CITY AND COUNTY OF SWANSEA

NOTICE OF MEETING

You are invited to attend a Special Meeting of the

SCRUTINY PROGRAMME COMMITTEE

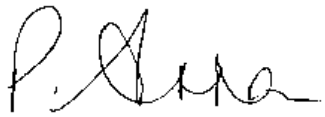
At: **Committee Room 2 - Civic Centre**

On: **Tuesday, 8 July 2014**

Time: **3.00 pm**

AGENDA

Page No.



Patrick Arran
Head of Legal, Democratic Services & Procurement
Tuesday, 1 July 2014

Contact: Democratic Services - Tel: (01792) 637292

SCRUTINY PROGRAMME COMMITTEE (16)

Labour Councillors: 11

A M Cook	J E C Harris
D W Cole	T J Hennegan
J P Curtice	A J Jones
N J Davies	R V Smith
V M Evans	M Thomas
P Downing	

Liberal Democrat Councillors: 3

A M Day	P M Meara
J W Jones	

Independent Councillor: 1

E W Fitzgerald	

Conservative Councillor: 1

A C S Colburn	

Co-opted Members:

David Anderson-Thomas	
Sarah Joiner	
Councillor RA Clay (Gypsy & Traveller Site Meetings Only)	

Officers:

Dean Taylor	Director of Corporate Services
Lee Wenham	Head of Marketing, Communications & Scrutiny
Dave Mckenna	Overview & Scrutiny Manager
Brij Madahar	Overview & Scrutiny Coordinator
Democratic Services	
Nigel Havard	Legal
Archives	

Email:

Executive Board	
Cabinet Members	
Leaders of Opposition Groups	
Carl Billingsley	

Total Copies: 30

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 SCRUTINY PROGRAMME COMMITTEE

HELD AT COMMITTEE ROOM 1 - CIVIC CENTRE ON TUESDAY, 27 MAY 2014 AT 4.00 PM

PRESENT: Councillor R V Smith (Chair) presided

Councillor(s)	**Councillor(s)**	**Councillor(s)**
A M Cook	P Downing	A J Jones
A C S Colburn	E W Fitzgerald	P M Meara
D W Cole	J E C Harris	
J P Curtice	T J Hennegan	
N J Davies		

Co –opted Members: Councillor R A Clay and S Joiner

Officers:

T Meredith – Deputy Head of Legal, Democratic Services and Procurement
B Madahar - Scrutiny Coordinator
J Tinker - Democratic Services Coordinator

6 **APOLOGIES FOR ABSENCE.**

There were no apologies for absence.

7 **DISCLOSURES OF PERSONAL & PREJUDICIAL INTEREST.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interests was declared:

Councillor A M Cook - personal - Minute No. 10 - Ward Member from Cockett - one of the wards that was shortlisted.

Councillor J P Curtice - personal - Minute No. 10 - Ward Member from Penyrheol which abuts two of the five previously nominated sites.

Councillor R A Clay – personal & prejudicial – Minute no. 10 – Llansamlet Ward Councillor and Secretary of the former campaign in the Ward against a second site.

8 **PROHIBITION OF WHIPPED VOTES AND DECLARATION OF PARTY WHIPS.**

In accordance with the Local Government (Wales) Measure 2011, no declarations of Whipped Votes or Party Whips were declared.

9 **MINUTES:**

RESOLVED that the minutes of the meetings of the Special Scrutiny Programme Committee held on 3 April 2014 and 23 April 2014 be accepted as a correct record.

10 **EVIDENCE SESSION: GYPSY & TRAVELLER SITE SEARCH PROCESS:**

The Chair referred to the fifth evidence session which would focus on evidence from members of the public and other Councillors who had contacted the Committee.

The following persons were in attendance to provide evidence:

a) Councillor Jennifer Raynor
b) Hilary & Tom Jenkins
c) Philip Robins
d) Lawrence Bailey

a) The Chair invited Councillor Jennifer Raynor to speak. Cllr Raynor was formerly vice-chair of the second Member Gypsy Traveller Site Task & Finish Group for a short period. She attended to give views on the process and outline concerns about the role of the Task & Finish Group. She made reference to the Minutes of the Task and Finish Group held on 8 March 2012, 10 April 2012, 19 July 2012 and 27 September 2012, which were circulated to Committee Members. She also referred to a report and briefing note provided to the Group on 19 July 2012 (which she attended), and minutes of an informal meeting held on 7 September (which she also attended) between members, officers and representatives of the Gypsy & Traveller families to brief them on the ongoing assessment process, discuss potential site requirements, and seek the views of the gypsy and traveller community. The committee sought clarification about access to the additional material referred to.

Key points made by Councillor Raynor:

- Resigned from Member Task & Finish Group due to concerns about the process, including a lack clarity about the aim of the site search, the methodology used, the site selection, and consultation.
- Concern about lack of clarity about purpose of site search. The Terms of Reference of the Task & Finish Group were minimal and unclear – 'complete a review of all Council owned land and Council land allocated for housing, and produce a report setting out options'. The purpose of the review was not clear and members were also not clear on what the options were. It was not clear whether it was a search for 1 site or sites, or whether this was about addressing a problem in a specific area. It was also not clear why the Terms of Reference has changed during 2010 - the March Cabinet report describes that the purpose of an alternative site would be to accommodate the Gypsy and Traveller families

presently occupying the unauthorised site at Swansea Vale, but the August Cabinet report (which established the Task & Finish Group) no longer mentioned this specific purpose. It could not be explained in July 2012 whether there had been a change in thinking during this time, though it still seemed that a solution for Swansea Vale was the primary concern for officers as the information / focus at the time was on the relocation of relevant families with pressure to enable access to the site for the Environment Agency in relation to the Morriston Flood Defence Scheme.

- There was confusion as to the decision-making process in the site selection process, and inter-relationship between the Task & Finish Group, Cabinet and Council. There were contradictory statements made, e.g. there was reference to the shortlisted sites being referred to Council, there was also reference to the Task & Finish Group making a report to Cabinet.
- Felt that there was inconsistent application of criteria during the site sieve process. For example, there was a selective use of information to describe sites when indicating distance from housing. There was the exclusion of Velindre on the basis of other intended uses but similar could be said for sites that went forward. Also felt the Task & Finish Group did not have sufficient time / resources to discuss and consider the information presented to it.
- It was not satisfactory that members of the second Task & Finish Group (formed after the 2012 Council elections) were advised to visit the shortlisted sites in a personal capacity, and it was difficult for members to fully understand how the shortlist developed from 19 to 5 sites. As information about these 5 sites had found their way into the local media even before the council elections there were concerns raised by the public.
- Concerned that the housing needs assessment presented to the Task & Finish Group in March 2012 did not provided comprehensive picture of needs across the city as it only referred to needs at the official Ty Gywn site, the 'tolerated' site and the encampments in Swansea Vale industrial park, and no reference of encampments elsewhere. It was not clear how up-to-date the needs assessment was and information about future demand.
- Concern about lack of wider consultation with the gypsy and traveller community save the 3 main gypsy and traveller families. Felt that consultation should have been carried out at an earlier stage, and given a greater degree of importance. The informal meeting held on 7 September revealed that the future housing needs of these families was greater than previously known. All 3 families expressed a willingness to share a suitable site but did not want to share with strangers on a joint transit permanent site. At the September meeting information about the shortlisted sites was shared with the three families, at a time when many councillors were denied information.
- Offered the following as learning points:
    - The governance arrangements / 'decision making' process needs to be transparent. Respective roles and responsibilities of members (including bodies such as Task & Finish Groups) and officers need to be very clear from the outset
    - The process should be have a degree of flexibility with confidence to adjust things based on experience, with a clear audit trail back to the commissioning body.
    - A clear methodology and weighting should be clear from the start

- For future public consultation exercises we must ensure the public is clear about what they are being consulted upon

Questions were asked regarding the case for a new site, the meeting with gypsy and traveller families in September 2012, the discussions held by the Task & Finish Group about excluding some of the shortlisted sites, weighting of gypsy and traveller family views, and needs assessments.

The Chair thanked Councillor Raynor for her submission.

b) The Chair invited Mr Tom Jenkins and Mrs Hilary Jenkins to speak. They were residents living in close proximity to one of the shortlisted sites and attended to give views about the site selection process.

Mr Tom Jenkins referred to his submission and advised that he would make a copy available to the Committee.

Mr Jenkins read his submission to the Committee.

Key points made by Mr Jenkins:

- Felt there was a lack of leadership to drive the process and lack of a clear vision and methodology to address the issue.
- The Council has stumbled its way through the last few years in dealing with this issue – with various people involved hampering continuity and focus.
- Contradictory statements made in public about the 'West Glamorgan Agreement'.
- Respective roles and relationship between the Member Task & Finish Group and officers unclear given dispute about which sites should be taken forward. Also, at certain stages it was not clear whether Cabinet or Council was the decision maker.
- Site visits were not thorough – more time should have been spent to survey sites by Members.
- The process should have included an element of weighting of certain factors – should be clarity about relative weighting of gypsy and traveller community views and residents' views.
- The 1006 sites included some very bizarre pieces of land, which were always going to be taken out. Process would have been swifter and less costly if it had been centred on where the gypsy and traveller families wanted to go.
- Concern about how site selection criteria was applied given significant issues being raised about the suitability of shortlisted sites.
- Some of the names given to the shortlisted sites may have been confusing for some residents (e.g. some people may not have associated their areas with 'Swansea Vale').
- Communities distrustful of the process and rationale behind shortlisting, and has had negative effect on community cohesion (causing hostility, alarm and panic).

