

## **Planning Application for Parc Mawr Farm 2018/2697/OUT**

### **Information from Councillor Wendy Fitzgerald for Facebook and the Community Council Website**

I was informed last Friday that the planning application for Parc Mawr is to go before a special meeting of Planning Committee to be held this week on Friday, 17<sup>th</sup> July.

This will be a remotely held meeting online using Teams so is completely the wrong situation in which to determine such a high profile and controversial application.

I thus sent this e-mail this morning to the Chief Executive and other senior officers requesting that this meeting is delayed until it can be held when objectors can attend and speak and that the Planning Committee can be seen to operate as an entity not as separated members.

#### ***Planning Application 2018/2697/OUT Parc Mawr Farm Penllergaer***

*I am very surprised and dismayed that the above application, which includes a full application for 184 houses, is scheduled for determination at a remote meeting of Planning Committee on Friday 17th July and I am writing to request that this is delayed.*

*There is significant public interest in this application which remains undiminished. About 700 individual objections have been submitted plus several more from the Community Council on behalf of residents. It is surely reasonable that objectors should expect to be able to attend the decision making process in person and witness how the Planning Committee, as an entity, determines an application of this magnitude which will have far reaching consequences.*

*Whilst it may be lawful to determine a controversial, high profile planning application remotely, I would suggest it is morally insensitive and not in the best interests of democracy to do so in this manner during a time of national emergency. Residents of Penllergaer should not be expected to use a computer link to attend a meeting which could have such a significant impact on their lives. Not everyone who is concerned about this application, and would speak at a public session, is confident enough to use Teams and it is surely discriminatory to impose this kind of limitation on them.*

*I am therefore requesting that this application be delayed until determination can be undertaken in a public place and at a time when normal procedures and practices can be applied. The whole Parc Mawr situation has been ongoing for at least 9 years and there can be no justification for pushing ahead with this specific application at this time, given the prevailing and quite exceptional circumstances.*

**I have now established that no member of the public can speak at a planning meeting even via Teams** which is a complete contravention of normal practises. It is still possible, however, to submit a written comment.

Access to the meeting can be obtained via: <https://bit.ly/38cBCUM>

Meanwhile this is what you need to know.

1. The application is an Outline one for 850 houses with a full application for the first 184 of these.
2. At the time of the LDP Public Inquiry, the 'gateway' entrance to the site was going to be from Gorseinon Road.
3. However, for the 184 houses the access will be from Brynrhos Crescent off the top of Swansea Road.
4. This will become a permanent access and will link to the spine street and to the A483 (dual carriageway), the A484 and Gorseinon Road.
5. Swansea Road and Brynrhos Crescent could therefore become a 'rat run' for traffic from Pontliw and Tircoed travelling into Swansea and wanting to avoid J47. It will also be available to all 850 houses.
6. The 184 houses bring no community benefits apart from 20% Affordable Housing and a £350,000 sum to go to the Council towards a new school.
7. There is nothing in the Conditions attached to the application that will prevent Bellway from building 184 houses and then walking away because of financial viability issues.

The Planning report is a 198 page document and is available on line.

Please remember that the 750 houses for Kingsbridge have already been approved and 250 houses north of Llewellyn Road received planning permission several years ago.

Also, the Parc Mawr site was originally *predicated on the delivery of a strategic relief road* in acknowledgment of the traffic problems at J47. However, we have instead a *spine street* (such as Home Farm Way or Swansea Road) described as following a *tortuous alignment* by a transport specialist which is unlikely to help relieve the traffic problems at J47. Added to which, cars travelling from Gorseinon and Loughor etc through Penllergaer are doing so to access the M4. They are unlikely to see the spine street as realistic alternative route should they wish to travel into Swansea which is what continues to be promoted

Please be aware that there will be traffic lights at the Old Inn roundabout and also another roundabout on the A483 south of the Parc Penllergaer entrance. This will also have traffic lights on it.

I will be leafletting those roads most directly affected as not everyone is on Facebook or has access to a computer

I will also update when I have further information