

**FINAL MINUTES OF THE MEETING OF PENNARD COMMUNITY COUNCIL PLANNING COMMITTEE HELD ON 30<sup>th</sup> Sept 2021 VIA ZOOM AT 7.00 PM**

**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 Malcolm Sims MS, Cllr Sally Rogers SR, Cllr Jeff Rogers JR, Cllr Susan Rodaway SER, Cllr Jean Marnell JM

**Apologies for lateness:** Cllrs Rodaway and Marnell

**Apologies for Absence:** Cllrs James and Hickery

**Declarations of Interest: None**

**Questions from the Public (limited to 10 minutes)**

**1. Planning Applications considered**

2021/2207/FUL

4 Bendrick Drive Southgate Swansea SA3 2AL

Side conservatory

**No Concerns**

**Cllr Rodaway joined the meeting at 7.15**

2021/2370/FUL

5 Pennard Road Kittle Swansea SA3 3JG

Single storey side/rear extension

We have concerns that there will not be enough parking to accommodate a third bedroom. The application does not mention this third bedroom despite it being on the plan which also refers to the second lounge as a dining room. - Neutral

**Proposed by SR seconded by SER agreed by all**

2021/2060/FUL

Greenlane Farm Pennard Road Pennard Swansea SA3 2AD

Conversion of barn to a holiday let with single storey rear extension, replacement flat roof and associated external alterations and alterations to fenestration

There are roof-nesting birds in the area and the barn would also be ideal for bats and barn owls. Therefore, an investigation into this should be carried out.

With regards to the following LDP Policy points:

TR1 states that "Tourism ... will be supported in rural areas, proposals for sustainable tourism and sustainable recreation will be supported where they seek to conserve and enhance the County's natural heritage and reinforce vibrant rural communities." The sustainability aspects of the proposal do not appear evident. For example, there are no solar panels or ground pump etc. TR1 further states "Developers will be required to submit a Tourism Needs and Development Impact Assessment alongside planning proposals for new, or the extension of existing, tourism facilities or accommodation." and we therefore question whether such an assessment may be necessary.

TR3 states that “The proposal would not have a significant adverse impact upon the County’s natural or cultural heritage, or the social, economic, environmental or residential amenity of the locality” and again we are unsure as to the environmental benefits. This policy also raises the need for a Tourism Needs and Development Impact Assessment as raised in the previous point.

CV4d imposes the following condition “The building is structurally suitable for conversion (or extension) without a major or complete reconstruction, as verified by a structural stability report”. However, there is no structural stability report.

CV4e imposes the following condition “Safe access for pedestrians and vehicles can be provided without prejudicing the character and appearance of the area”. Questions have been raised locally as to vehicular safety at the exit onto Pennard Road and also pedestrian safety as the footpath is shared with vehicles.

TR5 states that “holiday accommodation will be permitted where it could not be accommodated within the development limit of an existing settlement”. It is difficult to envisage how such accommodation could not be provided within the village envelope in which there are an abundance of properties, barns, and indeed holiday lets.

Finally, T2 states that “development must take opportunities to enhance walking and cycling access by incorporating within the site, and/or making financial contributions towards the delivery off-site of, the following measures as appropriate: i. Permeable, legible, direct, convenient, attractive and safe walking and cycling routes that connect the proposed development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and leisure opportunities;” Whilst there is no sensible, environmental way in which to improve pedestrian access to the building in question, the property would benefit from better active travel were there to be a footpath from Pennard to Kittle. This would allay some concerns as then there would be a pedestrian route from the property to the village centre. As this path is already proposed, it is suggested that a contribution to this scheme may help with the active travel aspect of the plan. – Neutral  
**Proposed by AR seconded by SR agreed by all**

2021/1789/FUL

85 Southgate Road Southgate Swansea SA3 2DH

Rear dormer, first floor side extension, single storey rear extension (amended plans received)

**No Concerns**

## **2. Decisions from CCS Planning Dept.**

2021/2003/FUL - 3 Kittle Hill Lane – Approve

**Cllr Jean Marnell joined at 7.40**

## **3. To discuss Active Travel Consultation.**

It was agreed that this item be taken to Full Council in order for a working group with plenary powers be formed to conduct a small-scale consultation

**Meeting Closed 7.45pm**