

# **LLANGYFELACH COMMUNITY COUNCIL.**

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## **CYNGOR CYMUNED LLANGYFELACH.**

### **MINUTES OF THE COUNCIL MEETING HELD ON THURSDAY 18 OCTOBER 2018.**

#### **Present: -**

P. Baker. (Chairman)  
D. G. Sullivan  
P. Gibson.  
K. Roderick  
M.. Glover  
M. J. J. Tribe

#### **Minute No. 112/2018. – Apologies for Absence.**

P.R. Crayford  
M.E.Boyter

**NOTED.**

#### **Minute No. 113/2018. – Declaration of Interests from Members.**

The Clerk reported that there were no Declarations of Interests from Members.

**AGREED.**

#### **Minute No. 114/2018. - Co- option of Mr M.J.J. Tribe to Llangyfelach Community Council.**

The Chairman welcomed Mr M. Tribe who was then co –opted, unanimously, to the Community Council. Mr Tribe signed the Declaration of Acceptance of Office to be a Member of the Council.

**NOTED.**

#### **Minute No. 115/2018 – To consider the Minutes of the Council meeting held on 13 September 2018.**

The Minutes of the Council meeting held on 13 September 2018 were considered and accepted as a true record.

**AGREED**

(123/2018).

**Minute No. 116/2018 – To consider Matters arising from the Council Minutes held on 13 September 2018**

Nothing was raised under this Minute.

**AGREED.**

**Minute No. 117/2018 – To consider matters raised &/or referred to this Council, from previous Council Meetings.**

Nothing was raised under this Minute.

**AGREED.**

**Minute No. 118/2018. - To receive, Girl Guides Miss E. Phillips & Miss M. Ingham.**

The Clerk reported that both of these Girl Guides were unable to attend tonight's Council meeting due to a prior appointment.

**RESOLVED** to invite Miss E. Phillips & Miss M. Ingham. to attend the November Council meeting.

**Minute No. 119/2018. - To receive questions from Members of the Public.**

The Clerk reported there were no Members of the Public present.

**NOTED.**

**Minute No. 120/2018. – Play Equipment**

The Chairman reported on his meeting at the Llangyfelach School, on which pieces of equipment the school children would prefer, in order of their preference, if the Community Council was to purchase any piece or pieces of such equipment. The Clerk reported there was no money allocated in this year's Budget for such purposes & should the Council decide to purchase any play equipment in the current financial year it would have to come out of the Council's balances.

**RESOLVED** that the Chairman investigate the possibilities of getting grant aid on the purchase of any such play equipment.

**Minute No. 121/2018. – Remembrance Day Events.**

(1). The Clerk reported that he had ascertained from the Clerk to Pontlliw- Tircoed Community Council that their memorial benches were situated on their land & had been purchased several years ago & had been installed by 2 Members of their Council.

**NOTED.**

**(124/2018).**

- (2). The Clerk was requested to ascertain the cost of a commemorative bench similar to the ones in Pontlliw & to ascertain from Swansea City Council the cost of a concrete plinth for the installation of such a bench, on the Village Green & if the Community Council was to purchase the same, whether Swansea City would cover the cost of maintenance and insurance of such a bench, if the ownership of the bench was then transferred to the City Council.

**NOTED.**

**Minute No. 122/2018. – To consider any matters relating to the Llangyfelach Ward, Llangyfelach.**

Nothing was raised under this Minute.

**NOTED.**

**Minute No. 123/2018. – To consider any matters relating to Highways & Footpaths,**

Councillor Sullivan stated that he was meeting a representative of the Highways Section of the City & County of Swansea next week to discuss the proposed 1 hour restriction of parking in Pengors Road, Llangyfelach, & he would report on his meeting to the next Council meeting.

**NOTED**

**Minute No. 124/2018. – Latest position on transfer of land at Y Llwyni, Llangyfelach.**

The Clerk reported that he had nothing new to report on this matter.

**RESOLVED** that the Clerk write to the Council's solicitors requesting they expedite this long outstanding matter & the replies they had requested from the Swansea's solicitors. To further ask our solicitors, when they had the final draft lease from the City & County of Swansea, whether there are any matters in this lease which they should warn the Community Council about, prior to the Community Council deciding whether they should complete the lease.

