



City and County of Swansea

Minutes of the **Planning Committee**

Multi-Location Meeting - Gloucester Room, Guildhall / MS

Teams

Tuesday, 5 September 2023 at 2.00 pm

Present: Councillor P Lloyd (Chair) Presided

Councillor(s)

P M Black
M H Jones
R D Lewis
T M White

Councillor(s)

P Downing
S E Keeton
N L Matthews
R A Williams

Councillor(s)

A J Jeffery
M B Lewis
M S Tribe

Officer(s)

Gareth Borsden
Matthew Bowyer
Ian Davies
Eilian Jones
Sally-Ann Evans
Hayley Kemp
Dave Owen
Jonathan Wills

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

Also present

Councillors C R Doyle, M Jones, P M Matthews, A Pugh & M W Locke

Apologies for Absence

None

15 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.

16 Minutes.

Resolved that the minutes of the meeting held on 1 August 2023 be approved and signed as a correct record.

17 Items for deferral/withdrawal.

None.

18 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.

Resolved that the undermentioned planning applications be approved.

(Item 1) - Planning Application 2023/1523/FUL - Proposed 5G telecoms installation: 20m high slim line H3G street pole and associated cabinets with ancillary works at Land At Trallwn Road, Llansamlet, Swansea.

A visual presentation was given.

Janet Lovell, Robert Allender and Barbara Smith (objectors) spoke against the application.

Councillors Matthew Jones, Ryland Doyle, Penny Matthews & Alyson Pugh (Local Members) spoke against the application.

(Item 2) – Planning Application 2022/1109/RES - Construction of 35 no. apartments and 8 no. townhouses and associated works, (details of access, appearance, landscaping, layout, scale pursuant to conditions 6, 8, 9 and 17 of outline planning permission 2015/1584 approved 13th May 2016 (which varied 2008/0996 and which varied 2002/1000) for SA1 Swansea Waterfront mixed use development at Plot D5b, Land South of Fabian Way and East of River Tawe, Swansea

A visual presentation was given.

Tracey Thomas (objector) spoke against the application

Laura Fower (agent) spoke in support of the application.

Councillor Michael Locke spoke on behalf of Councillor Sam Bennett (Local Member) against the application.

Members of the committee had undertaken a site visit to the application site on the morning of the meeting.

Report updated as follows:

5 further late letters of objection have been received largely reiterating existing points of objection and making the following further points:

- planning application is in breach of the Human Rights Act and the Future Generations (Wales) Act 2015 on socio-economic grounds.
- discriminating against people who live in social housing on both social and economic grounds is against the law and does not uphold the values of the Future Wales Act.

- case in Somerset where a couple were killed by a neighbour over an on-going / inadequate parking dispute.
- the land use masterplan shall be reviewed, submitted to and approved in writing by the Local Planning Authority every 2 years. It has not been reviewed since 2015 so is no longer valid.
- denying residents cars restricts ability to engage with employment opportunities.
- parking management indicates 22 apartments denied parking. This is divisive and unlikely to promote a “cohesive community” as required by the FGW.
- no visitor parking.
- the revised proposals show no improvement in the under-provision of car parking spaces in the development.
- the access driveway at 1:15 is described as “challenging”. It is narrow, opposite a junction on a busy road. Reduced visibility due to gradient increases accident risk.
- piling and construction generates noise, dust and traffic, affecting residents’ quality of life, enjoyment of their properties and potentially breaching HRA. Recent piling activity locally has been intrusive.
- disruption during construction.
- no communal green space in the Waterfront Ward. A park has been promised between D5b and D9b since 2018, but not delivered.
- additional parking is suggested on Langdon Road.
- not within city core
- parking has increased since Harbour Quay was built.
- public transport services are sparse.
- it is not clear how many, if any, electric vehicle charging points will be provided.
- unauthorised parking in surrounding developments is already an issue.
- the height of the proposed buildings overlooks current properties posing an impact on privacy. There was no mention of this when all houses on Langdon Road were purchased. This may also influence house value.
- this area will become overcrowded and overpopulated when it is a desired location and area to live in.
- there is no current requirement for affordable housing in the area, thus the current plans do not match the current statements given by housing

Note: Application approved subject to a section 106 agreement.

19 Planning Application: 2022/1230/FUL - Appeal Decision.

The Head of Planning and City Regeneration presented a “for information” report which detailed the result of an appeal against the decision of the committee on 4 October 2022 to refuse a planning application on land at Trehafod, Waunarlwydd Road, Cockett, Swansea

The reasons that the Planning Inspector allowed the appeal were outlined and detailed in the report.

The meeting ended at 3.39 pm

Chair