

**MINUTES OF THE PONTARDDULAIS TOWN COUNCIL SPECIAL  
MEETING HELD ON THE 22<sup>ND</sup> SEPTEMBER 2011**

---

<b><u>PRESENT:</u></b>	Cllr P. J. Waterhouse (Mayor)	Cllr R. Waterhouse
	Cllr D. Beynon	Cllr P. G. John
	Cllr D. Howard-Willis	Cllr P. Penry
	Cllr J. Rees	Cllr W. Vonk
	Cllr D. Richards	Cllr B. Lewis
	Cllr P. Downing	Cllr E. Davies

Prior to the commencement of business Members held a minute's silence to remember the miners tragically killed in the Gleision Colliery, Swansea Valley.

**64. APOLOGIES FOR ABSENCE:**

Apologies for absence were received from Councillor E. Miles.

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

There were no declarations received.

**66. TO CONSIDER AND MAKE RECOMMENDATIONS ON THE CANDIDATE SITES SUBMITTED UNDER THE LDP PROCESS:**

The Clerk reminded Members that the Council had discussed PT001 to PT 010 in the April Council meeting and comments had been submitted to the City and County of Swansea.

**PT001: Land off Highland Terrace, Pontarddulais:**

It was agreed to make an additional comment highlighting the fact that the application had been rejected on the UDP and there was no material change of circumstances.

**PT003: Land off Glynhir Road (Dantwyn Farm), Pontarddulais:**

**PT004: Land off Glynhir Road/Dantwyn Road, Pontarddulais:**

**PT006: Dantwyn Farm, Dantwyn Road, Pontarddulais:**

It was agreed to make an additional comment highlighting the Welsh Water's comments concerning the 66 inch diameter trunk watermain traversing the site.

**PT011: Glanffrwd Road, Pontarddulais:**

It was agreed to object to the application on the grounds of drainage problems, unsuitable location, poor vehicular access and the existence of a gas terminal on site.

**PT 012: Land at Glynhir Road, Pontarddulais:**

It was agreed to object to the application on the grounds of the Welsh Water's comments regarding the watermain and no material change since its previous refusal into the UDP.

**PT013: Goppa Hill, Highland Terrace, Pontarddulais:**

It was agreed to object to the application on the grounds of access problems and the building on common land.

**PT014: Gwaun Camfrwd, Cefn Drum, Pontarddulais:**

On being put to a vote it was agreed not to object to the above application.

**PT015: The Show Park, Pentre Road, Pontarddulais:**

It was agreed to support the retention of the showfield as a showfield.

**PT016: Land off Bolgoed Road, Pontarddulais:**

**PT017: Bolgoed Road No. 2, Pontarddulais:**

**PT018: Bolgoed Road No 3, Pontarddulais:**

**PT019: Bolgoed Road No. 1, Pontarddulais:**

It was agreed to object to the above applications on the grounds of possible flooding in the Pentre Road area. There have been flooding issues following the construction of the existing developments at Parc St Teilo and Cae Rebecca.

**PT021: Erw Las, Myrtle Hill, Pontarddulais:**

It was agreed to object to the above application on the grounds of access issues. The application is currently within the existing UDP.

**MA011: North Swansea:**

It was agreed to object to the above application on the grounds of the possible dangerous extraction system to be used, safety and the effects on the local habitat.

**PT020: Land South of the A48, Pontarddulais:**

Prior to discussion of this application Councillors P. J. Waterhouse and R. Waterhouse declared a personal and prejudicial interest and vacated the room. Cllr Beynon was voted into the Chair. The Clerk reported an e-mail from the City and County of Swansea's Planning Section to County Councillor J. Miles confirming that an error had been discovered on the UDP Proposals Map which shows housing allocation HC(112) encroaching into part of the

park. The LDP Candidate Site submission duplicated the area of the UDP submission as the development site has yet to be built out. It was not the intention of this submission to encroach into the park. Accordingly the Candidate Site plan will be amended to exclude the area of Coedbach Park that it incorporates.

It was agreed to object to the above application on the grounds of access issues.

Members agreed that Pontarddulais cannot sustain further large scale housing development. For example, the one surgery in the town finds itself at absolute capacity both in terms of space and clinical time; the deteriorating sewerage system is at capacity and cannot cope with any additional demand; the existing highway system and especially the one way system within the town is under extreme pressure from heavy goods vehicles and general traffic; the local schools are at full capacity and will not cope with any additional large scale development.

**67. TO CONSIDER THE PLANNING APPLICATION RECEIVED FOR 138 ST TEILO STREET, PONTARDDULAIS:**

Members had previously received an application for a change of use of the above property from a butcher's chop to a café. It was agreed to make observations to the City and County of Swansea on the need for suitable and sufficient toilet facilities for both staff and public; parking issues in St Teilo Street and the possibility of future change to a takeaway outlet.