



City and County of Swansea

## Minutes of the **Planning Committee**

**Multi-Location Meeting - Gloucester Room, Guildhall / MS**

**Teams**

**Tuesday, 5 July 2022 at 2.00 pm**

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

**Councillor(s)**

M Bailey  
A J Jeffery  
R D Lewis  
R A Williams

**Councillor(s)**

P M Black  
M H Jones  
N L Matthews

**Councillor(s)**

P Downing  
M B Lewis  
T M White

**Also present**

Councillors E W Fitzgerald, R Fogarty & W G Thomas

**Officer(s)**

Gareth Borsden	Democratic Services Officer
Matthew Bowyer	Principal Telematics Engineer
Ian Davies	Development Manager
Sally-Ann Evans	Lead Lawyer
Tom Evans	Strategic Planning Team Leader
Andrew Ferguson	Area Team Leader
Chris Healey	Area Team Leader
Phil Holmes	Head of Planning & City Regeneration
Hayley Kemp	Area Team Leader
Dave Owen	Principal Planning Officer
Jonathan Wills	Lead Lawyer

**Apologies for Absence**

Councillor(s): S E Keeton

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### 10 **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:

Councillor P M Black - Planning Application 2022/1031/S73 (Item 5) – personal & prejudicial and left prior to discussion and Planning Application 2022/1167/FUL (Item 7) – personal.

Councillor P Downing – Confirmation of TPO 685 – personal and Planning Application 2022/1031/S73 (Item 5) – personal.

Councillor P Lloyd – Planning Applications 2022/1031/S73 (Item 5) & 2022/1167/FUL (Item 7) – personal.

**11 Minutes.**

**Resolved** that the minutes of the meeting held on 14 June 2022 be approved and signed as a correct record.

**12 Items for deferral/withdrawal.**

None.

**13 Confirmation of Tree Preservation Order 685.**

The Head of Planning and City Regeneration presented a report which sought consideration of the confirmation, as a full Order, of the provisional Tree Preservation Order 685: Llwynderw School 2022

The background details and history to the matter were outlined and detailed in the report by Officers, a provisional TPO had been placed on the tree on 15 March 2022.

The objections and representations received regarding the matter and the damage to a property were outlined and detailed in the report.

The independent report compiled by Mr Mark Chester of Cedarwood Tree Care Ltd for the owner of the property affected was outlined in full at the appendix to the report.

A further late e mail from the objector was reported along with the officer response to the e mail and both were outlined to committee members in the update sheet.

Councillor Rebecca Fogarty (Local Member) addressed the committee and spoke in support of the proposal to confirm the TPO.

**Resolved** that Tree Preservation Order: Llwynderw School 2022, be confirmed.

**14 Determination of Planning Applications under the Town and Country Planning Act 1990.**

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

Amendments/updates to this schedule were reported and are indicated below by (#)  
(Note: Updates to the report referred to below were circulated to Members of the Committee and published on the Council's website prior to the meeting)

**Resolved** that the undermentioned planning applications

- 1) Be **approved** subject to the conditions in the report and/or indicated below:

**#(Item 1) – Planning Application 2021/1495/FUL - Erection of 166 dwellings with associated access, landscaping, open space, green infrastructure, drainage infrastructure and associated works at Land North Of Llewellyn Road, Penllergaer, Swansea**

A visual presentation was given.

Francesca Evans (applicant) addressed the Committee.

Councillor Wendy Fitzgerald (Local Member) addressed the Committee and spoke against the application.

Report updated as follows:

DCWW has advised that condition 15 is no longer required.

One further letter of objection received. No new issues raised.

Note: Application approved in accordance with recommendation subject to a Section 106 Agreement being signed and condition 15 being deleted.

**#(Item 3) – Planning Application 2022/0381/106 - Modification of Section 106 agreement attached to planning permission 2002/1000 granted 19th August 2003 to add a new condition/ mortgagee exclusion clause into Clause 1 of the Third Schedule at 1-54 (inclusive) Llys Hafn Lamberts Road, Swansea**

A visual presentation was given.

