

**FINAL MINUTES OF THE MEETING OF PENNARD COMMUNITY PLANNING COMMITTEE HELD ON
28th February 2023 VIA ZOOM AT 7.01PM**

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 Ralph Cook RC (Chair) Cllr Susan Rodaway SER, Cllr Jean Marnell JM, Cllr Cari Jones CJ, Clerk, 2 members of the public.

Apologies:

Apologies had been received from Cllr Darran Hickery, Cllr Karen Penny, Cllr Keith Atkins, due to a personal commitments

Declarations of interest: None

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes) None

1. Planning Applications out for Consultation.

2023/0281/FUL

Kittle Hill Farm , Kittle Hill Lane, Kittle, Swansea, SA3 3JQ

Proposal: Change of use of agricultural buildings to B2 (General Industrial) and B8 (Storage and Distribution)

The notes taken at the public meeting were read out and further discussions regarding the meeting and the plans took place. The following comments were drafted for inclusion onto the Planning Portal:

Comments from the Public Meeting held at the Community Hall on Sunday the 26th Feb
Which was attended by 32 members of the Community along with members of Pennard Ilston and Bishopston Community Councils.

- The application is more an outline than a full application as many of the points are estimates especially when it comes to the number of employees.
- No regard to what effect this will have on the AONB.
- Objections raised at the pre planning stage are referred to as observations when they were in fact objections.
- The application is full of incorrect facts.
- If this is agreed it will set a precedence in all other areas of the AONB
- Increased traffic will mean more collisions with animals and accidents at the junctions
- A change of use could mean 24 hr activity increasing noise and light pollution in the area.
- The application refers to two post codes 1 is the egg farm and the other the dairy farm
- The application is contrary to the local development plan
- The application will lead to an overdevelopment of the site and could have a massive impact on the local amenity and character of the area.
- Increased traffic, in and around the surrounding areas cannot be quantified as there is no detail as to what the site would actually be used for
- All statistics contained in the application are purely speculative.

No-one present at the meeting had any supportive comments regarding the application.

Pennard Community Council Planning Committee who sat on the 28th Feb 2023 would also like to add the following comment in addition to the above:

This is an AREA of OUTSTANDING NATURAL BEAUTY and this must be at the forefront of everyone's mind when considering this application.

The LDP contains strict controls to ensure that the conversion of rural buildings contributes to a more sustainable rural economy and does not detract from the special qualities of the County's countryside - this application does not meet any of the criteria laid out in this plan and as we see it, we can't tell if this plan will increase or decrease the sustainability of the rural community as we don't know what it will eventually become.

We do not believe this submission constitutes a Full Application and is an outline plan at best, there is no information regarding future occupants so it is impossible to say if the site would become something very heavily industrial or a huge storage and distribution depot for the likes of Amazon or DPD. Without this information we can only assume this will have a significant negative effect on the AONB and will set a precedence throughout the whole of Gower and rural communities nationwide.

We support all the comments made by residents about the road infrastructure, noise and light pollution. It is impossible to make an accurate environmental and ecological impact assessment without knowing what the future businesses will be.

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

2. Decisions from CCS Planning Dept.

The Clerk read out the decisions:

2022/2742/PRE – 17 Beaufort Gardens Kittle

Detached outbuilding

- Positive response by the City and County of Swansea
- No comment made by Pennard Community Council

2023/0005/FUL – Pennard Primary School Pennard

Installation of 1810mm high fencing including 2 no pedestrian gates and installation of 1100mm high pedestrian guardrail

- Approved by the City and County of Swansea
- Supported by Pennard Community Council

The Meeting closed at 7.51pm