**CYNGOR TREF PONTARDDULAIS TOWN COUNCIL**

**PLANNING COMMITTEE MEETING FINAL MINUTES**

**2nd September 2025 at 7 pm**

**PRESENT:** Cllr. Gary Chambers (GC) – Chair; Cllr. Huw Roberts (HR); Cllr. Andrew Owen (AO); Cllr. Mark Biscoe
**APOLOGIES:** Cllr. Wayne Jones (WJ); Cllr. Jane Harris (JH)
**ABSENT:** Cllr. Phillip Downing (PD); Cllr. Kevin Griffiths (KG)

**Questions from the public relating to items on the agenda. None**

1. **2025/1746/FUL
Ebenezer Chapel, Garnswllt Road, Pontarddulais, Swansea
Conversion of former chapel to holiday accommodation with provision of vehicular access, off-road parking and turning area and associated external alterations**

Proposed, seconded and agreed by all to object to this application for the following reasons:

Moving the driveway to this location may cause highway safety issues which currently do not exist as the property on the opposite side of the road also enters the highway at this point.
The committee feels that the parking spaces allocated are insufficient for holiday accommodation with three double bedrooms which may frequently mean a minimum of three cars.
Further it is of concern that this is an attempt to create a residential property by circumventing the reasons for refusal of the previous application. The committee do not believe the reason for refusal of the previous application for this property have been mitigated by this application and object to this application.

1. **2025/1807/OUT
Land Off Glasfryn Road , Pontarddulais, Swansea, SA4 8LL
Erection of one detached dwelling (Outline)**Proposed, seconded and agreed to object to this application for the following reasons:

The committee do not believe the parking issue at the host dwelling, raised as a reason to refuse in the previous application, has been addressed by this new application. This development will still remove current parking provision for the host property and does nothing to mitigate this issue, the committee objects to this application.
2. **2025/1189/FUL
21 Twyniago Pontarddulais Swansea SA4 8HX
Rear ground floor extension. Roof extension by raising the ridge and extension over the rear flat roof extension**Proposed, seconded and agreed to object to this application for the following reasons:

The Committee reviewed the new documents and felt their previous comments were not affected by the addition of the existing basement, previously not included in the drawings.
“The proposed dwelling will be discordant in the street scene. While members acknowledge there are a variety of dwellings along this road, those in the immediate vicinity are similar small single-story bungalows. Raising the ridge height of this bungalow in this way, with multiple roof lights in an irregular pattern will negatively impact on the residential amenity of the neighbouring properties.
Members believe the extension is too large to be subservient to the original dwelling as the finished property appears to be greater than double the size.
The rear two-story extension height has not been stepped down from the increased ridge of the original property creating a discordant rear elevation.
There is no indication of an increase to the number of off-street parking spaces to accommodate the increased size of the property.
The addition of a second story creates unacceptable loss of privacy to neighbouring properties and the addition of a Juliet balcony with adjoining full height glass panels adds to this.
Concerns were also raised over whether any survey of the existing foundations had been undertaken to ensure they have capacity for supporting an extension of this magnitude.”
3. **2025/1739/FUL
Land Adjacent 102 Tyn Y Bonnau Road Pontarddulais, Swansea**[**Construction of 4 bungalows (2 x semi-detached) and associated engineering work**](https://planningapps.swansea.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)
Proposed, seconded and agreed by all to submit a neutral response to this application with the following comments:

The Committee have concerns that the in-line parking provision without sufficient space for turning in front of the properties will cause issues with reversing onto a highway or increasing on-road parking.