



City and County of Swansea

## Minutes of the **Planning Committee**

Council Chamber - Guildhall, Swansea

Tuesday, 3 September 2019 at 2.00 pm

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

**Councillor(s)**

C Anderson  
L S Gibbard  
R D Lewis  
T M White

**Councillor(s)**

P M Black  
S M Jones  
P B Smith  
L J Tyler-Lloyd

**Councillor(s)**

W Evans  
M B Lewis  
D W W Thomas

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Sally-Ann Evans  
Tom Evans  
Dave Owen  
Amanda Pugh  
Ryan Thomas

Democratic Services Officer  
Principal Telematics Engineer  
Area Team Leader  
Senior Lawyer  
Principal Planning Officer (Policy)  
Principal Planning Officer  
Senior Engineer  
Planning Control Manager

**Apologies for Absence**

None

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**19 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, M B Lewis, P Lloyd & T M White – Personal – Item 4(2019/0069/FUL) – Members of the Port Health Authority.

**20 Minutes.**

**Resolved** that the Minutes of the Planning Committee held on 6 August 2019 be approved and signed as a correct record.

**21 Items for Deferral/Withdrawal.**

None.

**22 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.

**Resolved** that

- (1) the undermentioned planning applications **Be Approved** subject to the conditions in the report:

**(Item 1) – Planning Application – 2019/1557/FUL - Conversion of dwelling into 2 flats with external alterations at 90 Eaton Road, Brynhyfryd, Swansea**

A visual presentation was provided.

Noel West (objector) addressed the Committee.

**(Item 2) – Planning Application – 2019/1138/FUL - Construction of new 2.5 form entry Welsh medium primary school incorporating Flying Start facility including playing fields, MUGA, car parking/drop-off facilities, and alterations to the existing traffic arrangements and circulation at the wider Ysgol Gyfun Gymraeg Bryn Tawe School and Community Leisure site, Penlan, Swansea at Land Adjacent To Ysgol Gyfun Gymraeg Bryn Tawe, Heol Gwyrosydd, Penlan, Swansea**

A visual presentation was provided.

**(Item 3) – Planning Application – 2019/1635/FUL - Change of use from A1 (retail) to motor vehicles sales (Sui Generis) with associated external alterations and modification of Section 106 relating to planning permission 92/0865 dated 12th January 1993 to allow for the sale of motor vehicles and ancillary goods at Unit 23 Samlet Road, Swansea Enterprise Park, Swansea**

A visual presentation was provided.

Approved subject to the modification and/or discharge of the legal agreement attached to planning permission 92/0865 to allow for motor vehicle sales.

**(Item 4) – Planning Application – 2019/0069/FUL - Retention and completion of detached building for aquaculture uses with associated portacabin and enclosure to house generator at Plot On, Queens Dock, Swansea**

A visual presentation was provided.

**(Item 5) – Planning Application – 2019/1543/S73 - Residential development comprising 91 units in 1 no. freestanding 4 storey block with Class A3 (food and drink) unit at ground floor and 1 no. part 5 storey, part 6 storey, part 7 storey, part 8 storey, part 9 storey, part 11 storey block, with basement car parking, landscaping and infrastructure requirements - Section 73 application to vary condition 1 of planning permission 2006/0499 granted 10th September 2006 in relation to the construction of an additional basement (2 levels), revised parking layout and provision of battery storage units (including access area) at Plot B3 Riverside Wharf, Swansea Waterfront, Swansea**

A visual presentation was provided.

**23 Draft Supplementary Planning Guidance: Houses in Multiple Occupation and Purpose Built Student Accommodation.**

The Head of Planning & City Regeneration presented a report which sought to provide Members with an overview of draft Supplementary Planning Guidance (SPG) relating to Houses in Multiple Occupation (HMO) and Purpose Built Student Accommodation (PBSA), and sought authorisation to undertake public consultation on the draft document.

The background overview, planning context, summary of the main proposals for changes to SPG for both HMOs and PBSA, the consultation process and the next steps to be taken were all outlined in detail to Committee.

Councillor C E Lloyd (St Thomas Ward Member) spoke in support of the proposals.

**Resolved** that the SPG as outlined at Appendix A to the report be approved for the purpose of consultation.

**24 Planning Application Ref: 2018/1014/FUL - Construction of 20 no. detached dwellings, garages and associated access and landscaping works and demolition of 188 St. Teilo Street, Pontarddulais.**

The Head of Planning & City Regeneration presented a report which sought authorisation to amend the proposed requirements of section 106 agreement of the town and country planning act 1990 (as amended) to remove the affordable housing contribution.

The background issues and history relating to the application were outlined and detailed, in particular the discussions with the applicant and subsequent viability appraisal submitted since the application was considered by Committee in March 2019 which indicates that the inclusion of the affordable housing would be excessive for the site.

Officers having considered the viability appraisal and taking into account all the circumstances of the case agree that the requirement to provide affordable housing should be removed from the proposed legal agreement.

**Resolved** that the planning application be approved subject to the

Minutes of the Planning Committee (03.09.2019)  
Cont'd

conditions outlined in the previous report and either:

- the applicant entering into a S106 agreement (planning obligation) to provide the combined Highways and Education contributions of £124,776 only in the following timescales:
  - Sale of 6<sup>th</sup> unit - £45,000
  - Sale of 12<sup>th</sup> Unit - £45,000
  - Sale of 18<sup>th</sup> unit - £34,776; or
- the applicant submitting an Unilateral Undertaking to secure these contributions.

The meeting ended at 3.20 pm

**Chair**