

**DRAFT MINUTES FROM THE PLANNING COMMITTEE MEETING OF PENNARD
COMMUNITY COUNCIL
HELD ON THE 18 Dec 2025 AT 7.40 PM**

Present: Cllr Richard Beynon RB (Chair), Cllr Lynda James LJ, Cllr Cari Jones CJ, Cllr Jason Thomas JT, Clerk, Noel Clark (CMoP), 1 member of the Public

Apologies for absence: Cllr Ralph Cook, Cllr Susan Rodaway, Cllr Jon Dickson, Cllr Adam O'Brien, due to work and personal commitments.

Cllr Cari Jones Joined the meeting at 7.41pm

Declarations of interest: Cllr Jason Thomas declared an interest in application 2025/2436/FUL

All votes will be named votes

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

The member of the public present asked the following questions with regards to the Golf Club Application.

1. How could it be remotely conceivable that such a development would be allowed right in the middle of Pennard Burrows Landscape Character Assessment Area LCA27? The LCA27 description includes: "...it has an outstanding visual and sensory aspect value, in spite of the major distracting visual effects of the adjacent discordant hard urban edges at Southgate. The dune grassland is an internationally important habitat. The important besanded landscape has outstanding levels of integrity, survival, condition, rarity, and potential." It adds that "The cultural landscape has outstanding values arising from the AONB and heritage coast designations." Are the Community Council aware of this Landscape Character Assessment?
2. Is the Community Council aware that Pennard Burrows is a very rare H11 Calluna vulgaris - Carex arenaria dune heath habitat, the second largest such site in Wales. The development appears to be exactly on an area of this habitat, as previously surveyed by NRW. Has an ecological survey been carried on the site of the development?
3. I wonder if the developer is aware that the proposed sewage treatment works probably requires an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016? Given the very sensitive location, I wonder if the developers have discussed this with NRW?
4. I wonder if the developers are aware that they need Section 38 Commons Act 2006 consent to carry out 'restricted works' on a commons? Restricted works are any that prevent or impede access to, or over, the land. Any building obviously prevents access to the area of commons covered by the building. The Golf Club have yet to apply for section 38 consent for the restricted works they carried out behind the greenkeeper's shed three years ago. Do they understand the law covering common land?

These were noted and the Clerk was asked to write in response to these.

Cllr Jason Thomas joined the meeting at 7.42pm

1. Planning Applications out for Consultation.

The planning applications were examined and discussed ready for the following comments to be entered onto the Planning Portal.

2025/2610/FUL - Land Adjoining Treetops Sandy Lane Parkmill Swansea SA3 2EL

Detached dormer style chalet/bungalow

The certificate of lawfulness issued in August is very specific so assuming that a property is allowed to be built on this site, the concern we have have is regarding the overall size of the property and its close proximity to the boundary line. Other than that we have no further issues.

A Neutral Comment was Proposed by LJ seconded by CJ agreed by all

Cllr Jason Thomas declared an interest and left the meeting

2025/2436/FUL - Pennard Golf Club 2 Southgate Road Southgate Swansea SA3 2BT

Construction of on-course W.C. facilities, refreshment servery and replacement treatment plant

We have examined the application, the following points of concern were raised:

- The application is a little light and answers no when some of the answer should obviously be yes.
There are aspects that we would support within the application but have not been able to due to it's brevity.
- As a commercial application, we would expect a design and access statement, given the extremely sensitive location
- According to the application the waste tank will need emptying which will mean tankers up to 5000l accessing the site quarterly, there is no mention of the impact this will cause as the application says there will be no altered vehicle access on the application
- The quantity of water runoff from the treatment plant is likely to have an impact further down the valley
- There will be a huge visual and environmental impact both at the construction stage as well as during usage, should the application be approved. Foot fall will increase to the area as word is circulated that there are toilets and a refreshment area in the middle of the Burrows. How will the golf club police this?
- There is no mention in the documentation of any archaeological surveys which we would have expected for that area, also no mention of a section 38 application which will be needed due it being part of the Common Land network.

An Objection was proposed by RB seconded by LJ agreed by all

The meeting closed at 8.50pm