

# LLANGYFELACH COMMUNITY COUNCIL.

## CYNGOR CYMUNED LLANGYFELACH.

### PLANNING MATTERS.

#### **(A). Planning Applications - Weekly Lists.**

The following planning applications have been received and observations will be passed at the Council Meeting to be held at 7.00.p.m. on 14 February 2019 at the Llangyfelach Church Hall, Swansea Road, Llangyfelach, Swansea: -

Week No.	Plan.Appl.No.	Location.	Proposed Development.
02/2019.	-	-	-
03/2019. .			
04/2019.	-	-	-
05/2019.	-	-	-

**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.**

The Clerk referred to Minute No. 174/2018. Planning Matters, where it was resolved that the Clerk be granted plenary powers to Object to Planning Application No. 2018/2508/FUL on behalf of the Community Council. Land off Rhydypany Road & Mynydd Gelli Wastad Road, Morriston, Swansea. Proposed construction of 20 affordable residential dwellings with access & landscaping works.

The Clerk informed Members of the Object to the above Planning Application, which had been submitted on behalf of the Council, were as follows:-

The Community Council wish to OBJECT to the above planning application on the grounds that:-

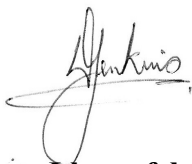
- (1). In the current UDP, the existing site is a green wedge in the countryside & in the draft LDP would be considered as development in the countryside & as such would be contrary to these policies.
- (2). To gain access to the proposed development, several mature trees would have to be felled, from a row of such trees fronting Mynydd Gelli Wastad

**(168/2018).**

Road. In addition it would require the removal of an existing hedge & several trees, running from the back boundary of “Penrhiw” Rhyd Y Pandy Road, across the site, to the rear boundary of “Cwrtnewydd” Mynydd Gelli Wastad Road which would further help to ruin this green wedge & the residential amenity of the adjoining properties.

- (3). The proposed development is too large for the size of the site.
- (4). The car parking arrangements for some of the proposed houses, on the site, are inappropriate e.g. Plot 3 car parking provision is too far away from this plot, being adjacent to the car parking provision for Plot 1, similarly the provision of car parking for Plot 17.
- (5). The proposed access/exit from this site is on to the very busy road of Mynydd Gelli Wastad, very near to Morriston Hospital, the major strategic hospital serving the Swansea area & West Wales region. This development, if granted, would further exacerbate the volume of traffic to Mynydd Gelli Wastad Road which has seen the volume of traffic to Morriston Hospital increase substantially each year.
- (6). The site is subject to surface water which drains onto the adjoining roads.
- (7). The site’s foul sewerage would have to be discharged to the Gowerton Sewerage Works which at present has little or no spare capacity for additional sewerage; especially bearing in mind the existing large sites for which planning permission has been granted or are in the process of being granted planning permission in the North & North West of Swansea.

Signed



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

**(Clerk to Llangyfelach Community Council).**

**(169/2018).**