**Minute No. 125/2018. – To consider & approve/determine (if thought appropriate) all Correspondence received, including Invoices etc. & Requests for Payment (See tonight's Correspondence for details).**

The Clerk referred to the system of reporting Correspondence. A total of 66 Items of Correspondence had been received as per the List of Correspondence with the Council's Agenda; of which 47 had been **NOTED**.

Decisions resolved on the **List of Correspondence** are as follows and based on the **No.** given in the List of Correspondence enclosed with the Council's Summons and Agenda.

**(125/2018).**

**(1). Correspondence 3. A. – Invoice No.57575.**

**RESOLVED** to pay Swan CD Ltd the sum of £80.00. (incl. £13.34.VAT) for 2 No. comparable HP Black Laser Toners.

**(2). Correspondence 3. B. – Invoice No.57725.**

**RESOLVED** to pay Swan CD Ltd the sum of £15.00. (incl. £2.49.VAT) for purchase of 3 No.Epson Colour Ink Cartridges

**(3). Correspondence 3. C. – Payment to Information Commissioner’s Office for the new Annual Data Protection Fee.**

The Clerk reported that to comply with requirement of the ICO to pay the above fee, in advance of the Council meeting, the Chairman of the Council had sanctioned the above advanced payment.

**RESOLVED** to approve the action of the Chairman of the Council.to authorise the advanced payment of £40.00. (No VAT payable) of the above fee to the ICO.

**(4). Correspondence 4 – Next Meeting of the Committee dealing with a Community Garden behind the Scouts Hall, Llangyfelach**

The Clerk reported that the next meeting of the above Committee would be on 12 November 2018 at the Scout’s Hall at 7.00.p.m.

**RESOLVED** that Councillor M. Tribe would attend & represent the Council at these meetings.

**(5). Correspondence 16. – Mynydd y Gwair Wind Farm Community Fund Meeting.**

**RESOLVED** that Councillors P. Baker & P. Gibson attend the above meeting on Tuesday 27 November 2018 from 6-8 p.m. at a local venue to be confirmed.

**(6). Correspondence 20. – Community Council’s Observations & Comments on Outline planning application No. 2018/1618/OUT - Felindre Urban Village – Land NW of M4 J46 Porth Felindre Gateway North Section.**

Councillor D.G.Sullivan requested that an additional Observation be added to the Observations & Comments passed by the Clerk on behalf of the Council to the Local Planning Authority in respect of the above outline planning application visa that in the event that planning permission is granted for this proposed development, a planning condition should be imposed that no access & exit be allowed from this site to the A48.

**RESOLVED:-**

- (i).** To endorse & approve the Observations & Comments forwarded by the Clerk on behalf of the Council to the Local Planning Authority in respect of the above outline planning application and

**(126/2018).**

- (ii). That the Clerk write to the LPA requesting that in the event that planning permission is granted for this proposed development, a planning condition should be imposed that no access & exit be allowed from this site to the A48.

**(7). Correspondence 24. – One Voice Wales Training Model 15 – on Freedom of Information Act, Code of Conduct & Quick Guide to GDPR.**

The Clerk reported that he attended the above training session & that he would be forwarding, for the Members attention & information, copies of the brief notes that had been provided at this session.

**(8). Correspondence 25.C. –Refund of Postal Charges to the External Auditor.**

**RESOLVED** to pay D. Jenkins the sum of £2.11. (No VAT applicable) for the Clerk's payment of the above charges.

**(9). Correspondence 25.D. – Refund of purchase of paper.**

**RESOLVED** to pay D. Jenkins the sum of £6.50. (No VAT applicable) for the Clerk's purchase of 2 No. reams of paper.

**(10). Correspondence 28. – Latest news from ICO.**

The Clerk drew Members attention to the latest news from the ICO – Copies of which had been Emailed to each Member.

**NOTED.**

**(11). Correspondence 34 – One Voice Wales Swansea Area Committee.**

The Clerk reported the meeting of the Swansea Area Committee on 28 October 2018 in the Civic Centre, Swansea at 7.00.p.m.

**RESOLVED** that **Councillor** Crayford & the Clerk attend.

**(12). Correspondence 36 – Payment to Pentagon.**

**RESOLVED** to pay Pentagon the sum of £90.00. (incl. £15.00. VAT) for their Invoice No. 6896 for Wordforce Website Security Licence Annual Subscription.