The Chair thanked Mr Tom Jenkins for his submission.

The Chair invited Mrs Hilary Jenkins to speak.

Mrs Jenkins referred to his submission and advised that she would make a copy available to the Committee.

Mrs Jenkins read her submission to the Committee, which echoed a number of points made by Mr Jenkins.

Key points made by Mrs. Jenkins:

- The Council has been slow to address the issue, which has been hanging over the council for many years, and find a permanent solution – has been too much of a 'laissez-faire' attitude.
- The aim should have been to find a number of small sites in different areas of Swansea, i.e. dispersal rather than concentration, and would have improved community integration. Felt this is what gypsy and traveller families preferred.
- The council's needs assessment underestimated the number of pitches needed and future demand.
- Difficult to understand how site sieve could only find suitable sites in a small number of wards. Site selection criteria not consistently supplied, and people's concerns not taken on board. Some people feel that certain areas were targeted.

A question was asked regarding Mrs Jenkins' view about smaller sites and dispersal.

The Chair thanked Mrs Hilary Jenkins for her submission.

c) The Chair invited Mr Philip Robins to speak. Mr Robins lived in the vicinity of one of the shortlisted sites and attended to share observations about he site selection process.

Mr Robins referred to his submission and advised that he would make a copy available to the Committee.

Mr Robins read his submission to the Committee.

Key points made by Mr. Robins:

- Site selection process and consultation process flawed.
- Many relevant constraints relating to specific sites not given sufficient consideration, or inaccurately described.
- Clear that main gypsy and traveller families want to stay where they are
- No opportunities to talk directly with officers during the consultation.
- Lack of work done to consider and learn from experiences (good and bad) elsewhere in other council areas.

A Councillor indicated that she was aware of Mr Robins concerns that had been raised in a ward meeting.

The Chair thanked Mr Philip Robins for her submission

d) The Chair invited Mr Lawrence Bailey to speak. Mr Bailey represented Llansamlet ward as a councillor between 1983-2007. He had provided the committee with a copy of this original response to the Council consultation. Although site specific he attended to address matters of process and inconsistency in the use of selection criteria.

Mr Bailey referred to his submission which had already been submitted to the Committee, in particular issues relating to:

- Governance and decision-making – mixed messaged with regard to role of the Task & Finish Group, Cabinet and Council, and lack of 'scrutiny'
- Site suitability - relevant constraints not given sufficient consideration, or inaccurately described within site assessments
- Assessment methodology – assessment process not consistent with criteria agreed by cabinet and inconsistency in application (example given of a site near a motorway, also policy conflicts where sites identified for regeneration).Feeling that certain areas were targeted
- Consultation – some confusion as to what the substantive issues were which were being consulted upon. Whilst the approach to consultation itself was positive, there was no logic to Cabinet agreeing to public consultation but not identifying the individual sites that were being proposed. Disappointed in the way council's response to consultation – a summary appeared in the council report of October 2013 but relevant points were dismissed or not answered at all.
- Planning – process was a departure from accepted practice when compared with the use of the planning process in relation to, for example, a new school or community facility – undue reliance on the seeking of planning consent as a 'catch-all' for site suitability
-

A question was asked in respect a meeting leading to what has been referred to as the 'West Glamorgan Agreement'. Mr Bailey confirmed was present during the discussion and described the 'accommodation' which was reached between the former City of Swansea and West Glamorgan County Council in 1986. There has been a presumption since then against any further site in Llansamlet Ward, backed up by the various use of powers against unauthorised encampments over the years.

The Chair thanked Mr Lawrence Bailey for his submission

11 **TIMETABLE OF WORK (DATE AND TIME OF FURTHER SPECIAL MEETINGS TO BE CONFIRMED).**

The committee was informed that Councillor C A Holley had been in contact and requested to give evidence. It was agreed that this be dealt with at the next meeting. It was also suggested by members that it may be beneficial for the committee to invite former Councillor John Hague, as former Deputy Leader of the Council, Cabinet Member for Environment and Chair of the Gypsy Task and Finish Group, to also give evidence, to complement evidence from the former Leader of the Council.

The chair stated that having held a number of evidence sessions it was important for the committee to pause for reflection, consider what further evidence gathering is

necessary, and agree the plan to conclude the review. It was agreed that appropriate arrangements be made to facilitate this discussion.

RESOLVED that the Scrutiny Officer circulate proposed dates of the next meeting to Committee Members.

12 **COPY OF SUBMISSIONS OF EVIDENCE (23 APRIL COMMITTEE MEETING). (FOR INFORMATION).**

Submissions of Evidence from the meeting held on 23 April 2014 were submitted for information.

The meeting ended at 6.45 p.m.

CHAIR

Report of the Chair

Special Scrutiny Programme Committee - 8 July 2014

GYPSY & TRAVELLER SITE SEARCH PROCESS – EVIDENCE SESSION

Purpose	The sixth evidence session will focus on evidence from Councillor Chris Holley, who has requested to appear before the committee.
Content	Councillor Chris Holley will attend to give oral evidence to the committee in relation to the gypsy & traveller site search process.
Councillors are being asked to	Consider the information presented as part of the committee's review of the process, and ask questions.
Lead Councillor(s)	Councillor Robert Smith, Vice-Chair of Scrutiny Programme Committee.
Lead Officer & Report Author	Brij Madahar, Scrutiny Coordinator Tel: 01792 637257 E-mail: brij.madahar@swansea.gov.uk

1. Introduction

1.1 A series of special meetings of the Scrutiny Programme Committee are taking place to review the process adopted to date in the search for a second gypsy and traveller site so that the committee can consider whether the process, leading up to the report to Council on 21 October 2013, was robust. The committee is looking at the quality of that process, and may identify any learning points about the process, and recommend any changes for the future as appropriate.

1.2 The committee is gathering evidence for this work. Initial meetings have enabled the committee to hear from officers involved in the process who have provided an overview of the process and legal framework and information on the criteria and method of site selection, the consultation process / outcomes, and the role of officers.

1.3 The committee was also keen to ensure that members of the public and other councillors not involved in the committee were provided with opportunity to engage with this work and over the course of the last 2 meetings a range of evidence has been received in response to the committee's 'call for evidence'.

2. Evidence Session – 8 July

2.1 The committee's evidence session will focus on evidence from Councillor Chris Holley, who has requested to appear before the committee.

2.2 Councillor Chris Holley will attend to give oral evidence to the committee in relation to the gypsy & traveller site search process, based on his knowledge and experience as a councillor and key previous role as Leader of the Council during the process.

2.3 He will outline his views and matters which he wishes to bring to the committee's attention, and respond to any questions from the committee.

2.4 Councillor Holley has been asked to indicate whether there are any specific documents which he will be referring to so that consideration can be given to making copies available to committee members at the meeting.

2.5 The purpose of the session is for the committee to listen to the evidence that is presented and ask questions in order to clarify anything that is said. It may also guide the future work of the committee.

3. Next Steps

3.1 As agreed previously the committee will take the opportunity to reflect on the evidence gathered to date, and consider the need for further evidence. It is expected that the committee will invite officers to come back to the committee in response to the evidence that has since been submitted by members of the public and other councillors.

3.2 Appropriate arrangements will be made for committee members to discuss the evidence gathered, and agree next steps that will in due course lead to the committee drawing conclusions from this work.

4. Legal Implications

4.1 There are no specific legal implications raised by this report.

5. Financial Implications

5.1 There are no specific financial implications raised by this report.

Date: 27 June 2014

Legal Officer: Nigel Havard
Finance Officer: Carl Billingsley

Background Papers: None

Agenda Item 6

Special Meetings of Scrutiny Programme Committee

Gypsy & Traveller Site Provision – Review of Process

1. Purpose:

- To review the process adopted to date and seek assurance on quality
- To identify any learning points as appropriate and recommend any changes for the future

2. Key Question:

Was the process, leading up to the report to Council on 21 October 2013, robust?

3. Timetable of Work:

Meeting		Purpose	Attending
1.	**20 Feb**	• Overview of Gypsy Traveller Site Search - report giving chronology of process and legal framework. Papers included: • City & County of Swansea Gypsy Traveller Policy – June 2009 • Site Selection Criteria agreed by Cabinet • Cabinet Report 26 Aug 2010 • Reference to numerous relevant background papers	• Jack Straw (Chief Executive) • Reena Owen (Corporate Director) • Emyr Jones (Planning Services) • Patrick Arran (Legal Services)
2.	**6 Mar**	• Criteria for Site Selection / Explanation of Site Sieve Process (Officer presentation given) Papers included: • Cabinet Report & Minutes 11 Mar 2010 • Cabinet Report & Minutes 5 Jul 2012 • Cabinet Report & Minutes 1 Nov 2012	• Reena Owen (Corporate Director) • Emyr Jones (Planning Services) • Dave Turner (Estates)
3.	**3 Apr**	• Consultation Process and Outcomes • To deal with outstanding queries from officer evidence	• Reena Owen (Corporate Director) • Patrick Arran (Legal Services)
4.	**23 Apr**	• Evidence from members of the public / other councillors (1)	• Tony Beddow • Keith Jones • Cllr Uta Clay • Cllr Penny Matthews
5.	**27 May**	• Evidence from members of the public / other councillors (2)	• Cllr Jennifer Raynor • Hilary & Tom Jenkins • Phillip Robins • Lawrence Bailey

6.	**8 Jul**	• Evidence from members of the public / other councillors (3)	• Cllr Chris Holley

NOTE:

Further meetings to be arranged.

