals.

**#(Item 6) – Planning Application 2019/0319/TPO - To crown reduce by 5 metres and lop 7 Oak trees covered by TPO 100 at Land Adjacent To 52 Denbigh Crescent, Ynysforan, Swansea**

(2) the undermentioned planning application **Be Refused** for the reasons indicated in the report:

**#(Item 3) – Planning Application 2019/0239/FUL - Construction of 20 bungalows (affordable) with associated drainage works and amenity space at Land Off, Heol Pentre Bach, Gorseinon, Swansea**

A visual presentation was provided.

Jason Evans (agent) addressed the committee.

Councillor R V Smith (Local Member) addressed the committee and outlined his support for the officer recommendation of refusal.

**62 Planning Applications: 2019/0577/106 and 2018/0358/S73 - Residential Development for the Construction of 41 Units, Including Access and All Other Associated Works - Heol Pentre Bach, Gorseinon, Swansea.**

The Head of Planning and City Regeneration presented a report which sought authorisation to modify the S106 agreement (planning obligation) for the development at Heol Pentre Bach.

The background to the original application's approval was outlined and detailed in the report.

The main issues relating to the wording of the original Section 106 agreement that had been highlighted subsequently were also outlined.

**Resolved** that the modification of the S106 agreement (planning obligation) to amend the terminology to omit the term "rented" from the definition of "intermediate housing" and update the remainder of the agreement accordingly so that the applicant can utilise other WG approved intermediate products be approved.

The meeting ended at 4.00 pm

**Chair**