

**DRAFT MINUTES FROM THE PLANNING COMMITTEE MEETING OF PENNARD
COMMUNITY COUNCIL
HELD ON THE 10th Feb 2026 AT 7.04PM**

Present: Cllr Ralph Cook RC (Chair), Cllr Richard Beynon RB, Cllr Lynda James LJ, Cllr Cari Jones CJ, Clerk, Noel Clark (CMoP) Cllr Rachel Carter REC, Cllr Samantha Hughes Llanfhidian Lower CC.

Apologies for absence: Cllr Susan Rodaway and Cllr Jon Dickson due to other commitments

Absent: Cllr Adam O'Brien, Cllr Jason Thomas

Declarations of interest: Noel Clark declared an interest regarding application2026/0128/FUL

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes) The Clerk stated that a few planning questions had been raised recently and were being taken to the Full Council Meeting under correspondence.

1. To hear from Cllr Hughes regarding the changes being made to Article 4 Directions and how it effects Gower and to discuss actions to be taken as requested by Llanrhidian Lower CC for recommendation to Full Council.

Cllr Cook welcomed Cllr Hughes.

Cllr Hughes had previously sent round some background information explaining that Article 4 had been cancelled by Welsh Govt last summer, this leaves Gower and other such areas unprotected and open to a range of problems, especially regarding camping events and planning. She explained that this article had been put in place to protect Gower, she had spoken with the MS for the Area and had been told that it would now be up to Swansea Council to put an alternative protection in place as Pembrokeshire Council had done.

She explained that she was asking as many Gower Community Council as possible to join with Llanrhidian Lower and the Gower Society to write to the Head of Planning in Swansea detailing their concerns.

She went on to explain that the lack of protection would mean that landowners all over Gower could do what they wanted on their land for 28 days of the year without planning permission, this of course has an effect on the Commons and the Commoners Association are also involved.

A discussion then took place around the lack of enforcement of the 28 day rule currently being applied by the Council and the backlog of enforcement notices in place. She explained that this consultation and action had come to light in January when Swansea were challenged why they were not applying article 4.

Cllr Cook thanked Cllr Hughes for her time and bringing the matter to us which would now be passed to the Full Council for action.

The Clerk asked for a copy of the letter or template letter being sent for Planning

Cllr Hughes and Cllr Carter left the meeting at 7.25pm

2. Planning Applications out for Consultation.

The plans were examined and discussed and comments put together for entry onto the Planning Portal.

2026/0128/FUL - Car Park, Southgate, Swansea, SA3 2AS

Proposal: Removal of existing pay stations and installation of two solar powered contactless payment terminals with excavation and associated works, solar set up column, starlink antenna, two wooden bollards, one electrical cabinet and six wooden signage posts

We felt the plan had too much clutter and that the 2 signs could be put on 1 post. How accessible is the payment machine going to be as there appears to be two pillars in the way, encroaching on a possible turning circle for wheelchairs and mobility devices.

We also feel that a 4m high pole is unsightly and out of keeping with the surroundings. We don't feel the plans are sympathetic to the area.

An Objection was proposed by CJ seconded by RB agreed by all with 1 abstention NC

2026/0130/FUL - 70 Southgate Road, Southgate, Swansea, SA3 2DH

Proposal: Single storey side extension, external flue, ASHP and fenestration alterations.

No concerns Proposed by RC seconded by LJ agreed by all

2026/0135/FUL - Enfys, Sandy Lane, Parkmill, Swansea, SA3 2EN

Proposal: Residential dwelling to replace an existing residential caravan

Given that the proposed property is smaller and of a different design than the previously approved plans we have no concerns.

Proposed by RC seconded by CJ agreed by all

3. Planning Decisions

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

2025/2594/DOC – Shirecombe, Bendrick Drive Southgate Swansea SA3 2AL

Discharge of conditions 3 (samples of materials) and 4 (large scale drawings) of Planning Permission 2025/0828/S73 granted 28th May 2025

Approved

2025/2611/FUL - 7 Anderson Lane Southgate Swansea SA3 2BX

Retention of an Air Source Heat Pump 26-JAN-2026 Approve Area 2 Pennard

Approved

The meeting closed at 8.09pm.