Committee to consider:

- evidence from other sources
- analysis of evidence / conclusions

Scrutiny Committee

I have lived in Llansamlet Ward for most of my life and I have shown an active interest in politics and community affairs. In 1986 I lived in Birchgrove and my wife's parents lived in Llansamlet and one of her brothers in Pantyblawd Road. My first point is about the West Glamorgan Agreement. I clearly remember community feelings on the proposed Gypsy/Traveller site and a meeting in the Parish Hall of St Samlet Church. County Councillor Wyndham Davies made it quite clear that if Llansamlet accepted a Gypsy/Traveller site, it wouldn't have another one. He argued that this was a political decision of the Labour controlled County Council.

Over twenty five years later a leaflet came through my door for the 2012 local elections. Three Labour Councillors who were standing for re-election stated clearly that there was a West Glamorgan Agreement from 1986. The councillors stated "Llansamlet Labour Councillors will be reminding the council of it's duty to honour the agreement made by West Glamorgan County Council in the 1980s that there would only be one travellers site in Llansamlet." This leaflet like all election leaflets would have been vetted by the Labour Party hierarchy. The Labour Party Councillors probably thought that they would be reminding the Liberal Democrat and Independent Administration. However Labour won control of the council and very quickly decided (with expensive legal opinion) that there was no agreement. Either the Labour Councillors misled the electorate or the Labour Party hierarchy have misrepresented the whole situation regarding this matter. This leads me to ask whether the electorate can believe the Labour Party in Swansea.

The Council paid for a London barrister's advice about the Agreement and Mr Arran, Head of Legal and Monitoring Officer, also gave advice. Both (unsuprisingly) claimed there was no formal agreement. Yet in both documents there are references to a political or moral agreement. An example in council documents is Mr Burgess of WGCC talking about councillors' accepting a site "provided it is the only site to be established in their area." Again Mr Burgess "I would expect that it would be a condition of their proceeding with a site at this location, that it should be the only official site in Llansamlet." The WGCC Policy and Resources Committee 7/4/86 noted "that the provision of of a small Gypsy site, to accommodate not more than 12 caravans at Pantyblawd Road, Llansamlet would be supported locally provided it is the only site in the Llansamlet area." The full meeting of West Glamorgan County Council on 18/4/1986 resolved "(i) that subject to the amendment in (ii) below the Minutes of the following Committees on the date stated be received and adopted" Policy and Resources 7/4/1986 is listed. Then (ii) states Policy and Resources Committee 7/4/1986 paragraph 8, that the words in the last paragraph be amended to read "site in the Llansamlet Ward as it is now defined". This means that the Council adopted the proposal of its Policy and Resources Committee quoted above with the amended location. An almost exact statement was made by WGCC at a Public Local Inquiry on 27/1/1987, "their view was that a small site would not be opposed by the local residents providing it was the only one in their area"

Mr Arran and the barrister Mr Goudie have both claimed that legally there isn't an agreement. However legalistic views, which could be wrong, are not important here, the matter is a political and moral one. The

Labour controlled councils in 1986 agreed that there wouldn't be another site in Llansamlet. Just as importantly the public knew there was this agreement. The election leaflet mentioned above made local residents of a certain age remember back twenty five years and recall the 1986 Agreement. I and other petitioners found this out when we were knocking on doors and the electorate were angry about the Labour council's view that there was no agreement.

I wrote to the Leader of the Council (email), David Phillips on 8/3/2013 regarding the WGCC Agreement, the Labour election leaflet and the Council's position etc. I pointed out that Councillor Ryland Doyle had stated in a public meeting, that he had checked the leaflet with the Labour leadership, since he was election agent. Both David Phillips and June Burtonshaw have said there was no agreement, yet the election leaflet went out, after Councillor Doyle checked the leaflet with David Phillips. I also mentioned in the email to him that in the public meeting mentioned above Swansea East A.M. Mike Hedges stated that there was an agreement in the 1980s. The point is that either the Agreement existed or Labour set out to mislead the electorate in Llansamlet. Mr Phillips didn't reply to my email or a second one a week later. I can only assume he couldn't answer the points, so he choose to ignore it!!. I also wrote to David Hagendyk on 8/4/2013 and 18/4/2013, with the same result, no reply!!!.

My second point is with regards to the Task and Finish Group. The minutes of 8/3/2012 made it clear that councillors wanted only three sites to be looked at, "It was considered appropriate by members that three sites go forward as being considered suitable." In the minutes of 10/4/2012, 19/7/2012 and 27/9/2012, there is no mention of Llansamlet being added. Officers may have different views to councillors, but councillors make decisions. It appears the term "member led Task and Finish Group" is inappropriate. When the administration changed after the 2012 election, it doesn't appear that the second Task and Finish Group were told that its predecessor had rejected two of the five sites. The Task and Finish Group on a site visit never got off the bus and they couldn't even see the Peniel Green site, due to its topography. The new Task and Finish Group never went on a site visit. Was this a robust process ?

I would like to know if the Task and Finish group or even the wider council considered a policy of dispersal, rather than concentration in one area. I believe that there is evidence from the old WGCC that dispersal is the best policy.

The question must be asked into whether the Task and Finish Group or the wider council tried to determine the relative weighting of Travellers' views and the views of local residents. It appears from various statements by some officers that the Travellers' views were seen as primary. Reena Owen in a Scrutiny meeting in March said that "they wanted to stay where they are", as if that was the end of the matter. Other people have stated that the Gypsy/Travellers won't go elsewhere. I believe the Traveller Liaison Officer has stated something rather similar. There doesn't seem to have been clarity with regards to this issue, indeed what weighting was given to the wider public's views, in terms of petitions against the site in Peniel Green and in the consultation process. We don't know the relative weighting on this matter and the process doesn't

seem robust. Indeed it appears that a new site might be developed and the problem of illegal sites continues. However I have an email from Martin Saville, Head of Public Protection dated 25/2/2013 regarding the temporary movement of Gypsy/Travellers to Millstream Way. In the email he discusses the temporary move but then goes on to say that "the site is only for the family that is residing at the temporary Park and Ride site, they will be required to move once a permanent site is developed elsewhere and this piece of land will be reverted back to scrubland." In other words wherever the new site is positioned, the Gypsy/Travellers who were on the illegal but tolerated site, will have to move there. Again a different view. Where is the clarity and robustness of the process?

My third area of concern is in relation to the site at Peniel Green. The site is a green field with animals grazing immediately behind my back garden and I would be opposed to £200,000 plus housing being proposed, as much as a proposed Gypsy/Traveller site. The site is far too big and will waste valuable council land. The site slopes downwards by over ten metres towards the north and eight metres east to west. The site retains so much water, there are mine workings, electricity pylons, a gas pipeline, a railway line and houses extremely close. There is no infrastructure whatsoever and no access road. An access road will cost hundreds of thousands of pounds.

When councillors finally visited the site in the Autumn, one councillor asked Mr Saville why is Llansamlet on the list? The councillor pointed out that they had visited the five sites and he couldn't believe Llansamet(Peniel Green) was on the list. He said------
One out of five sites has no access road—Llansamlet.
One out of five sites slopes enormously---Llansamlet.
One out of five sites has no screening---Llansamlet.
One out of five has houses extremely close—Llansamlet.
One out of five has no infrastrucure----Llansamlet.
Silence was the response.
The field has had one drift mine access filled in to the depth of forty metres, it only appeared in the last two years. The Coal Authority in Mansfield were responsible for filling the hole in and they told me that there is another one which might collapse.

The proposed site is part of the proposed Eastern Gateway to Swansea, which is obviously valuable and will play a key role in attracting business and commercial interests and therefore much needed jobs. In the Autumn of 2012 there was a consultation process with regards to the Swansea Vale Development Strategy . The Council's presentation described the land as a "Gateway Location." Council Officers stated in the documentation "the site is not suitable for a Gypsy/Traveller site and must be resisted"

Finally two other matters lead me to ask if the process has been fair and robust? Firstly there are serious doubts with relation to who was leading the whole process. In the cabinet meeting 1/11/2012 most members were unaware of the process and the identity of the sites. It appeared that the minutes of the Task and Finish

Group hadn't been seen and relevant information hadn't been taken on board. At the meeting Council Leader David Phillips misled the public in relation to who will make the decision. He said the full Council would and Mr Arran didn't correct him and state that the Cabinet would make the decision This isn't informed decision making and doesn't give you faith in the whole process. Perhaps someone here can tell me who was in charge of the whole process.

Secondly it appears that a lot of people in positions of power in the council wanted the site to be in Llansamlet. For a very long period of time the term Swansea Vale was being used to hide the reality of the site being immediately behind houses on the north side of Peniel Green Road. Indeed it was only in the autumn 2013 that the name Peniel Green surfaced. The council was using Swansea Vale to confuse the situation. Swansea Vale is a modern term to describe the lower Swansea Valley and was used in terms of the Enterprise Zone and some fairly new housing. Llansamlet residents would think that the proposed site would be near the River Tawe, perhaps in a similar position to the existing legal site. Is that we mean by a fair and robust process.

