**MINUTES OF THE WORKING GROUP (CONSIDERING THE PROPOSED HOUSING DEVELOPMENT ON LAND NORTH OF PONTARDDULAIS)**

**HELD ON THE 4th JANUARY 2023**

**PRESENT:** Cllr J. Harris (Chairperson) Cllr R. Jenkins Cllr C Evans

**17. APOLOGIES FOR ABSENCE:**

Apologies were received from Mr A Carr.

1. **TO RECEIVE DECLARATIONS OF PERSONAL INTEREST FROM MEMBERS IN ACCORDANCE WITH THE COUNCIL’S CODE OF CONDUCT:**

There were no declarations received.

1. **TO RECEIVE AND CONSIDER THE MINUTES OF THE WORKING GROUP MEETING HELD ON THE 15th DECEMBER 2022**

Clarification has been received regarding. Any members of the public can speak at a planning meeting, on the condition they have submitted a request in advance to speak. Ward members are able to speak at a planning meeting, regardless of whether they are on a planning committee.

The above Minutes were approved.

1. **TO PREPARE QUESTIONS FOR THE PRESENTATION BY PERSIMMON TO COUNCIL MEMBERS ON 12 JANUARY 2023.**

Following discussion on information provided by Cllr Harris, the following questions were agreed. These will be circulated to members for comments prior to the meeting.

* 1. What are you going to do to ease the traffic on the roads with the extra houses being built?
	2. Why have you chosen to develop 550 houses in a rural town which is already at the point of overpopulation?
	3. How will you manage the site traffic through Tynybonau Road, High Street and Woodville Street given that these roads are basically single track in places due to cars parked on the roads?
	4. Why have you cherry picked from the LDP a site you favour as being a cheaper alternative to develop, than the strategic site which would require a spine road, as per the original development plan?
	5. Has the compliance rate of Loughour river been checked, and would the increase of houses have a negative effect on phosphorous levels?
	6. Are there any limitations on the number of vehicles allowed per house?

The Clerk will present the above questions to Persimmon at the meeting following their presentation.

1. Next meeting will be held at 6:00pm on Thursday 2 February 2023.

 Focus will be on themes 3 and 6, listed in the Future Wales plan.

 Representatives from resident groups to be invited to March meeting.