**(13). Correspondence 40 – Draft Annual Report of the Independent Remuneration Panel for Wales for 2019/20.**

**RESOLVED** to refer this Item to the next Council.

**(14). Correspondence 44 – Details of WW1 Bench.**

The Clerk referred to Minute No.121/2018 above & informed Members that he had been

**(127/2018).**

able to ascertain the cost of a WW1 Bench similar to the one in Pontlliw which was £695 plus VAT plus the cost of a plaque would be £49.00. plus VAT plus delivery. He was still pursuing the other matter relating to the concrete base etc.

**RESOLVED** that the Clerk ascertain from the bench manufacturing company the cost of a WW2 bench & could the dates of the WW1 also be incorporated on the WW2 bench.

**(15). Correspondence 45 – Application for a Business purchase card for the Clerk & the Bank’s request that a new Bank Mandate be completed by all the Councillors**

**RESOLVED:-**

- (1). that Application for a Business purchase card for the Clerk be left to the next financial year,
- (2). All Members of the Council complete a new Mandate and Councillors P.Baker & P.R. Crayford provide alternative dates for the Clerk to arrange a meeting with the Council’s Bank to discuss the Bank Mandate etc.

**(16). Correspondence 47 – Refund to the Clerk of Photocopying & Stationery.**

**RESOLVED** to pay D. Jenkins the sum of £30.21. (No VAT applicable) for the Clerk’s payment of the above costs

**Minute No. 126/2017 – To consider matters, relating to Finance,**

**(1). Balances.**

The Clerk reported that as at today’s date, the Clerk had been verbally informed, by the Bank that the Council’s Current Account stood at £15,667.57. and the Reserve Account at £21,934.69.

**NOTED.**

**(2). Payments Received.**

- (A). Society of Local Council Clerks  
(Reimbursement for Clerk’s non-attendance  
at the SLCC Wales Regional Training Seminar  
Llandudno on 5/9/18).....£90.00.

**(3). Payments to Made or to be Made.**

- (A). D. Jenkins (Clerk’s Gross Salary for Oct ’18.....£745.33.  
Less Tax deducted..... 149.20.  
(Net Aug Salary paid in Oct’18.....£596.13.

**(128/2018).**

- (B). H.M. Revenue & Customs Direct  
(Tax deductions from Clerk's Gross Salary  
paid in Oct '18).....£149.20.  
N.I.Employee's Contribution. NIL  
Add. Council's N.I. Employer's Contribution.....£5.98.  
(Total Tax & N.I.C's to be paid to HMRC).....£155.18.
- (C). Swan CD Ltd. - Invoice No.57575 (for  
2. No. Black Laser Toners).....£80.00.
- (D). Swan CD Ltd. - Invoice No.57725 (for  
3 No.Epson Colour Ink Cartridges).....£15.00.
- (E). ICO (New Annual Data Protection Fee).....£40.00.
- (F). D. Jenkins (Refund of Postal Charges  
to the External Auditor).....£2.11.
- (G). D. Jenkins (Refund of purchase of paper).....£6.50.
- (H). Pentagon – Invoice No. 6896 (for Wordforce  
Website Security Licence Annual Subscription)..... £90.00.
- (I). D. Jenkins (Refund of Photocopying & Stationery).....£30.21.

**RESOLVED** that these payments be made.

**Minute No. 127/2018. – To consider all other matters, relating to Finance,**

- (A). Letter from BDO, (the Council's External Auditor appointed by the Wales Audit Office), dated 20 September 2018 together with a copy of the Issues Arising from the Audit. Copies of all these documents were forwarded to Members.

**NOTED.**

- (B). BDO also enclose a Client's Satisfaction Survey for the Audit for the year ended 31 March 2018 – for completion.

**NOTED.**

- (C). New Bank Mandate – See Minute No.125. (15). (2). above.

**NOTED.**

- (D). Copy of Bank Reconciliation Statements for the Council's Current & Business Reserve Accounts as at 30 September 2018 & Details of Receipts & Payments by Budget Headings as at 30 September 2018.

**NOTED.**

**(129/2018).**

**Minute No. 128/2018. – To consider any matter relating to the General Data Protection Regulations.**

The Clerk referred to the Correspondence from the ICO (Copies of which had been Emailed to each Member)

**NOTED.**

**Minute No. 129/2018. – To receive a Statement from the Chairman of the Council on the cancelled Interview for the applicants who were interested in becoming Community Councillors by Co-Option.**

The Chairman stated that only one of the three original applicants who were interested in becoming Community Councillors by Co-Option had confirmed that he were interested; the other two applicants had informed the Clerk they were no longer interested. He had consequently invited Mr Tribe to attend tonight's Council meeting.

