



City and County of Swansea

## Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Wednesday, 17 May 2023 at 10.30 am

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

**Councillor(s)**

P M Black  
M H Jones  
N L Matthews

**Councillor(s)**

P Downing  
S E Keeton  
R A Williams

**Councillor(s)**

A J Jeffery  
R D Lewis

**Officer(s)**

Gareth Borsden  
Ian Davies  
Eilian Jones  
Sally-Ann Evans  
Chris Healey  
Jonathan Wills

Democratic Services Officer  
Development Manager  
Area Team Leader  
Lead Lawyer  
Area Team Leader  
Lead Lawyer

**Also present**

Councillor M S Tribe

**Apologies for Absence**

Councillor(s): M B Lewis and T M White

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**60 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.

**61 Items for deferral/withdrawal.**

None

**62 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.

**#(Item 1) – Planning Application 2023/0381/FUL - Erection of rear extension (6,226sq.m) to existing warehouse and distribution centre along with demolition of existing link between buildings and part of existing building to facilitate the addition of a new loading bay at Unit 8, Lye Industrial Estate, Pontarddulais, Swansea**

A visual presentation was given.

Report updated as follows:

The Council's Landscape Officer has no objections to the proposal subject to a condition for the submission of a detailed landscaping design.

This condition has already been included in the original report

Amendment to condition 4 and additional condition 19 as below:

- 4 No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
  1. Construction methods: details of materials, how waste generated will be managed;
  2. General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  3. Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
  4. Soil Management: details of topsoil strip, storage and amelioration for re-use.
  5. CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  6. Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities including a restriction that no piling takes place on Sundays, and other measures such as acoustic barriers and details of dust control measures;
  7. Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use

8. Traffic Management: (i) details of site deliveries, which includes a restriction that no construction vehicles shall deliver to, or leave the site during the hours of 7:30-8:30 and 14:30-16:00 Monday-Friday, (ii) details of plant on site, (iii) details of wheel wash facilities

9. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

10. Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

11. Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

12. Excavations/earthworks: full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence.

The CEMP shall be implemented as approved during the site preparation, demolition and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment and transportation infrastructure during construction and in the interests of highway and public safety

19 Prior to any works commencing on-site, a condition survey of the section of highway between the C162/Glanffrwd Road Junction and Glanffrwd Road/Lye Industrial Estate Junction to be used by construction traffic shall be carried out. The methodology of the survey shall first be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. Within 1 month of completion of the development hereby approved, a second condition survey of the same section of highway shall be carried out and shall be submitted for the written approval of the Local Planning Authority. The survey shall identify any defects attributable to the traffic ensuing from the development and any necessary remedial works shall be completed at the developer's expense in accordance with a scheme and timetable to be agreed in writing by the Local Planning Authority.

Reason: To mitigate the impact of construction works arising from the approved development and in the interests of highway safety.

**#(Item 2) – Planning Application 2022/2988/S73 - Construction of a Greener Grid Park comprising energy storage and grid balancing equipment, including change of use from agricultural grazing land, along with associated infrastructure, landscaping and access track. Variation of condition 2 (plans) of planning permission 2021/0163/FUL granted 9th August 2021 to allow for changes to proposed equipment and layout at Land West Of Rhydybandy Road, Morriston, Swansea**

A visual presentation was given.

Report updated as follows:

Following the submission of further details in relation to the proposed electric fencing, conditions 2 and 12 are proposed to be amended to the following wording:

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:

STA003-SD-01 Rev 01 (Comms House)  
STA003-SD-02 Rev 01 (Offices)  
STA003-SD-03 Rev 01 (Energy Management Building)  
STA003-SD-04 Rev 01 (Genset)  
STA003-SD-05 Rev 01 (Cooler)  
STA003-SD-06 Rev 01 (Stores)  
STA003-SD-07 Rev 01 (Aux Transformers)  
STA003-SD-08 Rev 01 (Inverter)  
STA003-SD-11 Rev 01 (HV Yard with GCB & Transformer)  
STA003-SD-12 Rev 01 (CCTV Post), received 22nd December 2022  
ST19905-001 Rev A (MMA Planting Plan)  
STA003-PL-02 Rev 04 (Site Layout)  
STA003-SD-09 Rev 02 (Battery)  
STA003-SD-10 Rev 01 (Palisade Fence & Security Gate)  
STA003-SD-13 Rev 01 (Weldmesh Fence), received 21st March 2023  
Figure 14 Rev E (Palisade Fence), received 27th April 2023

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

Condition 12

The boundary treatments and electric fencing for the development shall be implemented in accordance with details indicated on the approved drawings: STA003-PL-02 Rev 04 (Site Layout), STA003-SD-10 Rev 01 (Palisade Fence & Security Gate), STA003-SD-13 Rev 01 (Weldmesh Fence) and Figure 14 Rev E (Palisade Fence). The approved boundary treatments and electric fencing shall be provided prior to the first beneficial use of the development commencing and shall thereafter be retained as such for the lifetime of the development.

Reason: To protect the visual amenity of the area and in the interests of protecting the ecology of the area.

**#(Item 3) – Planning Application 2022/0677/S73 - Residential development (31 dwellings) with associated road infrastructure, drainage provision and landscaping (Variation/removal of Conditions 2, 14, 19, 20, 24, 28 and 34 of planning permission 2018/2634/FUL granted 18/11/2021 - minor alterations to the external appearance and internal layout of a number of dwellings, (with no change in the proposed unit scale mix, overall site layout), the substitution of a**

**number of car ports with garages and the provision of additional information requested as part of the existing consent prior to the commencement of development) at Land Off Higher Lane, Langland, Swansea**

A visual presentation was given.

Report updated as follows:

The following additional condition (Condition 32) should be included within the recommendation;

The first floor privacy screens serving the rear balcony areas of the dwellings on Plots 12-14 (as shown on the drawings hereby approved) shall be installed before the dwelling to which they relate is occupied. The privacy screens shall be retained as approved at all times thereafter.

Reason: To safeguard the privacy of the occupiers of neighbouring dwellings.

Application approved subject to a Section 106 agreement.

The meeting ended at 11.23 am

**Chair**