I would like to thank the meeting for letting me speak about my serious concerns.

Tom Jenkins,
269 Peniel Green Road,
Peniel Green,
Swansea.
SA79BJ
17/5/2014

thomas jenkins <tom.jenkins@ntlworld.com>

Llansamlet Labour Party Leaflet and the Gypsy ?traveller Site

2 messages

thomas jenkins <tom.jenkins@ntlworld.com> 8 March 2013 14:21
To: david.phillips@swansea.gov.uk

Dear Mr Phillips
I have been advised by Mr Saville to write to you before I take the issue further. It is with regards to an official Labour Party leaflet for the May elections last year, which was delivered to homes in the Llansamlet ward. Three councillors, Dennis James, Ryland Doyle and Penny Matthews told the electorate "Llansamlet Labour Councillors will be reminding the council of it's(sic) duty to honour the agreement made by West Glamorgan County Council in the 1980s that there would only be one travellers (sic) site in Llansamlet" This statement obviously contributed to Labour winning all four of the seats. Since May there have been statements by a number of leading Labour Politicians denying the agreement. Also the City and County of Swansea has two reports on their website denying the" legality of the agreement", though both seem to accept that some sort of policy regarding this matter was agreed by officers and I believe elected members in the 1980s.(I am more than happy to use alternative words to West Glamorgan Agreement ,such as policy,outcome,decision etc) The Llansamlet elected members would have included County Councillor Wyndham Davies and District Councillors Dennis James, Eileen Chilcott and Lawrence Bailey. I believe that there was also input from Morriston Councillors because of the site being so close to the Morriston Ward. If there was a policy (agreement) then this should be faced up to politically and morally by the Labour controlled council. If there wasn't an agreement then three Labour councillors misled the Llansamlet electorate and this may have largely contributed to four Labour councillors getting elected. It may also have had an impact in neigbouring wards. In Penymaen, which looked like returning well known independent Councillors,Labour won two seats,. Only a few miles away in St Thomas and Landore, Independents and Liberal Democrats lost due to huge swings to Labour.
Only nine days ago a public meeting was held against a second gypsy/traveller site in Llansamlet. At that meeting Councillor Ryland Doyle claimed that in 2012, he checked with the local Labour leadership that the leaflet could go out to the electorate. This was because he was responsible for the leaflet as he was the agent. It is also obvious to anyone involved in local politics that the Labour Party leadership, including yourself, would have given permission for the leaflet to go out to the electorate. Almost certainly the Welsh Labour Party bureaucracy in Cardiff was consulted, with David Hedendyk giving permission. At the same meeting, which you were invited to attend, Mike Hedges the Labour A.M. for Swansea East, stated that there was an agreement in the 1980s, that there shouldn't be another gypsy/traveller site in Llansamlet. He also clearly stated that in 2013 there shouldn't be another site in Llansamlet or indeed Morriston.
Either the agreement existed or the Labour Party's campaign in the local elections of 2012 set out to mislead the electorate, particularly in Llansamlet, but it may have had a much wider significance throughout Swansea. If I do not have a satisfactory explanation from you,then I will be forced to use other avenues in order to achieve a satisfactory conclusion to this whole matter.
Tom Jenkins,
269 Peniel Green Road,
Swansea,
SA73BJ

thomas jenkins <tom.jenkins@ntlworld.com> 26 March 2013 08:51

thomas jenkins <tom.jenkins@ntlworld.com>

Gypsy/Traveller Sites

5 messages

Saville, Martin <Martin.Saville@swansea.gov.uk> 25 February 2013 19:11
To: tom.jenkins@ntlworld.com
Cc: "Straw, Jack (Chief Executive)" <Jack.Straw@swansea.gov.uk>, "Saville, Martin" <Martin.Saville@swansea.gov.uk>, "Arran, Patrick" <Patrick.Arran@swansea.gov.uk>, "Owen, Reena" <Reena.Owen@swansea.gov.uk>, "Phillips, David (Leader)" <david.phillips@swansea.gov.uk>

Dear Mr Jenkins, further to your e-mail of the 20th February and my acknowledgment, I have now had the opportunity to draft this response to you.

In respect of the Task and finish Group minutes of the meeting held on the 8th March 2012, members' views were that they preferred three sites as opposed to five but there were no valid grounds for excluding the other two at that stage and they were advised accordingly. This was made perfectly clear to the members in the meeting and subsequently members visited all five sites.

You are quite right that the Gypsy Traveller Liaison Forum is formally provided for in the council's constitution but has not met since the meeting you refer to in 2010. The work of the Task and Finish Group did run side by side with the forum and having not been involved in the dealing with Gypsy and Travellers at that time, I can only presume that the search for a site took priority. Of the eight members on the forum, five of them formed the task and finish group so were well aware of the aims of the forum. I understand that a meeting of this forum will be held in the near future after the consultation period in the search for a new site has finished.

In terms of the movement of the Gypsy Traveller family from their temporary position on the Park and Ride site, the Council really has no option but to move them to facilitate the Swansea Vale Flood Defence Scheme. The costs of repositioning the family has to be found from within the Council's existing budget. We do not know the precise costs of the move until all the facility providers have completed their work and we see just how much work has to be done to complete the access track. An estimate of about £80,000 was indicated when the feasibility of a move was considered but this does pale into insignificance against the £7,000,000 European Convergence money being spent on the flood defence works which will safeguard parts of Morriston and Llansamlet.

The site is only for the family that is residing at the temporary park and ride site, they will be required to move once a permanent site is developed elsewhere and this piece of land will be reverted back to scrubland.

Regards

Martin Saville

Head of Public Protection

From: thomas jenkins [mailto:tom.jenkins@ntlworld.com]

Thank you for giving me the opportunity to speak to you. I'd like to give you a bit of my background and then follow on with my observations and the questions I would like answered about the process.

I have grown up and lived in the Llansamlet area for most of my life and know the area very well. I have lived in Peniel Green for the past twenty four years. I wish to emphasise that Peniel Green is a distinct area and it is not in Swansea Vale. Swansea Vale, used as the location name for the Peniel Green Road site, is a more recent term used to describe the area of the Lower Swansea Valley encompassing the Enterprise Zone, Tregof Village and the area of land on the eastern bank of the River Tawe. The current permanent Gypsy/Traveller site is on Pantyblawd Road, behind the Asda store by the River Tawe and near to the Morganite plant. In fact the site has always been known locally as the Morganite Caravan Site. Pantyblawd Road used to be a through road running from behind the church in Llansamlet around to the river. It split after about half a mile so you could either go towards Morriston, or towards Ynystawe by the side of the River Tawe. When I lived in Church Road Llansamlet with my parents I used to walk down Pantyblawd Road to go down to the River Tawe. My friends and I used to sunbathe and swim in the river by the weir. I do not remember any Gypsy/travellers in the area in the Sixties.

In the Seventies (1976) Morganite relocated from London and the first Enterprise Zone in the UK was set up in 1981 to regenerate the industrial wasteland that was the Lower Swansea Valley. With the regeneration of this former industrial area came the infrastructure for the retail and industrial businesses located there today. Although originally meant to be an Enterprise Zone for industry and small businesses, it was later allowed to have retail units. There were many areas of waste land but with redevelopment came roads and water and, more importantly, access to areas of waste and derelict land. You may well say who would blame the Gypsy/Traveller families for seeking an isolated spot to set up home. Also they didn't have much bother from officialdom. I am not sure of the protocol of mentioning Gypsy/Traveller family names, perhaps Mr Chairman could guide me? I certainly remember families in the Eighties; [redacted], and other names come to mind. In the late Seventies/early Eighties illegal camping by Gypsy/Travellers became more of a problem and local residents were getting irate about the Councils', both Swansea City and West Glam, failure to deal with the problem.

West Glamorgan Council and Swansea Council did try to find a solution by drawing up the West Glam Agreement(WGA). Whether you believe there is any validity to it or not the result was the only official site in the Swansea/Gower area. There would have been no official site without the WGA. Unfortunately, the compromise of that piece of political acumen was not built on by succeeding Councils. The preferred option at that time was for there to be small sites in different areas of the city. It would have allowed the Gypsy/Traveller families to integrate into many communities and they would have been more readily accepted. Indeed in the **Neath Port Talbot Gypsy and Traveller Accommodation Needs Assessment of December 2012** they state, "Thinking about future site provisions smaller sites are preferred over the creation of large sites. Smaller sites tend to be easier to manage and also more likely to be able to integrate with the settled community". The Council have allowed the Gypsy/Travellers to congregate mainly in one area of Swansea, namely, Llansamlet . Swansea Council seems to have underestimated the number of pitches needed for Gypsy/Travellers and I am interested if there has been consideration given for permission for private sites as the Welsh Government allows private sites under a "Rural Exception Site Policy". Indeed the Council lost an appeal last year against a private site being set up in Birchgrove. According to the **NPT Needs Assessment Dec 2012**"Local need does not have to be proven for private sites". **Has there been any discussion with Gypsy/Travellers about establishing a private site?**

The beginning of this drama for me and my family, was just over two years ago when my husband and I were on holiday in France. We received a phone call from our son, to say that the Evening Post had published an article, about a shortlist of five possible sites for an additional Gypsy traveller site. He explained that the field behind our house was on the shortlist. We frankly didn't really believe him. There is no getting away from the fact that there is a need for additional places for Gypsy/Travellers in Swansea. There has been an ongoing problem in the Enterprise Zone/Swansea Vale for years and it appears that the Council has been reluctant to move Travellers parked illegally

there. There seems to have been a laissez-faire (literally meaning-let it be, let them do as they will, or leave it alone) attitude of leaving the travellers in one place and that appears to be the policy whilst the search for another site continues. People in Llansamlet believe there has been a determination by officers to put an additional site(s) in the Llansamlet area. They believe that promises have been made to the Gypsy/Traveller families.