**NOTED.**

**Minute No. 130/2018. – To consider any matters relating to the Christmas Festivities 2018.**

Nothing was raised under this Minute.

**NOTED.**

**Minute No. 131/2018. – Clerk's Matters.**

- (A). Independent Remuneration Panel for Wales Draft Annual Report – February 2019. (Copy of Email sent to each Member).**

**RESOLVED** to refer this Item to the next Council.

- (B). Independent Review Panel on Community & Town Councils in Wales – Outline Findings & Recommendations. (Copy of Email sent to each Member).**

**NOTED**

- (C). Authorisation to appoint an Internal Auditor.**

**RESOLVED** that the Clerk be authorised to seek 3 quotations for an Internal Auditor for the Council for the current financial year.

- (D). Opening of Quotations, by the Chairman of the Council:-**

- (i). for the supply & erection of a Christmas tree & the electrical connection & installation of the Council's owned Christmas lights on the 2018-19 tree.**

The Clerk reported that he had sort three quotations for the above but the Council  
**(130/2018)**



had received only one quotation.

**RESOLVED** to accept the quotation from Phillips Services (Wales) Ltd for the sum of £1999.99. plus VAT to carry out the relevant works as specified in the Council's 2018/2019 Specification & Quotation Conditions.

**(ii). for the 2018 Christmas Newsletter.**

The Clerk reported that he had sort 3 quotations for the above but the Council had only received two quotations, The Chairman of the Council opened the quotations which were as follows:-

(a). Quotation for £1500.00.

(b). Quotation for £1543.00.

After a lengthy discussion the Members decided to accept Quotation (b) above.

**RESOLVED** to accept the quotation from the Blank Group Ltd for the sum of £1543.00. to carry out the relevant works as per those works as specified in the Council's letter of 5 October 2018.

**(E). Digitalisation of Council papers**

Members requested the Clerk to digitalise, as soon as possible, & electronically forward, all future Council papers.

**NOTED.**

**Minute No. 132/2018. – Purchase & Disposal of Books & Equipment etc.**

The Clerk stated that nothing was raised under this minute.

**NOTED.**

**Minute No. 133/2018. Planning Matters.**

**(A). Weekly Lists of Registered Planning Applications.**

The following planning applications were discussed and Observations passed at the Council Meeting held at 7.00.p.m.on 18 October 2018 at the Llangyfelach Church Hall, Swansea Road, Llangyfelach, Swansea: -

Week No.	Plan.Appl.No.	Location.	Proposed Development.
36/2018.	2018/1284/FUL	Greenfields Evangelical Church,	Redevelopment of the site to provide a replacement two

**(131/2018).**

Pont Lasau Road,  
Llangyfelach,  
Swansea.  
SA6. 6NP. storey community church  
building.

**Council's Observations.**

**There were no Council Observations.**

37/2018. - - -  
38/2018. 2018/1920/FUL Coed Cae Croes, Single storey rear extension.  
Heol Llangyfelach,  
Felindre,  
Swansea.  
SA5. 7LY.

**Council's Observations.**

**There were no Council Observations.**

39/2018. 2018/2020/FUL. Land at Abergelli Installation of a gas connection  
Farm, in the form of a new above  
Felindre, ground installation &  
Swansea. underground gas pipeline to  
SA5. 7NN. bring natural gas from the  
National Gas Transmission  
system to the Abergelli Power  
Station including access,  
associated engineering  
operations & landscaping.

**Council's Observations.**

**There were no Council Observations.**

2018/2021/FUL. Land at Abergelli Installation of a electrical  
Farm, connection in the form of a new  
Felindre, 400 KV underground cable to  
Swansea. Export power from Abergelli  
SA5. 7NN. Power Station to the National  
Grid Electricity Transmission  
System at the Swansea North  
Station including access,  
associated engineering  
operations & landscaping.

**Council's Observations.**

**There were no Council Observations.**

40/2018. 2018/2102/FUL 25,Swansea Road, Single storey rear extension  
Llangyfelach, & external alterations to

**(132/2018).**

Swansea.  
SA5. 7JA.

dwelling including new  
detached garage.

