

Agenda Item no. 5. Item report – 2021/0646/106 - Cefn Gorwydd Colliery

A total of one-hundred and forty seven (147) objections have now been received. In addition to the objections listed within the Item report, the following is a summary of comments received:

- I object to this proposal on the grounds that the underlying works should have been considered by the builders as part of their investigative works prior to submission of the applications.
- This development is being forced through regardless of overwhelming opposition from the local community.
- I feel the Education Departments calculations on children's numbers must be wrong and it will be unfair to send primary children living in Gowerton to Waunarlwydd. I don't agree with funding being giving to only Welsh schools in the area as I feel this is also discriminatory.
- As the Community Contribution has been set it should not be reduced as this would send the wrong kind of message to other developers.
- Pobl's Annual Report 2019/20 states: "The Group continues to grow and demonstrate strong financial performance. Turnover has increased year on year primarily due to an increase in property sales, coupled with rent increases and higher levels of grant income... ...Across the group operating margins are healthy but we want to continue to drive them up to enable us to do more." Therefore, as a resident of Gowerton, I am appalled and strongly object to this business renegeing on their obligation and agreement to contribute to the local community. The contribution that was initially agreed on, totalling £404,076, is tiny in relation to Pobl Group's assets and year on year profits, and yet the Group now has the audacity to argue that the contribution should only be £116,417!!
- We currently have a School (Gowerton Primary) which is at capacity of Minus One. My young son goes there. He is in a class of 31 and in order to cope with numbers the school has to mix a final and penultimate year plus turn a staff room into a classroom. Sometimes work must be done in the corridor (they call it the learning stream). There are not enough chairs and tables for all the class to do maths at the same time.
- Some of the Education Dept.'s logic is that 272k for the Primary is not a significant sum and that they will be prepared to split the villages children between Waunarlwydd and Gowerton; very divisive especially for really young ones. It is also the Education Dept.'s own maths that suggest there will be capacity there too.
- Education are only looking at forecasts up to 2022. That is only next year. Education have not taken in to account the Pen-y-Dre site. Education have not looked at issues like the fact that the same land sourcer who punted the 100

house site at Cefyn Gorwydd to Pobl have another 200 house site on Fairwood Terrace by the Rugby Club.

- If developers want to appeal S106's then they should not be able to hide whatever they tell the council behind a cloak of "commercial sensitivity. "
- My experience of putting two children through the new primary school facility at the Elba site is that the school is already too small for this community and that additional homes will put great strain on all medium educational resources. I have no doubt that many others will object on the same grounds and my hope is that councillors will take account of this high number of objections, democracy will work as it should and the proposal to withdraw the section 106 educational contribution to English medium education will be rejected.
- It would appear, that counsellors are colluding with council planners and allowing developers to bully their way in and reduce their contribution to society so they can profit and gain.
- I have yet to know, of any developer pay up the full-agreed section 106 agreement. Council ignoring the effects that these developments have on our communities by making over stretched services such as education and health buckle under the strain.
- The destruction on the wildlife, green spaces and eco systems. Excluding the views of the residents and the greater community. The planning process needs to be much more transparent and have processes in place that are truly democratic and mean it. Not just go through the motion, by say, you have a democratic process. The whole process as it stands is an absolute farce!!
- The fact that there are no amendment notices around the village (which appears to be the council's decision not to do this). How on earth are people supposed to know these amendments have been applied for? This is so underhanded.
- The Education budget was recommended by the council which will have to pick up the tab for the additional pupils. How on earth can the council recommend that it is satisfactory for only the welsh schools to benefit when in fact it should be a 50/50 split? Nobody knows what medium they would like their children to be in if they have yet to be born!!
- The reason that the Education budget was being reduced was due to unforeseen costs to the build. This is a downright lie. Pobl knew that there would be excessive costings to this site as the developer 'Urbanstyle land' have mentioned this in their plan, before the initial surveying had taken place.
- What is to stop all current developers with planning consent withdrawing all their funding under the Section 106 agreement amendment therefore leaving the Council to foot the bill? If one company can significantly reduce the Education budget, the others will naturally follow. The council should be in agreement that the original budgets should not be reduced, but, yet again, we are being let down by the councillors again.

- The original application should never be changed to suit the developer. What is the point in an application being approved by the Planning Committee on several grounds, including education budget, amongst other things, to be then amended? How is this even allowed to be considered. Anyone thinking this is acceptable in any shape or form should explain their actions and be held accountable. Those councillors who have visited Gowerton Comprehensive school will know how the funding is most definitely needed when, across the road at YG Gwyr, will see the extensive work undertaken. If YG Gwyr actually allowed the local community to use their facilities would be bonus, but all requests are rejected.
- Will the Planning application that will include 7 detached houses on the old Gowerton Junior School be granted an Education budget? And also the outline planning for over 200 houses being designed by the same company Urban Style Land, will they be able to amend their application once planning has been approved?
- Has the baby boom caused by Covid in recent months been considered? Numbers for 2022/23 will be significantly affected. I assume not.
- I'm sure I am speaking again, for the majority of the residents, when the Planning department needs to show some respect and empathy for our villagers regarding this piece of land which has never been viable. Further applications to amend their financial responsibilities should be refused with no redress. Either the Council keeps with the original financial plans and finally stands up to Pobl or the Planning Committee now need to reject the original plans. I really do hope this time that common sense prevails and that the Planning Committee finally see sense and objects to this building on previous ancient woodland and, for the sake of ecology, gift the land back to the village.

Agenda Item no. 6. Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2021/0453/FUL	260 Oystermouth Road, City Centre, Swansea, SA1 3UH	Approve
2	2020/1590/FUL	Former Swansea Boys Club, Berwick Terrace, Mount Pleasant, Swansea, SA1 6UT	Approve

Amendment to Report Page 105:

Change wording 'removal of the vehicle barrier along Berwick Terrace' to 'resiting of the vehicle barrier along Berwick Terrace'. This is to reflect that the removal of the barrier is solely to allow vehicular access into the site. Berwick Terrace will still remain closed post development, but with the point of restriction relocated South along Berwick Terrace, beyond the new access.

Amendment to Condition 6 on page 108 to the following:

6. The apartments hereby approved shall not be brought into beneficial occupation until such time that the barriers on Berwick Terrace have been relocated to a location south of the proposed new access and amendments to the Traffic Regulation Order have been completed.

3	2020/2393/TEM	Field 7700, Bank Farm, Horton, Swansea, SA3 1LL	Approve
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