

LLANGYFELACH COMMUNITY COUNCIL.

CYNGOR CYMUNED LLANGYFELACH.

PLANNING MATTERS.

(A). Planning Applications - Weekly Lists.

The following planning applications have been discussed and observations will be passed at the Council Annual General Meeting to be held at 7.00.p.m. on 11 May 2017 at the Llangyfelach Church Hall, Swansea Road, Llangyfelach, Swansea: -

Week No.	Plan.Appl.No.	Location.	Proposed Development.
14/2017.	-	-	-
15/2017.	-	-	-
16/2017.	-	-	-
17/2017.	-	-	-

(B). Any Other Planning Matters.

Under Minute No.11/2017 Item G., the Clerk was granted plenary powers to pass the Community Council's Planning Observations in respect of Planning Application No. 2017/0593/FUL – SIG Roofing, 35, Bryntywod, Llangyfelach, Swansea. SA5. 7LF. & to respond to a Pre-Application Consultation, prior to Applying for Planning Permission in respect of Land to the West of Llangyfelach Road, Penderry, Swansea & a late Pre-Application Consultation, prior to Applying for Planning Permission in respect of A new Temporary Car Park at Morryston Hospital, Morryston, Swansea.

The Community Council's Observations & Comments were as follows:-

(1). Planning Application No. 2017/0593/FUL – SIG Roofing, 35, Bryntywod, Llangyfelach, Swansea. SA5. 7LF.

The Community Council wish to Object to the above planning application on the grounds that the permission, if granted, would result in an increase in the traffic, smell & rubbish that would result from this proposal & would be totally out of keeping in this residential area.

(2). Pre- Consultation before Applying for Planning Permission. Land to the West of Llangyfelach Road, Penderry, Swansea.

(4/2017).

With regard to the request for a pre-application consultation response, prior to applying for planning permission in respect of **Land to the West of Llangyfelach Road, Penderry, Swansea** for an “Outline Planning Application (With All Matters Reserved apart from Strategic Access Junctions) for Residential-Led Mixed Use Development for up to 1950 no. new dwellings, To Be Developed in Phases, Including: Ground Preparation Works/Regrading of Site Levels As Necessary, The Creation Of A Link Road, Local Centre, Provision Of A Primary School, Community Facilities, Public Open Space, Landscaping (Including Sustainable Drainage Systems), Outdoor Sports Provision, Associated Services, Infrastructure & Engineering Works Including New Vehicular Access, Improvements To The Existing Highway Network & Ancillary Works.”

Llangyfelach Community Council would comment as follows:-

- (a). Swansea Road, Llangyfelach is used frequently, for traffic travelling to & from Junction 46 of the M4 & often at speeds exceeding the relevant speed limit. Outside the proposed exit from the new spine road onto Swansea Road, it is down-hill & has been the subject of many speeding offences & a recent fatal road accident. The entrance/exit of the spine road from the proposed development is shown in Fig. 4.2 of Vectos Traffic Assessment as opposite Nos. 7 & 9 Swansea Road, Llangyfelach & it is proposed to control this access point with traffic lights. No account seems to have been made in respect of its very close proximity to Heol Pentrefelin Road & the substantial flow of traffic from this road onto Swansea Road, especially on the site exit side, of the proposed spine road, travelling to Llangyfelach Village & Junction 46 of the M4. Such traffic includes vehicles from the DVLA, Morriston Hospital, Clasemont Road, Morriston, Morriston Crematorium & Morriston. In addition, has the proposed development in the Draft LDP of 675 new dwellings on Strategic Site G – Land North of Clasemont Road, Morriston, the proposed 850 plus new dwellings on Strategic Site G – Land to the North West of Junction 46 of the M4, been taken into account plus the future expansion of the City & County of Swansea’s Business Park, on the former Felindre Steelworks site?
It is assumed that your answer to this increase in traffic is another set of traffic lights at the junction of Heol Pentrefelin Road with Swansea Road? It would appear to the Community Council that such traffic lights, at both of these junctions would result in utter chaos & would only exacerbate & duplicate the traffic jams experienced at the lights at the junction of Heol Ddu/ Llangyfelach Road/Mynydd Garnllwyd crossroads, which would be minor in comparison. In addition, the proposed spine road when completed would probably result in the spine road becoming a short cut & “rat run” for most of the traffic using Heol Pentrefelin Road & Swansea Road, to travel to Swansea West & the Mumbles.
- (b). The Community Council are of the opinion that due to its comments in (1) above, that the proposed spine road should be built to a wider & higher specification than normal estate roads.
- (c). The Council would also suggest that the proposed Primary School should be set well back from the spine road & adequate car parking facilities for staff & parents picking up & dropping off children for school are provided to alleviate car parking on the road outside the school entrance.
- (d). The site has substantial areas of Japanese Knotweed & the Community Council request that besides eradicating this nuisance, that care is taken when vehicles leave the site, especially during the construction period, to ensure that none of this Knotweed is transported out onto neighbouring roads & adjoining properties.

(5/2017).

- (e). Foul Water Drainage. – It is proposed that the foul drainage for this site, comprising 1950 dwellings, a new Primary & a District Centre of approximately 16,000 sq. feet will be to the Gowerton Sewerage Works. It is well known to the Community Council that the Gowerton Sewerage Works has very little spare capacity & the Council is of the opinion that if the proposals contained in the Draft LDP are acted upon, then the Gowerton Sewerage Works will have to be greatly expanded to deal with over 3000 dwellings to be constructed in N & NW Swansea.
- (f). Finally, the Community Council reserve the right to pass any further observations, when the planning application for this site, is referred to it by the Local Planning Authority.

(3). Pre- Consultation before Applying for Planning Permission.
Construction of a New Temporary Car Park At Morrison Hospital, Swansea.

The Council had no Comments to make on this matter.



Signed

D. Jenkins. F.R.I.C.S. I.R.R.V. (Hons).

N.B. from 1 June 2017 the City & County of Swansea will no longer provide hard copies of planning applications or the weekly list. Details of the planning applications can be viewed online at <http://property.swansea.gov.uk/online-applications/>