

**DRAFT MINUTES OF THE MEETING OF PENNARD COMMUNITY COUNCIL PLANNING
COMMITTEE
HELD ON THE 12th Aug 2025 AT 7.00PM**

Present : Cllr Ralph Cook RC (Chair) Cllr Susan Rodaway SER, Cllr Rachel Carter, Cllr Lynda James Cllr Richard Beynon RB, Cllr Steven Rodaway SR, Cllr Jon Dixon JD, Clerk and 1 member of the public

Absent: Cllr Cari Jones, Cllr Cai Carter, Cllr Will Smith, Cllr Rebecca Donnachie Noel Clark,

Declarations of Interest: Cllr Jon Dixon declared an interest regarding 2025/1545/FUL

Questions from the Public (limited to 10 minutes) None

The member of the public address the Committee asking:

Will this committee be able to consider the following four points in discussing the change of use application by the golf club?

- First one, the fact that as far as I know, the golf club has yet to apply for Section 38 Commons Act content for the hard-standing works they have completed without plane permission a few years ago. It is a legal obligation to apply for Section 38 consent from Welsh Ministers.
The Council informed them in their planning decision letter of the 31st of January 2024 that Section 38 consent, was also needed. So that was 31st of January 2024.
- Secondly, converting the accommodation to holiday lets deprives their workforce of accommodation, as far as I can tell, going against planning policy to provide affordable housing for local people and workers.
- Thirdly, the fact that the golf club car park is often full, and that sometimes golf club members have to park on the green, a protected area of common land, depriving cattle of a grazing area. Converting the accommodation to holiday lets will increase pressure on parking, so that's 4 double-bedroom flats, so that could mean 8 more cars, and any visitors to those staying in that accommodation.
- Fourth, the green infrastructure statement accompanying the planning application includes biodiversity enhancement of one bat box and single bird boxes, with no number specified. The natural habitat occupied by the golf club is a rare, raised, Dune habitat of considerable biodiversity value, in fact, international biodiversity value. It includes a very rare H11 Calluna vulgaris-Carex arenaria Dune Heath habitat, the second largest such habitat in Wales.

It is a pity they haven't identified more they can do to protect and enhance this habitat.

1. Planning Applications out for Consultation.

The following planning application were examined discussed and comments formulated for entry onto the portal.

2025/1545/FUL - Pennard Golf Club Southgate Road Southgate Swansea SA3 2BT

Change of Use from club stewards accommodation C3 Residential to C6 Short term holiday let

We have several concerns regarding this application:

- The Tourism Needs and Development Impact Assessment refers to a need for tourist accommodation which raises concerns regarding hotel accommodation, but we are led to believe that this is purely Golf Dorma accommodation which leads us to question why there is a discrepancy in the application.
- Given that the change will be to accommodate 4 double bedrooms this could equate to 8 extra cars causing further burden to the already overflowing parking situation, at the moment, surplus users park their cars on the "green" and elsewhere in the village.
- As stated by an attending member of the public and expanded during our discussion, the biodiversity enhancement included in the application is minimal and we feel just paying lip service for justification purposes.

Cllr Jon Dixon left the room at 7.25pm

An objection was proposed by RB seconded by REC agreed by all present

Cllr Jon Dixon re-joined the meeting at 7.31pm

Cllr Rachel Carter left the meeting at 7.31pm

2025/1624/FUL - Fern Bungalow Sandy Lane Parkmill Swansea SA3 2EN

Replacement dwelling and an Air Source Heat Pump

We have concerns regarding the change to a full double storey development which we feel is contrary to the Sandy Lane Design guide. Also this change will cause overlooking from the second storey into the neighbouring, previously private property and garde, negatively impacting their residential amenities.

An objection was proposed by SER seconded by RB agreed by all

2025/1632/FUL- 8 Bendrick Drive Southgate Swansea SA3 2AL
External wall insulation, replacement roof with partial increase in roof height, solar panels, two single storey front extensions, fenestration alterations, and a detached garage with connecting pergola.

We have no concerns

Neutral comment proposed by SER seconded by JD agreed by all

2. Planning Applications Decisions.

The Clerk read out the decisions which had been recently published.

2025/1619/DOC

10 Bendrick Dr

Discharge of Condition 6 of planning application 2024/1476/FUL granted 13 March 2025.

Swansea Council - Approved

Pennard CC – did not comment

Meeting closed at 7.55pm