

CITY AND COUNTY OF SWANSEA

NOTICE OF MEETING

You are invited to attend a Meeting of the

GOWER AONB PARTNERSHIP GROUP


At: Greyhound Inn, Old Walls, Gower, Swansea

On: Monday, 22 September 2014

Time: 7.00 pm

AGENDA

	Page No.
1 Apologies for Absence.	
2 Welcome and Introductions.	
3 Disclosures of Personal and Prejudicial Interests.	1 - 2
4 Public Question Time.	
5 Minutes. To agree as a correct record the Minutes of the Meetings of the Gower AONB Partnership Group Annual Forum held on 23 June 2014 and Special Gower AONB Partnership Steering Group held on 4 August 2014.	3 - 12
6 Matters Arising from the Minutes.	
7 Gower AONB Ranger Report. (Verbal)	
8 Update - SDF Grants Panel Meeting on 8 September 2014. (Verbal) (For Information)	
9 Update - AONB Draft Management Plan Consultation.	13
10 Update - Welsh Government Protected Landscapes Review. (Verbal)	
11 Any Other Business.	
12 Date of Next Meeting - 7p.m. on Monday, 8 December 2014.	



Patrick Arran
Head of Legal, Democratic Services & Procurement
15 September 2014

Contact: Jeremy Parkhouse: - 01792 636016

GOWER AONB PARTNERSHIP GROUP (6)

Councillors

Labour Councillors: 4

Mark C Child	Robert Francis-Davies
Jan P Curtice	Jane E C Harris

Liberal Democrat Councillor: 1

Richard D Lewis	
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Independent Councillor: 1

Keith E Marsh	
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Officers:

Kim Flanders	Planning Policy and Environment Manager, Planning Services
Chris Lindley	Gower AONB Team Leader, Planning Services
Huw Lloyd	Gower AONB Ranger, Planning Services
Mike Scott	Gower AONB Officer
Jeremy Parkhouse	Democratic Services

For Information Email Only:

Phil Roberts	Director of Place
Ryan Thomas	Planning Control Manager
Phil Holmes	Head of Regeneration & Planning
Chris Dale	Countryside Access Team Leader (Rights of Way), Planning Services

Total Copies Needed:

32

GOWER AONB Partnership Group (Aug 2013)

Name	Organisation	Address	Post Code	Telephone
Gordon Howe (Vice-Chair)	Gower Society	Annie's Stables, Middleton, Rhossili, Swansea	SA3 1PJ	01792 390560 mewslade@aol.com
Roger Button	Tourism Swansea Bay	Pitton Cross Caravan and Camping Park, Pitton Cross, Rhossili	SA3 1PN	01792 390593 rogerpitton@yahoo.co.uk
Alan Woodman	Representing Forestry & Farming	57, Gowerton Road, Three Crosses, Swansea	SA4 3PY	07970870490 woodman@lonisa.fsnet.co.uk
Barbara Parry	Gower Walking Festival	127 Broadmead, Dunvant, Swansea	SA2 7RJ	01792 520293 barbara19652@hotmail.com
Stephen Heard	Gower Riding Club / Port Eynon Community Council	Bowstones, Berry Lane, Scurlage	SA3 1BJ	steveheard1@aol.com
Community Councillor P R Hood – Williams	Upper Killay Community Council	50, Pant-y-Dwr, Three Crosses, Swansea	SA4 3PG	Paxton.hood-williams@swansea.gov.uk
Sue Hill	Glamorgan-Gwent Archaeological Trust	Heathfield House, 91, Heathfield, Swansea	SA1 6EL	01792 655208 sue@ggat.org.uk
John Davies	BayTrans			01792 205071 johnbaytrans@btinternet.com
Peter Lanfear	Gower Commoners Association	31, Pennard Drive, Pennard, Swansea	SA3 2BL	01792 233624 peter.lanfear@gmail.com
Community Councillor Rod Cooper	Llanrhidian Higher Community Council	The Lodge, Park Road, Penclawdd, Swansea	SA4 3FQ	rcooper@yllety.F9.co.uk
Ceri Daugherty	Natural Resources Wales	Llanion House, Llanion Park, Pembroke Dock, Pembrokeshire	SA72 6DY	01792 634981 ceri.daugherty@cyfoethnatuuriolcymru.gov.uk
Rebecca Wright	Natural Resources Wales	Maes Newydd, Britannic Way West, Llandarcy, Neath	SA1 8PG	01792 634966 rebecca.wright@cyfoethnatuuriolcymru.gov.uk

Disclosures of Interest

To receive Disclosures of Interest from Councillors and Officers

Councillors

Councillors Interests are made in accordance with the provisions of the Code of Conduct adopted by the City and County of Swansea. You must disclose orally to the meeting the existence and nature of that interest.