The two main areas I now wish to concentrate on are:

Firstly; the process started under the previous administration and how it came to a shortlist of five/two sites.

Secondly; how the Gypsy/Travellers have been dealt with in this process.

1006 to 2

Under the previous administration a Task and Finish Group was set up to evaluate suitable sites and make recommendations to officers. It has been stated that 1006 sites covering all 36 wards of the Council would be looked at. A decision was made to only look at Council owned sites which all sounds very wide ranging and fair. Every ward has Council owned property and the criteria would be applied to each site.

Firstly let's look at the myth of 1006 possible sites. When you look at the detail of the 1006 sites you can see straightaway that the majority of sites are unfeasible. Out of 36 ward areas 29 have no suitable land leaving only 7 wards in Swansea with the possibility of a new site. That means that there would be 29 wards whose Councillors could be certain that they would not have to justify a Gypsy/Traveller site being set up in their area. It does make you wonder if someone was trying to find the most acceptable decision for the most number of Councillors. On the one hand, it is obvious that there is still a lot of unused land in Swansea Vale/Enterprise Park, Felindre and some of the other areas. That is partly why there were 7 sites in Llansamlet out of the 19 sites shortlisted in the first sieve of sites. On the other hand, you could say that ONLY taking Council land into consideration would always give a lot of sites in Llansamlet. Some people have said that is the result that was wanted. There is a theory that a site was chosen and then the process was made to fit. Some of the criteria used to reject some sites applies equally to the Peniel Green Road site, but are not then used to reject the Peniel Green Road site !

The 7 areas with 19 possible sites are: Bonymaen, Cockett, Cwmbwrla,Gorseinon,Llangyfelach,Llansamlet and Penderry.

When you look at examples of the Council owned land listed you can see that most of them are completely unsuitable as schools, parks, libraries ,community centres and Council housing are included in the list.

Examples from the 1006 sites:

Penllergaer-Penllergaer Primary School unable to be included because of buildings and playing fields !!; Council Housing Estates off Llewellyn Road, Heol Y Gelli and Heol Dewi Sant-unable to build because of buildings i.e.peoples' homes !!!

Pontardulais-Coedbach Park unable to be included because of Highways issues and it's a park; Council Housing off Pantiago Road unable to be considered because there are buildings i.e. peoples' homes!!

St Thomas- Danygraig Cemetery unable to be included because of Highways issues and it's a cemetery; Council Housing off David Williams Terrace unable to be used because of buildings peoples' homes !!!

Sketty-Council estates at Aneurin Close, Briar Dene, Laurel Place etc-unable to site because of buildings i.e. peoples' homes !!

Llansamlet- Heol Las Park; Primrose Park; Llansamlet Library, Talycopa Primary School;

I notice that some of the land in the list of 1006 sites is unsuitable because it has been leased out.

The shortlisted site at Peniel Green Road has been leased out for years and has always been used for agricultural purposes. In the last 23 years it has been used for growing silage and for grazing for cows and horses. I do not know the state of the current leasing arrangement but I understand the previous lease ended rather conveniently last year, towards the end of March. There has been no break in the field being used and there are still horses in the field.

Who was involved in the decision to only look at Council owned land?

Who made that decision?

Why was the Felindre site not seriously considered?

Has there been any discussion with Gypsy/Travellers about the possibility of a privately owned site?

WHAT WAS SAID?

My second point is to ask you to find out the truth about any conversations that have occurred between any Council Officers and the Gypsy/Travellers. There is no argument that there should be more places provided for Gypsy/Travellers. There is a big question mark over the number of places required. The illegal permitted site already looks overcrowded. It is better for Gypsy/Travellers to have a permanent base with facilities and to enable their children to go to school. When we have heard the much quoted comment" they would prefer to stay where they are", in what context has that comment been made? Has anyone explained that the Council proposal is to move the Gypsy/Travellers from "where they are" and that the Peniel Green site is nearly two miles away? I believe the other Gypsy/Traveller sites in the former West Glam area are in secluded, discreet positions away from local residents just as the Pantyblawd Road site is. The Gypsy/Traveller family on the permanent site are happy with the position of their site.

What Council officers have been involved in discussions, are they available to answer questions or can they make themselves available? If not, will they give written answers to questions submitted to them?

Has anyone other than paid Officers of the Council been involved in any discussions? Save the Children? Police Liason officers? Etc.

Are the Gypsy/Travellers aware how overlooked the proposed site in Peniel Green would be?

What notes have been kept of discussions?

What promises have been made to the Travellers?

Has an up to date Accommodation Needs Assessment been made as there seems to have been an increase in the numbers of Gypsy/Travellers on the illegal but permitted site?

Final question is how much weight has been given to the Travellers wishes?

Some or perhaps all of these questions may have been asked before. There are officers of the Council who have been involved who have left the employ of the Council. If this process has been open, honest, procedurally correct and robust then there would be notes and minutes of all meetings that have taken place so far. These would presumably be made available to Scrutiny? If there are no records then what has been going on? I understand it is part of the Scrutiny Committee's job to ask questions about the robustness of the process. That is a valuable part of the process but unless questions can be answered then it will be very difficult for the Council to move forward to find a solution. If these questions cannot be answered then what is the point of a scrutiny process?

Thank you for your time and for allowing me to speak to you.

Evidence from Councillor Jennifer Raynor:

Cllr Raynor was formerly vice-chair of the second Member Gypsy Traveller Site Task & Finish Group for a short period. She attended to give views on the process and outline concerns about the role of the Task & Finish Group. She made reference to the Minutes of the Task and Finish Group held on 8 March 2012, 10 April 2012, 19 July 2012 and 27 September 2012, which were circulated to Committee Members. She also referred to a report and briefing note provided to the Group on 19 July 2012 (which she attended), and minutes of an informal meeting held on 7 September (which she also attended) between members, officers and representatives of the Gypsy & Traveller families to brief them on the ongoing assessment process, discuss potential site requirements, and seek the views of the gypsy and traveller community. These documents are attached.

Key points made by Councillor Raynor:

- Resigned from Member Task & Finish Group due to concerns about the process, including a lack clarity about the aim of the site search, the methodology used, the site selection, and consultation.

- Concern about lack of clarity about purpose of site search. The Terms of Reference of the Task & Finish Group were minimal and unclear – 'complete a review of all Council owned land and Council land allocated for housing, and produce a report setting out options'. The purpose of the review was not clear and members were also not clear on what the options were. It was not clear whether it was a search for one site or sites, or whether this was about addressing a problem in a specific area. It was also not clear why the Terms of Reference had changed during 2010 - the March Cabinet report described that the purpose of an alternative site would be to accommodate the Gypsy and Traveller families presently occupying the unauthorised site at Swansea Vale, but the August Cabinet report (which established the Task & Finish Group) no longer mentioned this specific purpose. It could not be explained in July 2012 whether there had been a change in thinking during this time, though it still seemed that a solution for Swansea Vale was the primary concern for officers as the information / focus at the time was on the relocation of relevant families with pressure to enable access to the site for the Environment Agency in relation to the Morriston Flood Defence Scheme.

- There was confusion as to the decision-making process in the site selection process, and inter-relationship between the Task & Finish Group, Cabinet and Council. There were contradictory statements made, e.g. there was reference to the shortlisted sites being referred to Council, there was also reference to the Task & Finish Group making a report to Cabinet.

- She felt that there was inconsistent application of criteria during the site sieve process. For example, there was a selective use of information to describe sites when indicating distance from housing. There was the exclusion of Velindre on the basis of other intended uses but similar could be said for sites that went forward.

- The Task & Finish Group did not have sufficient time / resources to discuss and consider the information presented to it. It was also not satisfactory that members of the second Task & Finish Group (formed after the 2012 Council elections) were advised to visit the shortlisted sites in a personal capacity, and it was difficult for members to fully understand how the shortlist developed from 19 to 5 sites. As information about these 5 sites had found their way into the local media even before the council elections there were concerns raised by the public.

- Concerned that the housing needs assessment presented to the Task & Finish Group in March 2012 did not provided comprehensive picture of needs across the city as it only referred to needs at the official Ty Gywn site, the 'tolerated' site and the encampments in Swansea Vale industrial park, and no reference of encampments elsewhere. It was not clear how up-to-date the needs assessment was and information about future demand.