Note: Application approved in accordance with recommendation subject to a new Section 106 Agreement being entered into.

**#(Item 4) – Planning Application 2021/2611/FUL - Change of use and conversion from a former public house (Colliers Arms) into two, three storey dwellings, including the addition of two rear dormers, rear rooflights, fenestration alterations, demolition of a single storey structure to the rear, removal of pitched roof at the rear to be replaced with flat roof with lantern lights and bike shed at 31 Hebron Road, Clydach, Swansea**

A visual presentation was given.

Note: Committee resolved to grant delegated powers to the Head of Planning & City Regeneration to approve the application if, at the end of the formal consultation period, no new material considerations are raised in consultation responses.

**#(Item 5) – Planning Application 2022/1031/S73 - Residential development with construction of new vehicular access off Nantong Way (outline) (2006/1902) as varied by Section 73 planning permissions 2014/1189, 2018/1204/S73 and 2019/0536/S73. Variation of condition 8 (permanent access off Nantong Way) of Section 73 planning permission 2018/1204/S73 granted 3rd October 2018 (to extend the trigger to construct the permanent Nantong Way access) Variation of condition 8 of planning permission 2019/2523/S73 granted 4th June 2020 to extend the period of time for completion of construction to 30th April 2023 to allow for highway amendments at Land At Upper Bank, Nantong Way, Pentrechwyth, Swansea**

A visual presentation was given.

Note: Application approved in accordance with recommendation subject to a modification of the highway requirements in the original Section 106 Agreement

**#(Item 6) – Planning Application 2022/0954/RES - Approval of all reserved matters in respect to the development of the Innovation Matrix Building (mixed Business B1 / Education D1 with ancillary A3) including associated landscaping and supporting infrastructure - Phase 1 Swansea Waterfront Innovation Quarter (Details of access, appearance, landscaping, scale and layout pursuant to conditions 08, 09, 15 & 20 of outline planning permission 2015/1584 approved 13th May 2016) at Plots Pc And Pj , Land South Of Fabian Way And East Of River Tawe, Swansea**

A visual presentation was given.

Note: Application approved in accordance with recommendation subject to a modification of the highway requirements in the original Section 106 Agreement.

**#(Item 7) – Planning Application 2022/1167/FUL - Single storey side extension and two storey rear extension at 33 Heol Waun Wen, Llangyfelach, Swansea**

A visual presentation was given.

Report updated as follows:

Following the re-consultation exercise, a further letter of objection has come in from a neighbour reaffirming their objection to the proposals.

2) Be **refused** for the reasons outlined in the report:

**#(Item 2) – Planning Application 2020/2629/FUL - Demolition of existing dwelling and construction of a 4 storey block containing 3 flats at 2 Broadview Lane, Mumbles, Swansea**

A visual presentation was given.

Pauline Cooper (objector) addressed the Committee.

Alex O'Brien (applicant) and Alan Seager (agent) addressed the committee.

Councillor Will Thomas (Local Member) addressed the Committee and spoke against the application.

Report updated as follows:

The second paragraph of the 'Residential Impact' section of the report erroneously refers to 'No 1' on four occasions. Each 'No 1' should be replaced by 'No 3' in this paragraph.

The third paragraph of the 'Residential Impact' section of the report erroneously refers to 'No 3' on two occasions. Each 'No 3' should be replaced by 'No 1' in this paragraph.

Reason for refusal 2 should be replaced by the following;

"The proposed building, by virtue of its inappropriate siting and excessive scale and height, would have an unacceptable overbearing and overshadowing impact on the occupiers of 3 Broadview Lane, and an unacceptable overbearing impact upon the

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Cont'd

occupiers of 1 Broadview Lane, to the detriment of the living conditions that these neighbouring occupiers could reasonably expect to enjoy, contrary to Policy PS2 of the Swansea Local Development Plan (2019) and the Council's Placemaking Guidance for Infill and Backland Development (2021).

The meeting ended at 4.05 pm

**Chair**