NOTE: You are requested to identify the Agenda Item / Minute No. / Planning Application No. and Subject Matter to which that interest relates and to enter all declared interests on the sheet provided for that purpose at the meeting.

1. If you have a **Personal Interest** as set out in **Paragraph 10** of the Code, you **MAY STAY, SPEAK AND VOTE** unless it is also a Prejudicial Interest.
2. If you have a Personal Interest which is also a **Prejudicial Interest** as set out in **Paragraph 12** of the Code, then subject to point 3 below, you **MUST WITHDRAW** from the meeting (unless you have obtained a dispensation from the Authority's Standards Committee)
3. Where you have a Prejudicial Interest you may attend the meeting but only for the purpose of making representations, answering questions or giving evidence relating to the business, **provided** that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise. In such a case, you **must withdraw from the meeting immediately after the period for making representations, answering questions, or giving evidence relating to the business has ended**, and in any event before further consideration of the business begins, whether or not the public are allowed to remain in attendance for such consideration (**Paragraph 14** of the Code).
4. Where you have agreement from the Monitoring Officer that the information relating to your Personal Interest is **sensitive information**, as set out in **Paragraph 16** of the Code of Conduct, your obligation to disclose such information is replaced with an obligation to disclose the existence of a personal interest and to confirm that the Monitoring Officer has agreed that the nature of such personal interest is sensitive information.
5. If you are relying on a **grant of a dispensation** by the Standards Committee, you must, before the matter is under consideration:
 - i) Disclose orally both the interest concerned and the existence of the dispensation; and
 - ii) Before or immediately after the close of the meeting give written notification to the Authority containing:

- a) Details of the prejudicial interest;
- b) Details of the business to which the prejudicial interest relates;
- c) Details of, and the date on which, the dispensation was granted; and
- d) Your signature

Officers

Financial Interests

1. If an Officer has a financial interest in any matter which arises for decision at any meeting to which the Officer is reporting or at which the Officer is in attendance involving any member of the Council and /or any third party the Officer shall declare an interest in that matter and take no part in the consideration or determination of the matter and shall withdraw from the meeting while that matter is considered. Any such declaration made in a meeting of a constitutional body shall be recorded in the minutes of that meeting. No Officer shall make a report to a meeting for a decision to be made on any matter in which s/he has a financial interest.
2. A "financial interest" is defined as any interest affecting the financial position of the Officer, either to his/her benefit or to his/her detriment. It also includes an interest on the same basis for any member of the Officers family or a close friend and any company firm or business from which an Officer or a member of his/her family receives any remuneration. There is no financial interest for an Officer where a decision on a report affects all of the Officers of the Council or all of the officers in a Department or Service.

CITY AND COUNTY OF SWANSEA

MINUTES OF THE GOWER AONB PARTNERSHIP GROUP

HELD AT REYNOLDSTON VILLAGE HALL, REYNOLDSTON, GOWER,
SWANSEA. ON MONDAY, 23 JUNE 2014 AT 7.00 PM

PRESENT: Councillor R Francis-Davies (Chair) presided

Councillor(s):

J P Curtice
J E C Harris

Councillor(s):

R D Lewis

Councillor(s):

K E Marsh

Representing Organisations:

- | | | |
|----------------------|---|--|
| R Button | - | Tourism Swansea Bay |
| S Heard | - | Gower Riding Club/Port Eynon Community Council |
| Community Councillor | | |
| P R Hood-Williams | - | Upper Killay Community Council |
| G Howe | - | Gower Society |
| B Parry | - | Gower Walking Festival |
| P Lanfear | - | Gower Commoners Association |
| A Woodman | - | Forestry and Farming |
| Community Councillor | | |
| R Cooper | - | Llanrhidian Higher Community Council |
| J Davies | - | Bay Trans |
| C Daugherty | - | Natural Resources Wales |