- Concern about lack of wider consultation with the gypsy and traveller community save the 3 main gypsy and traveller families. She felt that consultation should have been carried out at an earlier stage, and given a greater degree of importance. The informal meeting held on 7 September revealed that the future housing needs of these families was greater than previously known. All 3 families expressed a willingness to share a suitable site but did not want to share with strangers on a joint transit permanent site. At the September meeting information about the shortlisted sites was shared with the three families, at a time when many councillors were denied information.

- She offered the following as learning points:
    - The governance arrangements / 'decision making' process needs to be transparent. Respective roles and responsibilities of members (including bodies such as Task & Finish Groups) and officers need to be very clear from the outset
    - The process should have a degree of flexibility with confidence to adjust things based on experience, with a clear audit trail back to the commissioning body.
    - A clear methodology and weighting should be clear from the start
    - For future public consultation exercises we must ensure the public is clear about what they are being consulted upon.

CITY AND COUNTY OF SWANSEA

MINUTES OF THE GYPSY TRAVELLER SITE TASK AND FINISH GROUP

HELD AT THE CIVIC CENTRE, SWANSEA ON THURSDAY 8 MARCH 2012 AT 9.00 A.M.

PRESENT: Councillor J B Hague (Chair) presided

Councillor(s):	**Councillor(s)**:	**Councillor(s)**:
A C S Colburn	R L Smith	P M Matthews
J Evans		

Officers:

E Jones, A Kirczey, M Saville, D Smith, P Williams, S Willingale and J Tinker.

21. **APOLOGIES FOR ABSENCE**

No apologies for absence were given.

22. **DECLARATION OF INTEREST**

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

23. **MINUTES**

AGREED that the Minutes of the Gypsy Traveller Site Task and Finish Group held on 7 December 2011 be accepted as a correct record.

24. **PROVISION OF A NEW GYPSY SITE AND TRAVELLER SITE: ASSESSMENT UPDATE**

E Jones presented the Assessment Update Report which provided an overview of progress in the assessment of filtered Gypsy and Traveller sites. Following on from the initial assessment of the suitability of all land under Council ownership, a total of nineteen sites remained in the process (as identified within Appendix 1). It was verbally amended that the electoral division for Site 19 should be Penderry rather than Llansamlet. These sites had been further refined utilising a stringent filtering mechanism based on relevant Welsh Government guidance which resulted in five realistic site options being presented. These sites were assessed for their relative accessibility to key services as well as infrastructure and potential environmental impacts, all of which were detailed in the report.

Given the confidential nature of this exercise it was recommended that consultation with the statutory consultees or other third parties would not take place at this stage. It was deemed suitable for this work to take place during the detailed planning application stage. It was emphasised that if Members disagreed with the suitability of the remaining sites then any of the others discounted earlier could be reconsidered.

The pros and cons of the five sites were discussed and their suitability assessed. It was considered appropriate by Members that three sites go forward as being considered suitable. The least preferred sites were not considered suitable given concerns regarding loss of potential capital receipts on a large scale housing allocation and the proximity to an existing Gypsy and Traveller site. The Head of Service recommended that members visit all five sites for completeness before finalising their thoughts.

E Jones stated that the Authority had an obligation to consult with representatives of the Gypsy and Traveller Community and the Group considered it appropriate that the preferred sites be presented.

It was queried why a certain site within close proximity to Site 5 had been rejected. It was recommended that Member site visits would take place to the preferred site options.

The Group agreed that consultation with statutory consultees would take place during the planning application stage. Reference was made to Appendix 2 of the report which detailed the likely work required (sketch layouts etc) prior to being able to present a planning application.

Pitch size requirements were discussed ranging from a need for permanent or transit site (or both). D Smith, the Legal Officer, clarified that at the start of this process this Task and Finish Group were charged with finding alternative site provision which included a range of possible sites - permanent, transit or emergency.

Reference was made to Appendix 3 of the report which detailed approximate costings for site provision.

It was established that the filtered sites would have to be subject to Sustainability Appraisal whilst sites within the catchment of the Carmarthen Bay and Estuaries European Marine Site may have to be assessed via the EU Habitats Directive.

It was queried whether planning permission would now be sought for all remaining sites. It was clarified that in accordance with the Terms of Reference of the Gypsy and Traveller Task and Finish Group, that a report would be prepared for consideration by Cabinet on the filtered sites options which would then subsequently be reported to Council recommending that one or more sites should be taken forward to the planning application stage.

P Williams outlined the accommodation needs assessment. It was calculated that in the next five years there would be a need for an extra four pitches on the unauthorised site and six on the Ty Gwyn site. Associated work was also being undertaken with the Education Section.

It was queried how many sites had been identified both in Carmarthenshire and Neath Port Talbot Council areas. The provision within these areas were broadly identified and discussed.

The Group considered it appropriate for all Members to undertake the site visits and that they would remain open-minded in looking for a transit site.

AGREED that:

(1) Site visits be undertaken to the sites as discussed.

(2) Confirmation be sought why a certain site within close proximity to Site 5 had been discounted.

The meeting ended at 9.40 a.m.

CHAIR

S: CM95120308
(JT/KL)

CITY AND COUNTY OF SWANSEA

NOTES OF THE GYPSY TRAVELLER SITE TASK AND FINISH GROUP SITE VISITS

HELD ON TUESDAY 10 APRIL 2012 AT 12.30 P.M.

PRESENT: Councillor J B Hague (Chair)

Councillor(s):	**Councillor(s)**:	**Councillor(s)**:
A C S Colburn	P M Matthews	R L Smith
J Evans		

Officers:

E Jones, R Jones, R Owen, D Turner and J Tinker

25. **APOLOGIES FOR ABSENCE**

No apologies for absence were given.

26. **DECLARATION OF INTEREST**

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

27. **SITE VISITS**

R Owen advised Members that it was appropriate in order to ensure the transparency and completeness of the work of the Task Group that site visits should take place to all five sites and that consultations should take place with representatives of the Gypsy and Traveller community prior to making recommendations to Cabinet. It was queried if an additional site visit could also be undertaken to a site that had been previously filtered out and was located within close proximity to Site 5 referred to in the report. However, the Group decided that this was not appropriate.

Site visits then took place to all five sites in turn and Members viewed from certain aspects the actual position of the five sites. E Jones outlined the pros and cons of the five sites and their suitability, and summarised the presentation given at the meeting on 8 March 2012. This included the planning allocation of the site in the UDP, infrastructure, access to key services, highway access, as well as the loss of housing land bank and size of the site. It was emphasised that before any sites were discounted relevant and appropriate reasons needed to be given.

It was considered beneficial that a meeting of the Group be arranged to discuss feedback from these site visits.

The site visits ended at 2.15 p.m.

CHAIR

S: CM95120410
(JT/KL)

Report of the Corporate Directors of Environment and Regeneration and Housing
Gypsy & Traveller Site Task and Finish Group
19 July 2012

Provision of New Gypsy & Traveller Site
Background and Context

The following breakdown provides a general overview of progress in the assessment of filtered Gypsy & Traveller sites.

1.0 Gypsy & Traveller Site Search

Following on from the initial assessment of the suitability of all land under Council ownership (5,300 hectares covering 36 Wards) a total of 19 sites (See Appendix 3) still remained in the process. These sites were further refined utilising a stringent filtering mechanism (as previously endorsed) based on all relevant Welsh Government guidance. The suitability and likely availability of the sites was then assessed against criteria which were broadly grouped into policy requirements, land ownership, physical constraints and potential impacts. An outline of the approach adopted and the outputs from the previous Task and Finish Group sessions are set out in Appendices 1 and 2 respectively.

2.0 Assessment Approach

All of the sites were assessed individually and their suitability was tested in recognition of the likely requirements associated with their consideration via the planning application process. Initial site surveys were prepared whilst photographs were taken to aid in site identification.

The reasons for rejection during this stage varied considerably from sites being subject to physical constraints incapable of mitigation, to likely adverse impacts on adjoining environmental designations. The approach recognised that certain constraints are clear cut and are absolute, whilst others require more detailed site examination and may be capable of mitigation. Given the scale of the exercise, no sites were subject to detailed viability assessments at this stage. However, some sites, because of the likely cost required to remove identified physical constraints, were rejected on the grounds that site assembly and development are unlikely to be achievable.

All sites were assessed for their relative accessibility to key services, such as medical, retail, education and transportation provision/facilities. Local authorities are advised in the relevant Circulars/guidance to be realistic about the availability of alternatives to the car in accessing local services. Therefore, the intention will be to further examine the shortlisted site(s)

through the planning application stage and to give a preference to those sites located in or near settlements with access to these services.

Site capacity will have to take account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. A generous approach to landscaping and access arrangements will have to be adopted to ensure a high standard of design can be achieved on site. This will result in sufficient access and accommodation space to create a site which Gypsy & Travellers find acceptable. At the same time, sufficient space and landscaping will help conserve the residential amenity of neighbouring uses.

3.0 Outputs of the Assessment

The following table highlights the more realistic site options in alphabetical ward order:

Site Code	Ward	Name of Preferred Site	Rationale
A5 S1	Cockett	Former Greyhound Stadium	Probable infrastructure availability and set within the defined urban area
A9 S1	Gorseinon	Rear of Parc Melyn Mynach	Available Housing Allocation
A9 S20	Gorseinon	Proposed Cemetery	Probable infrastructure availability
A17 S20	Llansamlet	Swansea Vale	Part available Housing Allocation
A26 S2	Penderry	Milford Way	Available Housing Allocation

The full assessment of the above sites is set out within Appendix 4.