**Council's Observations.**

**There were no Council Observations.**

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

**(B). Any Other Planning Matters.**

- (1). The Clerk reported the receipt of a letter from Savills, dated 17 September 2018. A scanned copy of the letter is shown below on Pages (99/2018 to 101/2018). A copy of the application & plans, plans & other support documents can be viewed online at:

<https://sites.savills.com/ParcFelindreSwansea/>

**Council's Observations.**

**There were no Council Observations.**

- (2). **Further to Minute No. 88/2018. (B). it was resolved that the Council wished to Object to the proposed development of the Felindre Urban Village, Land to the NW of M4 J46, Porth Felindre Gateway Northern Section, Llangyfelach. In – Week No 30/2018 it was resolved that the Council grant plenary powers to the Clerk to pass Observations on the subsequent Outline Planning Application No. 2018/1618/OUT.**

**Details of the Council's Objections on the above application, are as follows:-**

- (a). This site known as Site G in the draft Swansea Local Development Plan (LDP) will substantially increase from the traffic generated from the proposed mixed – use development comprising residential development (up to 800 dwellings, including affordable housing) a Primary School, local centre (village hall (Class D1) & retail space (Class A1) with flats above), recreational facilities including sports pavilion (Class D2) open space, improvements to existing road bridges, habitat enhancement & management & all associated buildings & engineering operations & landscaping on this site. This generated traffic will predominately pass through Llangyfelach via Swansea Road, the principal access road; from Junction 46 of the M4, to Swansea City centre & Gower (the first area in Great Britain designated an Area of Outstanding Natural Beauty). The remaining traffic, that would originate from this site, could travel to the West along the M4 to West Wales &/or travel to the East along the M4 to Morriston, Swansea East &/or towards Cardiff etc. However this site cannot be considered in isolation, but must also be

**(133/2018).**

examined in conjunction with the proposed traffic that will emanate from Candidate Sites D & E in the draft Swansea LDP.

**Site E – Land to the North of Clasemont Road, Morriston.** It is proposed that this site will have 675 dwellings plus a Primary School (PS), leisure & recreation facilities, public open & appropriate community facilities & commercial uses. The traffic that would be generated from this site would travel to Morriston or via Pentrefelin Road, Llangyfelach to Swansea Road & then to Swansea North & Gower.

**Site D – Land West of Llangyfelach Road, Penderry** (an extension of Swansea Road, Llangyfelach). This is the largest residential led SDA in the Draft Swansea LDP. This site now has a formal outline planning application submitted for 1,950 dwellings plus a new district centre with commercial units, a PS, a mix of public realm, open space & play provision & a new community building. (**Planning Application No. 2017/1822/OUT**). Shown on the site plans for this development, there are only two access/exit points from this site, one of which is to Swansea Road in Llangyfelach.

At present Swansea Road, Llangyfelach has vehicle queues & traffic jams at peak traffic times & if all the new proposed residential developments in Llangyfelach & adjacent areas (referred to above) take place, as proposed in the Draft LDP, then traffic alone would be generated from 2625 residential dwellings plus all of the existing & proposed commercial & industrial properties in the LDP. This would result in a massive increase in the traffic flow, predominately on Swansea Road, Llangyfelach, resulting in traffic chaos throughout Llangyfelach.

- (b). The existing Gowerton sewerage works is almost at full capacity & this proposed development at Felindre in conjunction with only Site D will mean Gowerton will not have the capacity to deal with these proposed developments until substantial investment is made in the Gowerton sewerage works.
- (c). Major projects to improve the quality of the water of the Afon Llan & Loughor Estuary have taken place over a number of years & this proposed development would, due to the surface water drainage from such a large site, drain into the Afon Llan & then the Estuary & would pose a significant ecological threat & an unacceptable risk.
- (d). The site, at present, is open countryside and in effect is a green wedge to the north of Llangyfelach & the outcome of such a large scale development on the environment, habitats & wildlife, local amenity & on the landscape character would be a substantial loss to the use & enjoyment by the residents of Llangyfelach & Swansea.

- (e). Most of Llangyfelach is situated on a hill overlooking this proposed site & the proposed development would result in light pollution to the existing residents of Llangyfelach.

