



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

### Teams

Tuesday, 1 November 2022 at 2.00 pm

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

**Councillor(s)**

P M Black  
M H Jones  
N L Matthews

**Councillor(s)**

P Downing  
M B Lewis  
T M White

**Councillor(s)**

A J Jeffery  
R D Lewis

**Officer(s)**

Gareth Borsden  
Matthew Bowyer  
Ian Davies  
Simon Hughes  
Steve Smith  
Jonathan Wills

Democratic Services Officer  
Principal Telematics Engineer  
Development Manager  
Principal Planning Officer  
Placemaking and Heritage Lead  
Lead Lawyer

**Also present**

Councillor M S Tribe

**Apologies for Absence**

Councillor(s): M Bailey, S E Keeton and R A Williams

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**30 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.

**31 Minutes.**

**Resolved** that the minutes of the meeting held on 4 October 2022 be approved and signed as a correct record.

**32 Items for deferral/withdrawal.**

None.

**33 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 **Be Approved** subject to the conditions in the report and outlined below:

**#(Item 1) – Planning Application 2019/2881/RES - Details of Reserved Matters pursuant to condition 2 of outline planning permission 2017/1822/OUT granted 9th October 2019 for 471 residential units Phases 1A & 3A together with Phase 0 -Spine Street at Land West Of Llangyfelach Road, Tirdeunaw, Swansea**

A visual presentation was given.

Councillor Mark Tribe (Local Member) addressed the Committee and asked a series of questions relating to the application.

Report updated as follows:

The following text shall be included within the "Conditions of the Outline Permission" section within the report. This was omitted due to a formatting error:

Condition 28 – Potable water scheme

The following details have been submitted:

- Proposed Water Main Layout Phase 1A & 3A - Overview of Site Draft Design (Drawing No. 001 Issue 02), received 28th July 2022.

- Potable water timeframe submitted by email 19th August 2022.

In consultation with Dwr Cymru Welsh Water, the above information is considered to be acceptable to satisfy the requirements of condition 28 insofar as it relate to phases 0, 1A and 3A.

Condition 30 – Phase specific arboricultural impact assessment and tree protection plan

The following details have been submitted:

Edp2708\_r014e (Arboricultural Method statement) prepared by EDP, dated September 2022, received 21st September 2022

In consultation with the Council's Landscaping section, the above information is considered to be acceptable to satisfy the requirements of condition 30 insofar as it relates to phases 0, 1A and 3A.

Condition 31 – Tree protection measures

The following details have been submitted:

Edp2708\_r014e (Arboricultural Method statement) prepared by EDP, dated September 2022, received 21st September 2022

In consultation with the Council's Landscaping section, the above information is considered to be acceptable to satisfy the requirements of condition 31 insofar as it relates to phases 0, 1A and 3A.

Condition 46 – Phase specific public art strategy

The following details have been submitted:

Pentref Rhostir Public Art Strategy, prepared by Studio Response, dated June 2022

In consultation with the Council's Cultural Services section, the above information is considered to be acceptable to satisfy the requirements of condition 46 insofar as it relates to phases 0, 1A and 3A.

Condition 47 – Phase Specific Landscape Implementation and Management Plan

The following details have been submitted:

edp2708\_r012c (Landscape and Ecological Management Plan) prepared by EDP dated August 2022, received 22nd August 2022.

In consultation with the Council's ecologist, the above information is considered to be acceptable to satisfy the requirements of condition 30 insofar as it relate to phases 0, 1A and 3A.

The following condition shall be added to the list of recommended conditions and was omitted from the report in error:

Condition 12:

Notwithstanding the provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, roof extensions, porches, buildings, hardstandings or other alterations shall be carried out unless expressly authorised by this permission.

Reason: To prevent inappropriate development on site that may affect the receiving watercourse and create or exacerbate any existing flood risk and in the interests of

visual amenity and the amenities of neighbouring occupier in accordance with LDP Policies PS2, RP4 and RP5.

**#(Item 2) – Planning Application 2022/0904/FUL - Pre-fabricated refrigerator to the rear of the existing warehouse at Morfa Industrial Estate, Unilift South Wales Ltd, Alamein Road, Landore, Swansea**

A visual presentation was given.

Report updated as follows:

The following condition shall be added to the list of recommended conditions and was omitted from the report in error:

Condition 5

Prior to the commencement of development, a Flood Risk Management Plan (as set out in paragraphs 9.8, 9.9 and 9.10 of the Flood Consequences Assessment submitted in support of the application) shall be submitted to and approved in writing by the Local Planning Authority. The approved Flood Risk Management Plan shall then be carried out in accordance with the approved details prior to the first beneficial use of the development hereby approved.

Reason: To mitigate the impact of any flooding events in accordance with the submitted Flood Consequences Assessment.

The meeting ended at 3.23 pm

**Chair**