It is recommended that Members consider the above options in line with the desired site(s) requirements. Members may conclude that some of the sites previously recommended as being inappropriate may still be deemed suitable for further consideration (i.e. if sufficient financial resources are made available to mitigate identified issues).

4.0 What Happens Next

Progress will depend on the feedback gained from the Task and Finish Group session. In addition, the key considerations identified within Part 5.0 of this report may influence the predicted timescales. In accordance with the Terms of Reference of the Gypsy & Traveller Task and Finish Group successfully filtered site(s) will be recommended to Council as being suitable to take forward to the planning application stage and be assessed via Policy HC9 (Gypsy & Traveller Caravan Sites) of the Unitary Development Plan.

5.0 Key Considerations

- The preferred site(s) will have to be subject to an initial broad assessment of the number of pitches or plots which could be provided on site. They will have to be subject to more detailed work, sketch layouts and costings, to enable practical delivery.

- The likely economic viability of delivering the sites by taking into account cost factors (site preparation, infrastructure costs, etc) and whether the value of potential alternative uses of the site makes its delivery unlikely will need to be considered further. Costs could include – on particular sites without any drainage provision the Authority will have to fund a bio bubble/other on site waste treatment facility.

- Identification of likely site requirements – Permanent/Transit or a combination. This may influence the positioning and characteristics of site provision. Even though the final report will highlight the most appropriate site option(s), the excluded sites may be reconsidered if they are deemed more suitable once the detailed site requirements are finalised.

- The Authority has a statutory obligation to consult with representatives of the Gypsy & Traveller community. It is recommended that this takes place following the identification of the preferred site(s) options but prior to the planning application stage.

- Given the confidential nature of this work it is recommended that consultation with the statutory consultees or other third parties will take place either just prior or during the detailed planning application stage. This will mean that only the more realistic options will be assessed.

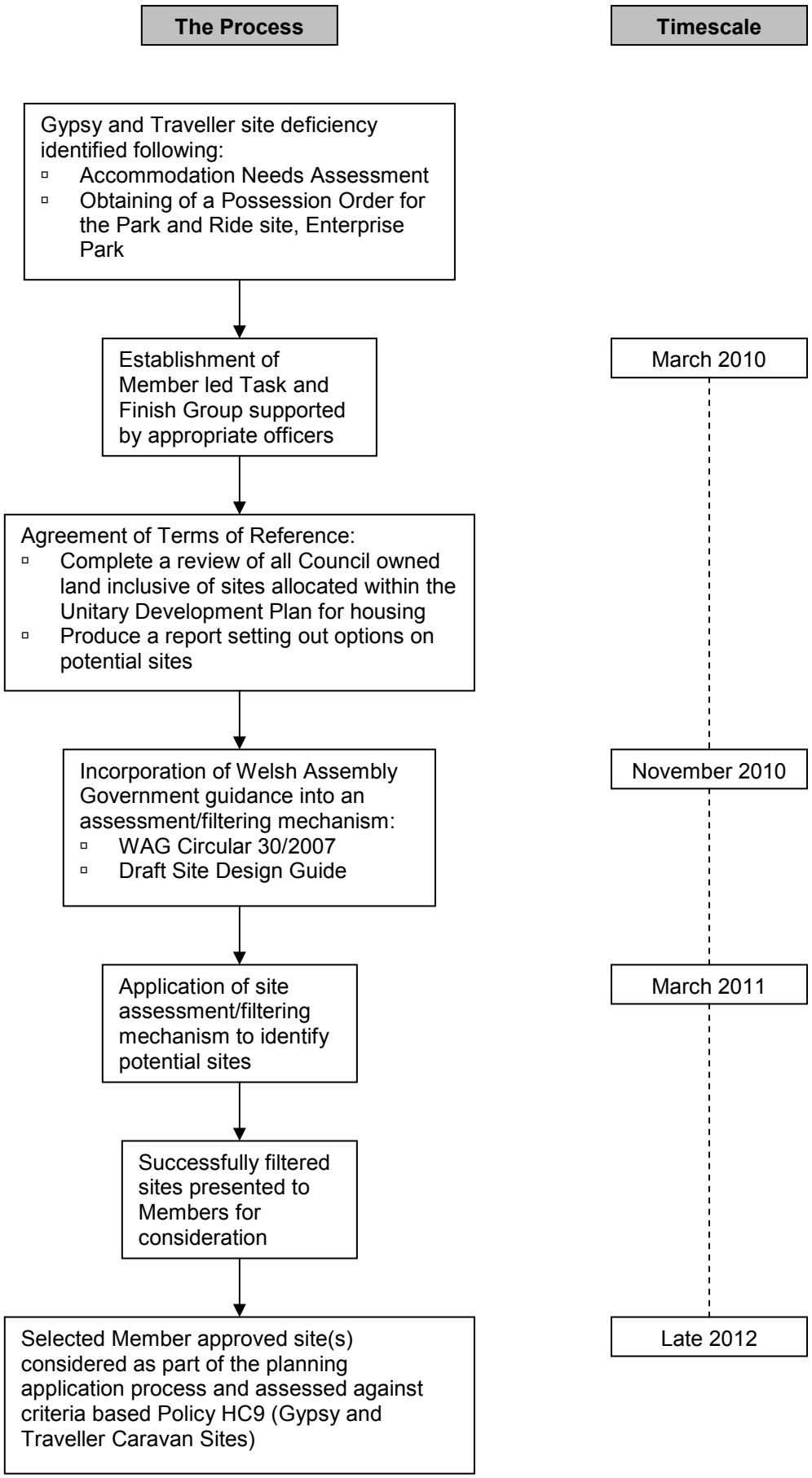
- Advice should be sought whether the Authority could/should submit an application to the Welsh Government for a share of the Gypsy and Traveller New Sites Grant for 2013.

- Site(s) identification should cater for the immediate provision deficiency and ensure that sufficient pitches are in place for future demands during the Local Development Plan period.

- The preferred site option(s) will have to be subject to a Sustainability Appraisal (SA). Sustainability principles have been integrated into the process of site selection to help make sure the sites chosen for development are compatible with sustainable development principles. The criteria used in site selection already closely relate to sustainable development, covering environmental protection and meeting social needs. It is proposed that a matrix will be prepared as soon as the final site option(s) are identified that will compare the sites with the sustainability objectives set and make recommendations where necessary. This will inform the site selection exercise and provide a better fit with sustainability principles.

- Should any of the filtered sites be within the catchment of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS) then the Authority is required to meet its obligation under the EU Habitats Directive, to ensure no new developments adversely affect the Special Area of Conservation. The European marine site designation means that any new development or permits which may impact upon the features of the CBEEMS must undergo a “Habitats Regulation Assessment”. This has led to a precautionary approach to new applications for development that may add additional loading on the public and private sewerage infrastructure in the area.

Appendix 1: Gypsy and Traveller Site Selection Sequence



Appendix 2: Gypsy & Traveller Task and Finish Group Sessions

Gypsy & Traveller Site Task and Finish Group 8th November 2010
Outcome:

- **Terms of Reference as agreed by Cabinet were adopted**
- **Criteria for assessment agreed by Cabinet were accepted**
- **Criteria for first sieve were accepted**

Gypsy & Traveller Site Task and Finish Group 8th December 2010
Outcome:

- **Discussion on potential sites incorporating the agreed criteria**
- **Consideration and agreement of a variety of maps highlighting 'first sieve' site constraints**
- **'Second sieve' site constraints agreed**
  Map 1: Council land ownership as at December 2010
  Map 2: Areas of the County affected by contaminated land
  Map 3: Areas of the County affected by Flood Zones 1&2
  Map 4: Contaminated land/Flood Zones 1&2 and Council land ownership as at December 2010
  Map 5: Council owned land not affected by contaminated land of Flood Zones 1&2
  UDP Proposals Maps
  Sketch Map: Illustrating smaller search areas and map showing Strategic Employment Sites

Gypsy & Traveller Site Task and Finish Group 12th January 2011
Outcome:

- **Consideration of potential sites and the next steps**
- **Consideration and agreement of a variety of maps highlighting 'second sieve' site constraints:**
  Map 1: Council land ownership as at December 2010
  Map 2: Areas of the County set within Environmental Designations (International/National/Local)
  Map 3: Areas of the County set within UDP environmental designations
  Map 4: Council land ownership as at December 2010 incorporating locations of Strategic Employment Sites, District Shopping Centres and City Centre Boundary
  Map 5: Council land ownership as at December 2010 excluding land with the constraints identified to date
  Map 6: Proposed areas of search

Gypsy & Traveller Site Task and Finish Group 9th February 2011
Outcome:

- **Consideration and agreement of a Pilot Study area presented via maps representing:**

Pilot 1: Council ownership with title implications
Pilot 2: Pilot 1 with all previously agreed constraints removed
Pilot 3: Pilot 2 showing sites remaining
Plan A: Council ownership across the whole City with Housing Revenue land removed

- **Consideration and agreement of a suggested search criteria:**
  1) Overlay the previously agreed site constraints plan against a plan of the Council's entire ownership
  2) Overlay Housing Revenue Account ownerships against what's left
  3) Commence the project on an area by area basis (36 areas)