Officers:

- | | | |
|-------------|---|---|
| K Flanders | - | Planning Policy and Environment Manager |
| C Lindley | - | Gower AONB Team Leader |
| M Scott | - | Gower AONB Officer |
| H Grey | - | Gower Landscape Partnership |
| J Parkhouse | - | Democratic Services Officer |

ALSO PRESENT:

- | | | |
|----------------------|---|--------------------------------------|
| H Jones | - | Reynoldston Village Hall Association |
| Community Councillor | | |
| P Guy | - | Llanrhidian Higher Community Council |
| S Sullivan | - | Tourism Swansea Bay |
| E Davies | - | Rural Swansea Action |
| J Woodman | - | Resident |
| J Doyle | - | Resident |
| Reverend N Doyle | - | Gower Deanery - Church in Wales |

I Button	-	Rhossili Community Council
Councillor D Cole	-	City and County of Swansea
J Lambert	-	CDSA
S Campbell-Kelly	-	Rhossili Community Council
P Thornton	-	WTSWW
D Cowley	-	Llanrhidian Lower community Council/Cilibion Saw Mills
A Jones	-	Reynoldston
I Williams	-	Llanmadoc Community Shop
G Gregor	-	Gower Society
S Davies	-	Gower Society
M Ridge	-	Gower Society
S John	-	Resident
G John	-	Farming
H Jenkins	-	Resident
D Oliver	-	Resident
A Cowley	-	Resident
G Rescigno	-	Resident
L Mabbett	-	Resident

1 **WELCOME AND INTRODUCTIONS.**

The Chair welcomed all present to Reynoldston Village Hall and commenced proceedings.

2 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor M C Child, H Lloyd, S Hill, D Vine, P C Phil Davies, Edwina Hart AM, R Ridge and A Richards.

3 **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

4 **MINUTES.**

AGREED that the Minutes of the Gower AONB Steering Group Meeting held on 10 March 2014 be accepted as a correct record.

5 **AMENDED TERMS OF REFERENCE. (FOR INFORMATION)**

The amended AONB Partnership Terms of Reference updated by Council on 17 June 2014, were provided for information.

6 **PRESENTATION - THE WORK AND ROLES OF THE AONB PARTNERSHIP AND AONB TEAM.**

The Gower AONB Officer provided a presentation on the work of the Gower AONB Partnership. He outlined the Gower AONB designation, the role of the Gower AONB Partnership and the work of the AONB Team within the City and County of Swansea.

7 **PRESENTATION - THE GOWER AONB MANAGEMENT PLAN.**

The Gower AONB Team Leader provided a presentation on the Gower AONB Management Plan. He stated that the Gower AONB Management Plan that was agreed in 2006 was currently under review. The Gower AONB Team would prepare the draft documentation and circulate the final version for public consultation between September and December 2014 with the aim of final adoption by the end of March 2015. The plan would include a 20 year vision which would outline the overall purpose, the current condition of the AONB, objectives and priorities for the AONB and a 5 year Action Plan.

8 **PRESENTATION - THE WORK AND ROLE OF NATURAL RESOURCES WALES.**

C Daugherty, Natural Resources Wales (NRW) provided a presentation on the role and work of NRW. She provided the background history of NRW; the role of the organisation within the Gower AONB; including examples of work on Gower; the work of NRW with regards to education; forestry management; water quality; designated sites; protected landscape management work; access and recreation work; and tackling waste.

AGREED that copies of the presentation be circulated to the Partnership Group.

9 **PRESENTATION - THE WORK AND ROLE OF THE GOWER LANDSCAPE PARTNERSHIP.**

H Grey, Gower Landscape Partnership provided a presentation on the role of the Gower Landscape Partnership. She provided a map of the eligible area; details of the Landscape Partnership Project; details of the Gower walking app; details regarding archaeology; nature; Penclawdd heritage; and how the organisation intends engaging with the public.

10 **PRESENTATIONS - GOWER VOICES.**

The following were allowed 10 minutes to discuss a topic concerning the Gower AONB:

- (a) Affordable Housing - A Woodman.
- (b) Gower Society - G Howe.
- (c) Gower Commons - P Lanfear.

(d) The Future of Sunday Buses on Gower - J Davies.

The Chair thanked all the speakers for their contributions.

