

**FINAL MINUTES FROM THE PLANNING COMMITTEE MEETING OF PENNARD
COMMUNITY COUNCIL
HELD ON THE 25 Feb 2025 AT 7.32 PM**

Present: Cllr Ralph Cook RC (Chair), Cllr Lynda James LJ, Cllr Cari Jones CJ, Cllr Richard Beynon RB, Cllr Will Smith WS, Noel Clark, Clerk 13 log ins from Members of the Public

Apologies for absence: Cllr Cai Carter, Cllr Susan Rodaway SER

Declarations of interest: Mr Clark declared an interest at point 2 (2024/0170/FUL)

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes)

One member of the public read out the following statement which gives an account of the feelings regarding the candidate site inclusion:

65 members of our community have come together over the past few weeks, united by their deep concern about the proposed Candidate Site on Pennard Burrows.

The elected members we've spoken to so far have been shocked that it's been passed, particularly when similar, but less culturally, socially, and environmentally important areas of land in surrounding areas have been failed.

This area is a site of interest for nature conservation (SINC), on sand dunes, which is one of the most at-risk habitats in Europe and on long protected common land. It has recently been awarded international status as a dark skies area and of course, it is part of the first AONB and therefore legally protected. It's also on limestone which is a rich mineral source and on sand dunes which are subject to sinkholes as seen recently on Pennard Drive, caused by the new estate. That's before we begin to mention the protected birds, bats and rare reptiles that we've seen on the land.

So please could the Community Council help us seek answers to the following questions from the Local Authority:

1. Can the Council help us establish what evidence was provided in the candidate site submission application for it to have passed this first stage?
2. Could the Community Council submit a Freedom of Information request to see if any council officers or Cllrs with any influence on planning have any conflicts of interest with Pennard Golf Club.
3. Will the council support residents in understanding why the application has got this far and what can be done to ensure local people's voices are not just recorded, but heard and acted upon.
4. Will the Community Council be submitting an objection to this site in response to residents concerns and will the Local Cllr be doing the same?
5. How can we raise awareness of this issue and get more people involved?

6. There also appears to be a co-ordinated campaign of people locally referring to this valuable community asset as a 'wasteland' since the site has been passed as a Candidate Site. Please will the Council support us in recognising just how unique and valuable this patch of land is to many local residents?

We have also been advised by a planning consultant that every house with a gate at the back that's has been used for more than 20 years has established rights of access and any development will need to protect that.

The outlook from a residential property is a material planning consideration to be given significant weight.

In this case in the example of all the properties that back onto the sight have an unfettered open outlook across the burrows so this is protected in planning law. Any development of this site would have a significant adverse impact upon this existing open outlook and this would adversely affect the residential amenity of these properties which is in conflict with planning policy.

Any development on this site within the AONB would neither conserve or enhance their existing protected landscape character which is contrary to planning policy and government legislation

This land is not a piece of wasteland it is our nature reserve, our recreational space it's where our children play and walk safely to school, it is our common land where cows graze in the summer, our access to the beach and to nature, it is a part of the AONB - which in law should be protected, it is a place to watch the stars - and really see them - and it's home to an array of protected species.

This land has been protected by commoners for generations for a reason and we can't see how building on this land, or the economic benefits it will bring to the Golf Club, outweigh the environmental, social or cultural costs of this development. It therefore doesn't appear to align with Welsh government policy on sustainable growth or protect the Gower and all its natural assets for future generations.

Cllr Cook gave some information on how the planning process worked.

A couple of the Members of the Public asked if the Community Council knew how the candidate site process worked and how the Pennard Burrows site had managed to get through to this first stage.

1. To discuss and give full consideration to the initial LDP2 2023-2028 document and agree action.

Cllr Cook introduced the document and a long and frank discussion took place regarding the merits of the choice of candidate sites as well as the LDP process in general. It was pointed out that many of the other candidate sites are not comparable with this one in Pennard.

A public meeting had been arranged for the 9th March at 4.00pm and the suggested flyers were looked at. One was chosen and the Clerk asked to get them printed ready for distribution later in the week.

Proposed by REC seconded by CJ agreed by all

Cllr Carter asked Cllr James why the Community Council did know about the candidate list prior to the meeting on the 31st Jan. Cllr James explained that Councillors had not been made aware of it any earlier. Cllr Carter felt that care

should be taken on how this land is treated, just because it was unmanaged doesn't mean that it is a wasteland.

Cllr Carter also asked Cllr James for a clear timeline of what happens at each stage, Cllr James advised that this was included in the documentation and on the portal.

2. To receive decisions from CCS Planning Dept.

The Clerk read out the decisions from Swansea Council regarding:

2024/1599/FUL – Enfys Sandy Lane Park Mill
Residential dwelling to replace residential caravan
Swansea Council – Approved
Pennard Community Council – raised an objection

2024/2343/FUL – 9 Browns Drive Southgate
Addition of pitched roof to existing side garage and front porch
Swansea Council – Approved
Pennard Community Council – had no concerns

2023/2539/DOC 45 Southgate Rd
Discharge of condition 3 of planning permission 2023/1622/FUL granted 28th Sept 2023
Swansea Council – Refused

2024/0170/FUL – Shirecombe House Bendrick Dr
Replacement dwelling and garage with refurbishment to existing outbuildings and associated landscaping
Swansea Council – Approved
Pennard Community Council – had no concerns

2024/2353/FUL – 143 Pennard Dr
Single storey side and rear extension
Swansea Council – Approved
Pennard Community Council – had no concerns

2024/2372/FUL – 71 Linkside Dr
Single storey rear and side extension
Swansea Council – Approved
Pennard Community Council – had no concerns

The meeting closed at 8.35pm