The Council would finally like to comment, although they are not planning grounds for objection, on the adverse visual effect on this proposed development by further new developments to the Parc Felindre Business Park, & by the major proposed strategic power plant at Abergelli farm to the north of this site.

The agents for Abergelli Power Ltd have stated, at a pre-consultation meeting with the Community Council that they are applying for a Development Control Order under Section 37 of the Planning Act 2008 to authorise the construction, operation & maintenance of a gas fired power station on farm land to the North of Swansea. The Local Planning Authority has informed the Council's Clerk that the Generating Building on this proposed development measures 50m. by 40m. & will have a height of 27 m whilst the height of the proposed emission stack is to be 9m.-12m. in diameter & will have a height of 45m.

If this proposed power station comes to fruition, (as an Outline Planning Application is about to be submitted) these building & the stack will dominate the landscape of the surrounding areas & will surely have a detrimental effect

on the attraction & disposal of any parcels of land for residential use on this site & on the commercial attraction & disposal of plots on Parc Felindre Business Park, a joint Welsh Assembly/Swansea City development. Furthermore the proposed gas fired power station would have an adverse effect on the proposed recreational facilities including sports pavilion (Class D2) open space, improvements & habitat enhancement & landscaping on this site referred to in this outline planning application.

Finally, the Community Council reserve the right to pass further observations, when the reserved matters referred to in this outline planning application for this site, are considered by the Local Planning Authority & further request that the LPA inform the Community Council of any such details of such reserved matters.

**(3). Further to the letter received from the LPA, dated 2 August 2018 informing the Council that amended plans received relating to Planning Application 2017/1822/OUT** Land West of Llangyfelach Road, Tirdeunaw, Swansea, relating to the Outline planning application (with all matters reserved apart from strategic access junctions) for residential led mixed use development to be developed in phases, including the regrading of site levels, up to 1950 no. dwellings (Use Class 3, including affordable homes) of which 1160 units would be developed within the LDP Plan period, the creation of a link road, local centre provision of a primary school, community facilities, Public Open Space (including facilities for children, and areas of landscaping (including sustainable drainage systems), outdoor sports provision including playing pitches, associated services, infrastructure & engineering works including new vehicular access, improvements to existing highway network, new roads, footpaths/cycle ways & ancillary works.

Under Minute No. 110/2018. (b). it was resolved that the Council grant plenary powers

to the Clerk to pass Observations on the amended plans for this development.

**Details of the Council's Objections on the above application, are as follows & are as the previous Objections on the original planning application for this site viz:-**

- (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's junction with Swansea 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, Morrision Hospital, Clasemont Road, Morrision, Morrision Crematorium & Morrision. In addition, has the proposed development in the Draft LDP of 675 new dwellings on Strategic Site G – Land North of Clasemont Road, Morrision, the proposed 800 plus new dwellings on Strategic Site G – Land to the North West of Junction 46 of the M4, been taken into account (Note - an outline planning application has now been received by the LPA on the aforementioned Site G) plus the future expansion & development on the City & County of Swansea's Parc Felindre Business Park, (for which a Pre – Consultation Notice prior to Applying for a Full Planning Application on Plots 7B, 8 & 9 of the Business Park, has been received from the acting agents dated 17 September 2018) ?

It is assumed, by the Community Council, 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. At the present time, at peak traffic hours, traffic can be queuing from the Junction of Pengors Road to the traffic lights at the junction of Heol Ddu/ Llangyfelach Road/Mynydd Garnllwyd crossroads.

In addition, the proposed spine road access on to Swansea 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 (a) above, that the proposed spine road should be built to a wider & higher specification than normal estate roads & the proposal to provide traffic lights at the entrance/exit to & from this site would further exacerbate the traffic chaos at peak travelling times
- (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, should be 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.
- (e). Foul Water Drainage. – It is proposed that the foul drainage for this site, to comprise 1950 no dwellings, a new Primary School & 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 ( if any) 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 as proposed in the Swansea Draft Local Development Plan.
- (f). Finally, the Community Council reserve the right to pass further observations, when any further reserved matters referred to in the outline planning application for this site, are considered by the Local Planning Authority & request that the LPA inform the Community Council of any more details of reserved matters that may be submitted.

**Minute No. 134/2018. – Date of Next Council Meeting.**

**RESOLVED** that the next Council Meeting will be held on 13 December 2018.

**Approved by the Council & signed by the Chairman.....**

**Dated 13 December 2018.**