AGREED that:

- (1) the Gower AONB Partnership will facilitate a public meeting to discuss affordable housing on Gower, within the next 6 weeks;
- (2) the Gower AONB Partnership Annual Forum supports the continuation of a 7 day bus service on Gower.

11 **PUBLIC QUESTION TIME.**

Community Councillor P Guy asked questions in relation to funding for the Community Council owned playground at Crofty in order to improve play equipment, gasification in the Burry Inlet and parking on Cefn Bryn.

H Jones, Reynoldston Village Hall Association thanked all for attending and highlighted the new floor in the hall that had been provided with assistance from a Sustainable Development Fund Grant.

Community Councillor I Beynon, Rhossili Community Council asked a question regarding the response times for complaints to Planning Services.

Discussions followed regarding the need for a Gower Visitor Centre.

AGREED that the need for a Gower Visitor Centre be placed on a future agenda of the Gower AONB Partnership Steering Group.

12 **DATES OF MEETINGS FOR 2014/2015 TO BE HELD AT 7 P.M. AS FOLLOWS: -**

NOTED the following dates of meetings for 2014/15:

- Monday, 22 September 2014 - Greyhound Inn, Oldwalls, Llanrhidian, Swansea.
- Monday, 8 December 2014 - venue to be confirmed.
- Monday, 9 March 2015 - venue to be confirmed.

The meeting ended at 9.10 p.m.

CHAIR

Councillor L James - City and County of Swansea, Pennard Ward
J John - Manselfold Farm, Llanrhidian
S John - Manselfold Farm, Llanrhidian
R Daniels - Resident
K Daniels - Resident
A Perry - Resident

13. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor K E Marsh, B Parry, J Davies, C Daugherty, R Wright and P Holmes.

14. **WELCOME AND INTRODUCTIONS**

The Chair welcomed all present to the Civic Centre, Swansea and commenced proceedings. He outlined that the Gower AONB Partnership Steering Group was not a policy making forum but it was an opportunity for the people who live and work on Gower to put their views forward regarding policies within the AONB.

The Planning Policy and Environment Manager added that the Local Development Plan had identified 520 houses within Gower and the Gower fringe that required building by 2025. She added that it was important that the majority of these were affordable housing as the Authority wanted socially balanced communities. She added that in a recent survey, 69% of Gower residents welcomed affordable housing being provided.

15. **DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS**

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

16. **DISCUSSION REGARDING AFFORDABLE HOUSING WITHIN THE AONB**

The Chair outlined that the purpose of this meeting was to facilitate a discussion regarding affordable housing within the Gower AONB. The Planning Policy and Environment Manager provided the definition of affordable housing as follows:

Discussions followed and centred around the following:

- The results of the Needs Survey on Gower and including affordable housing within windfall sites;

- There are potentially six sites in Gower/Gower fringe that had been identified within the LDP and these may be confirmed by Council in December 2014 and be circulated for consultation;
- Affordable housing properties have been extended or sold on in the past and therefore have become unaffordable. This has occurred with many affordable houses on Gower and a mechanism to prevent properties being sold on or extended, such as Section 106 Agreements, needs to be implemented;
- Concern was expressed for younger people working within the rural economy, such as farming and similar occupations, who could not afford to purchase their own homes on Gower. A number of barns within farm complexes had been converted into holiday accommodation when in reality, they should have been converted into homes for local agricultural based workers;
- Barn conversions are possible but the owners must provide a strategic economic use for the conversion. Council policy does allow for conversion to residential accommodation, however, the process is complicated and can be lengthy;
- The LDP policy is there to protect and enhance the Gower AONB but also be sympathetic to locals and must allow locals to live in the area. Section 106 agreements can tie people into properties in order to prevent them being sold on;
- Farm labourers still struggle to afford to purchase affordable housing. Agricultural workers should be allowed to build property or convert property within farms which would mean they would be on site to deal with daily issues in and around the farm business;
- It is important to recognise that small farms on Gower are viable and this has been proven over many years. If barns are converted into affordable housing for individuals working on Gower it will be a positive outcome as local people and businesses will be supported. Many local businesses had also been closed/run down deliberately in order to build more executive homes upon the sites and this should be prevented in future as it causes much ill-feeling on Gower;
- Buildings built in the future must comply with the Gower AONB Design Guide and it is important that these are appropriate for the AONB, including local people;

