



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Council Chamber, Guildhall / MS

Teams

Tuesday, 6 September 2022 at 2.00 pm

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

**Councillor(s)**

M Bailey  
A J Jeffery  
M B Lewis  
T M White

**Councillor(s)**

P M Black  
M H Jones  
R D Lewis  
R A Williams

**Councillor(s)**

P Downing  
S E Keeton  
N L Matthews

**Also present**

Councillors M Durke, O G James, E J King & J D McGettrick

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Sally-Ann Evans  
Andrew Ferguson  
Dave Owen  
Jonathan Wills

Democratic Services Officer  
Principal Telematics Engineer  
Lead Lawyer  
Area Team Leader  
Principal Planning Officer  
Lead Lawyer

**Apologies for Absence**

None

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**20 Disclosures of Personal and Prejudicial Interests.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

**21 Minutes.**

**Resolved** that the minutes of the meeting held on 2 August 2022 be approved and signed as a correct record.

**22 Items for deferral/withdrawal.**

None

**23 Public Rights of Way - Application to Divert Footpath MU5 off Higher Lane Community of Mumbles.**

The Lead Lawyer on behalf of the Chief Legal Officer presented a report which sought consideration of whether to accept or reject an application made to this Authority under the Town and Country Planning Act 1990 to make a public path diversion order relating to footpath number MU5.

The background details and history to the matter were outlined and detailed in the report by Officers, including the land and routes affected, the legal procedures followed, the considerations undertaken and the consultations undertaken.

The responses and objections to the consultation undertaken were outlined by the Officer and detailed fully in the report.

He detailed that the objections received are not considered sufficiently persuasive to warrant the rejection of the application.

**Resolved** that

- (1) the application be approved and that a public path diversion order be made, and:
- (2) if objections are received to the order, the order be referred to the Welsh Ministers for determination.

**24 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

1)the undermentioned planning application **Be Deferred** under the two stage voting process for a further report on the reasons for refusal on grounds of adverse effect on residential amenity; impact of parking and lighting in street scene; contrary to LDP Policy PS2.

**(Item 1) – Planning Application 2022/1230/FUL - Two storey side extension and change of use of existing Health Clinic Building (Class D1) to a Residential Women's Centre (Class C2A) and associated works at Trehafod , Waunarlwydd Road, Cockett, Swansea**

Prior to Deferral

A visual presentation was given.

Helen Jones, Liz McWilliams, Alan Cunningham & Stuart Owen (objectors) addressed the Committee.

Chris Jennings on behalf of the applicant the Ministry of Justice addressed the Committee.

Councillor James McGettrick (Local Member) addressed the Committee and spoke against the application.

Councillor Mike Durke (Local Member) addressed the Committee on behalf of himself and his 2 Cockett ward colleagues and spoke against the application.

Report updated as follows:

Conditions 3, 5, 10 and 11 to be amended to include:

“.....The development shall thereafter be undertaken in accordance with the approved Operational Management Plan (3) / CEMP (5) / sensitive lighting strategy (10) / Invasive Non-native Species (INNS) Management Plan (11)”.

Condition 14 amended to read:

The proposed junction/ access improvements, and installation of a passing bay within the site shall be carried out in accordance with the approved plans: 01 proposed access works and SWEPT path analysis, 02 refuse vehicle tracking site layout, TREHAF- 3277-NMA-TRE-XX-DR-A-0003-S2-D0100 REV 5 proposed site plan received on 29th July 2022 and shall be completed prior to the beneficial occupation of the development and maintained as such thereafter.

Reason: In the interests of highway safety and to minimize the impact of vehicles servicing the development upon congestion.

6 Additional letters of objection including from Councillor M W Locke.

2) the undermentioned planning application **be approved and referred to Cadw** subject to the amendment indicated below:

**(Item 2) – Planning Application 2022/1700/LBC - Construction of a new pontoon, consisting of: a steel bridgehead platform with GRP mesh decking fixed to the wall; 4no. connected glassfibre concrete deck pontoons which rise up and down, 4no. steel vertical guide columns and a hinged steel bridge with GRP mesh decking linking the two, guardrails and gates to the edge of the quayside and the bridgehead platform of stainless steel; and around the pontoons of galvanised steel, 5m high aluminium lighting columns and safety**

**and rescue aids (application for Listed Building Consent) at River Tawe Quay  
Of Former Hafod Copperworks , Swansea**

A visual presentation was given.

Report updated as follows:

The resolution on Page 63 should read:

“Notify the Welsh Ministers, via Cadw, of the intention to APPROVE subject to the following conditions:”

In addition, there is an error on P61, Para 5 – the height of the stainless steel railings is 1.2m.

3) the undermentioned planning application **Be Approved** subject to the conditions in the report and/or indicated below:

**(Item 3) – Planning Application 2021/2825/FUL - Construction of storage building for Tip Treasures, workshop, 5 storage containers with canopies and relocation of 10 staff parking spaces at Unit 22 And The Baling Plant, Ferryboat Close, Swansea Enterprise Park, Swansea**

A visual presentation was given.

Report updated as follows:

There is an unfinished sentence on P73 at the bottom of the page. The sentence should read:

“It is therefore not considered that the introduction of these building in this location would have an adverse impact on the character or visual amenity of the area.”

The meeting ended at 3.35 pm

**Chair**