

FINAL MINUTES OF THE MEETING OF PENNARD COMMUNITY COUNCIL PLANNING COMMITTEE HELD ON 2nd February 2022 VIA ZOOM AT 7.35pm

Under the Public Bodies (Admission to Meetings) Act 1960 (S.1 (7) filming and recording of meetings by the press and the public is not permitted.

All votes will be named votes

Present: Cllr Arthur Rogers AR (Chair), Cllr Jeff Rogers JR, Cllr Sally Rogers SR, Cllr Susan Rodaway SER, Cllr Malcom Sims MS, Clerk, 2 members of the public.

Apologies for Absence: Cllr Keith Atkins due to family commitments, Cllr Jean Marnell due to family commitments, Cllr Darran Hickery due to work commitments, Cllr Ralph Cook who is attending a Pennard Parish Hall Meeting, Cllr Lynda James who is attending a Pennard Parish Hall Meeting

It was resolved to accept the above apologies

Proposed by AR seconded by JR agreed by the SR and MS, 1 against SER, 1.

Cllr Rodaway ask that it be noted that the reason for her vote against the apologies was not against work and family commitments which are often unavoidable but that any meeting of Council must take precedent over another committee meeting as we receive a summons to a Council meeting.

Absent: Cllr Wes Weeks

Declarations of Interest: Cllr Rodaway declared an interest in item 2022/0115 Full, Cllr A Rogers, S Rogers and J Rogers declared an interest in 2022/0061/NMA.

Questions from the Public (limited to 10 minutes)

Cllr Arthur Rogers explained the Community Councils part in the Planning process and invited the two members of the public to put forward their information regarding the first item 2022/0029/FUL

1. Planning Applications out for Consultation.

The applications were looked at in detail and comments formulated for inclusion on the Swansea Planning site these are noted below.

[2022/0029/FUL](#) (Full Planning Application)

24 Southgate Road Southgate Swansea SA3 2BY

Retention and completion of fence and boundary hedge.

The Committee have reflected on the significant interest shown from both inside and outside the Ward and heard from the applicant and neighbour, given the amount of interest we have asked the Ward Councillor to take steps to have this application called in and would strongly recommend a site visit.

Objection proposed by JR seconded by SR agreed by all

[2022/0089/DOC](#) (Discharge of Condition)

Land At Pennard Drive Pennard Swansea

Discharge of condition 14 (historic environment mitigation) of planning permission [2018/2580/FUL](#) granted 9th May 2019

Discharge of Condition Noted

[2022/0083/FUL](#) (Full Planning Application)

30 Heatherslade Road Southgate Swansea SA3 2DD

Side roof extension

The only concerns we have, are regarding the dormer which does not have a cat slide roof and is one long structure which does not conform to the Gower Design Guide. We also think that there may be a future parking issue with the addition of an extra bedroom.

Neutral Proposed by JR seconded by MS agreed by all.

[2022/0115/FUL](#) (Full Planning Application)

Brinselway 38 Southgate Road Southgate Swansea SA3 2DA

Replacement dwelling

The Committees main concern is regarding the footpath which runs down the side of the property which is heavily used, having a driveway cut across this poses a big safety issue. We object to footpaths disappearing in the community, especially one which provides safe pedestrian access round a part of the village where there is an absence of a pavement, in this, case further along the main road.

Objection proposed by JR seconded by SR agreed by all with 1 abstention SER.

[2022/0195/FUL](#) (Full Planning Application)

29 Pennard Road Kittle Swansea SA3 3JY

Rear dormer and installation of a front and side roof light

No Concerns

[2022/0188/FUL](#) (Full Planning Application)

1 Beaufort Gardens Kittle Swansea SA3 3LE

Part two storey/part single storey side extension with front dormer, one rear roof light and four side rooflights to provide ancillary annexe

Ancillary accommodation should be reliant on the main dwelling for facilities. In this instance, on the ground floor there is a proposed living room, WC, utility room and kitchen/diner and on the first floor, a bedroom and a bathroom. Given the level of facilities within the proposed extension, it would not be reliant on the main dwelling for the use of any of its facilities. The proposed extension would therefore have the ability to serve as a separate self-contained residential unit whereby the occupant would have no need to enter the main dwelling. The proposal would therefore fail to comply with criterion i of Policy H8.

Given the generous scale of the proposed extension, it is not proportionate to the main dwelling and as a result, is an incongruous addition that fails to sympathise with the scale of the host dwelling.

Given the modest distance to the boundary, the overall open nature of the street scene, particularly from the front, would be eroded by the proposed extension, which would be detrimental. In addition, the proposals would result in a loss to the open character at the side of the property, which would be to the detriment of the street scene.

Objection proposed by SER seconded by JR agreed by all

2. Other Planning Applications

[2021/3167/ELD](#) (Existing Lawful Development)

Cliff Cottage, Southgate, Swansea, SA3 2AT

Use of land as residential curtilage (Application for a Certificate of Lawfulness)

The Committee fully support the comments of the Gower Society and the National Trust regarding the ownership of the land. We fully support the comments of the Gower Society and the National Trust regarding the ownership of the land.

Objection proposed by SER seconded by JR agreed by all

[2022/0061/NMA](#) (Non-material Amendment)

17 Linkside Drive Southgate Swansea SA3 2BP

Non- Material Amendment to Planning Permission 2021/1833/FUL granted 20th August 2021 to reduce the size of the rear extension

For information purposes only

No concerns

[2022/0102/PRE](#) (Pre-application)

10 Vennaway Lane Pennard Swansea SA3 2EA

Single storey rear extension

For information purposes only

[2021/3273/PLD](#) (Proposed Lawful Development)

88 Pennard Drive Southgate Swansea SA3 2DP

Single storey rear extension and single storey side extension

For information purposes only

3. Decisions from CCS Planning Dept.

The Chair read out the recent decisions

2021/3058/PNA - Land Rear of 29 Hael Lane Southgate - Prior Approval Not Required

2021/0769/FUL - The Lodge 62 Southgate Road Southgate - Approve subject to S106