- Housing Associations that provide two and three bedroom properties require that all bedrooms must be filled in order for people to purchase the property. This makes it difficult for young couples who were yet to start a family to get onto the housing ladder;
- The farming population is aging and many wish to retire. However, in order to ensure that farms remain in families, it is important that the younger generation have affordable accommodation. At present, they have nowhere to go except sharing with the older generation;
- It is important that as many people as possible comment at the LDP consultation stage in order for views to be considered;
- Local circumstances should be able to deviate national policy. Special consideration should be given to farms and agricultural workers in order to provide affordable housing;
- Community Councils have little input into the planning process going forward;
- Only affordable housing is required on Gower as there is a sufficient amount of other housing available. However, if executive homes are built, affordable housing must be included in the planning application and developers must contribute towards affordable housing;
- The reason many affordable houses have disappeared on Gower is due to Section 106 Agreements being removed from properties or properties not being used correctly, which is a planning enforcement matter;
- Many families involved in agriculture wish to live and work on the same site, i.e. build their own properties upon their land;
- If agricultural workers are allowed to build new properties on their land, consideration must be given to what happens to the current farm dwellings and whether these should also be subject to Section 106 Orders. Many people on Gower have benefited from converting barns into holiday lets and it is difficult to control market forces;

- Section 106 Agreements need to be justified as the policy supports agricultural dwellings. However, it must be recognised that agriculture has changed and many businesses have diversified to allow local farms to continue in business. It is therefore difficult to tie properties to an agricultural Section 106 Agreement when businesses diversify;
- It must be recognised that the rural economy in Wales is under threat and local people must be allowed to live there, which will also allow them to work there. The whole Welsh rural economy is under threat;
- It is an incredibly difficult issue to develop local housing for local needs. It is extremely important that local people respond to the consultation process as this is the only way that policy can be altered;
- Second homes have a very negative impact upon village life as people make occasional visits and have very little input into the community. The initiative of charging full Council Tax on second homes being introduced by the Welsh Assembly Government may assist this situation;
- When new affordable houses are introduced they need to be maintained and kept as affordable housing. It must be recognised that the population of the UK is increasing, while agriculture is decreasing. More complex rules need to be introduced with regards to Section 106 Agreements;
- The agricultural population is ageing and in the very near future there will be no one to run the farms. Therefore, we need to keep the younger generation in accommodation and working within agriculture;
- The system of allocating Council houses should consider local needs;
- The Council needs more allocated land and to plan effectively for the future. There will be winners and losers and there must be other properties allocated as affordable houses. Social housing does have a place within the community.

Councillor P R Hood-Williams proposed that the Gower AONB Partnership forward a letter to the Welsh Assembly Government regarding this issue.

The Chair stated that the issue was for debate tonight and will be discussed at the next scheduled meeting in order to inform the LDP process. He urged people to forward details of possible sites that could be included within the LDP. Affordable housing is a target within the Labour manifesto and it is the policy of the current administration to deliver. The Council will have to make savings of nearly £80 million from its budget during the next three years and some decisions will be very difficult with the priorities being education and social services. The Authority is looking to dispose of surplus land and is looking very closely at its asset management.

AGREED that a further report be provided to the next scheduled meeting.

17. **DATE OF NEXT MEETING**

NOTED that the next meeting will be held at 7.00 p.m. on Monday 22 September 2014 at the Greyhound Inn, Old Walls, Llanrhidian, Swansea.

The meeting ended at 9.00 p.m.

CHAIR

Gower AONB Partnership Steering Group – 22 September 2014

GOWER AONB DRAFT MANAGEMENT PLAN – CONSULTATION TIMETABLE

Consultation Week No.	w/e date	Activity
-1	19 Sept	Ensure website and consultation is live
0	26 Sept	Consultation start
1	3 Oct	
2	10 Oct	
3	17 Oct	
4	24 Oct	Preparation of AONB newsletter
5	31 Oct	
6	7 Nov	Email reminder to consultees
7	14 Nov	
8	21 Nov	
9	28 Nov	Issue AONB newsletter with final reminder re. consultation
10	5 Dec	
11	12 Dec	8 December – Update for AONB Partnership Steering Group
12	19 Dec	19 Dec - Consultation end date