Gypsy & Traveller Site Task and Finish Group 9th March 2011
Outcome:

- **Feedback on the exercise that had been conducted using the procedures previously agreed**
- **Agreed that the sites resulting from the investigations will be presented in individual Tranches (36 in total)**

Gypsy & Traveller Site Task and Finish Group 6th April 2011
Outcome:

- **Verbal feedback on Tranche One of the site analysis**
- **Agreement that approximately 5 Tranches will be presented to Members following removal of Corporate Property/Planning constraints**

Gypsy & Traveller Site Task and Finish Group 1st June 2011
Outcome:

- **Reminder of the adopted site analysis and site selection process**
- **Feedback on the review of 6 Tranches**
- **Discussion on Historical Sites**

Gypsy & Traveller Site Task and Finish Group 3rd August 2011
Outcome:

- **Feedback on the review of Tranches**

Gypsy & Traveller Site Task and Finish Group 7th December 2011
Outcome:

- **Presentation of the full outputs of the Assessment**
- **Identification of the site boundaries of the 19 successfully filtered sites**
- **Presentation of Report on Title (Deeds) on the 19 successfully filtered sites**

Gypsy & Traveller Site Task and Finish Group 8th March 2012

Outcome:

- **Presentation of the detailed assessment of the 19 successfully filtered sites**
- **Identification of the 5 final filtered sites**

Gypsy & Traveller Site Task and Finish Group (Site Visit) 10th April 2012

Outcome:

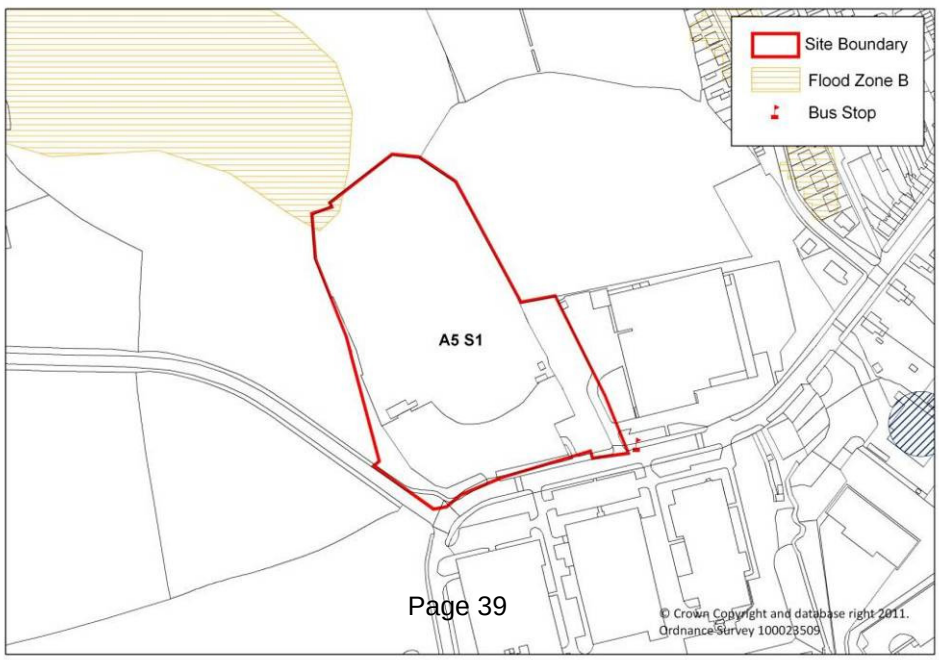
- **Undertook a site visit to the 5 final filtered sites**

APPENDIX 3: Site Assessment Outputs – Initially Filtered 19 Sites

Site 1 (A2 S3) Garage site RO Carmel Road (Bonymaen)
Site 2 (A5 S1) Former Greyhound Stadium (Cockett)
Site 3 (A5 S2) Adj to Greyhound Stadium (Cockett)
Site 4 (A5 S38) Abergelly Road (Cockett)
Site 5 (A6 S1) Heol Y Gors (Cwmbwrla)
Site 6 (A9 S1) Rear of Parc Melyn Mynach (Gorseinon)
Site 7 (A9 S3) Land off Heol Y Mynydd (Gorseinon)
Site 8 (A9 S4) Former Railway from High Street (Gorseinon)
Site 9 (A9 S20) Proposed Cemetery (Gorseinon)
Site 10 (A16 S15) Bryntywod (Llangyfelach)
Site 11 (A16 S16) Adj Afon Tinplate (Llangyfelach)
Site 12 (A17 S14) Tregof Village (Llansamlet)
Site 13 (A17 S15) Tregof Village (Llansamlet)
Site 14 (A17 S16) Swansea Vale (Llansamlet)
Site 15 (A17 S17) Swansea Vale (Llansamlet)
Site 16 (A17 S19) Swansea Vale (Llansamlet)
Site 17 (A17 S20) Swansea Vale (Llansamlet)
Site 18 (A17 S21) Swansea Vale (Llansamlet)
Site 19 (A26 S2) Milford Way (Penderry)

Appendix 4: Detailed Site Assessments – Final Filtered 5 Sites

Site 2 (A5 S1) – Former Greyhound Stadium (Cockett)



Site Details	
Site Reference	A5 S1
Ward	Cockett
Address	Former Greyhound Stadium
Site Size	2.4 hectares
Service Area Ownership	Estates
Site Constraints	
UDP Designation	Within Urban Area
Flood Zone	B: Minimal C1: N/A C2: N/A (See Constraints Map)
Contamination	N/A
Site Characteristics	
Flat	Yes
Surface	Partial tarmacadam and turf
Status	Vacant
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Would require boundary works
Hazards – gaspipe etc	N/A
Coal	N/A
Highway Issues	
Highway comments	This site is located within the Swansea West Industrial Estate and is accessed directly from Ystrad Road. Roads within the estate are designed and maintained to accommodate commercial traffic movements and are therefore suitable in principle to the type and level of traffic that is likely to need accommodating Ystrad Road leading south from the site has some restrictions as the standard is reduced with limitations in width and a height restriction where it passes under the railway bridge before connecting to Cwmbach Road between Cockett and Waunarlwydd. This junction is not suited to the type and frequency of traffic associated with the use sought and therefore there may be a need to consider restrictions preventing its use, although if relying on traffic orders as opposed to physical

	barriers enforcement may be a problem Ystrad Road leading north from the site does pass some residential properties and there have been concerns in the past with commercial traffic movements along that particular section which have lead to a restrictive 'gateway' being constructed at the junction with Carmarthen Road. Whilst both ends of Ystrad Road have limitations and restrictions, there are alternative routes through the estate out onto Carmarthen Road to the east along the routes taken by all the industrial estate traffic and this would avoid increasing commercial vehicle movements past residential properties until it meets the wider strategic highway network The site access would need to be modified however it is established and has accommodated a commercial level of use in the past
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	823 metres
PROW	N/A
Infrastructure	
Water	Existing main identified within close proximity to the site – Ystrad Road
Drainage/Sewerage	No public sewer identified within immediate proximity to the site. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage

Local Services	
Schools	Primary: ▫ Cadle Current Surplus Capacity: +65 (Sept 2011) Projected Surplus Capacity: +6 (Sept 2018) ▫ Waunarlwydd Current Surplus Capacity: +65 (Sept 2011) Projected Surplus Capacity: +34 (Sept 2018) ▫ YGG Login Fach Current Surplus Capacity: +10 (Sept 2011) Projected Surplus Capacity: -28 (Sept 2018) Secondary: ▫ Bishop Gore Current Surplus Capacity: +239 (Sept 2011) Projected Surplus Capacity +70 (Sept 2018) ▫ Gowerton Current Surplus Capacity: +34 (Sept 2011) Projected Surplus Capacity +254 (Sept 2018) ▫ Y Gwyr Current Surplus Capacity: +254 (Sept 2011) Projected Surplus Capacity -50 (Sept 2018)
Health Care Facilities	▫ Doctors Surgery: Cheriton Medical Centre, Portmead ▫ Dentist Surgery: Jeremy P Richards, Cwmbwrla
Community Facilities	▫ Cockett Community Centre: Main Hall/Kitchen ▫ Fforestfach Library ▫ Penlan Community Leisure Centre
Food Shops	▫ Tesco, Fforestfach
Potential Environmental Impacts	
AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A

Amenity Issues	
Amenity – Neighbours	Adjacent to light industrial/warehousing/retail uses
Amenity – Occupiers	Site is bounded by a road and partial light industrial activity and thus would be subject to some noise pollution

Comments Received

Economic Regeneration: Though unallocated in the UDP, the site is linked to a wider area of CCS ownership totalling 14+ hectares which is identified in the current UDP for employment uses (EC1). There is an indentified shortage for land for employment uses within CCS and Swansea West is well placed to provide future development of this kind perhaps linked to a wider comprehensive development area with a range of mixed uses. These are options are being considered as part of the LDP process and strategic studies informing that process. Use of this land for a travellers site would potentially compromise the opportunity of considering the longer term opportunities the wider area at Swansea West may offer, and should be resisted

Conclusion

Pros

- Defined in the Unitary Development Plan as being within the urban area
- Hardstanding and infrastructure available
- The site is reasonably well located to services and facilities
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- The site is relatively self contained with sufficient scope for expansion

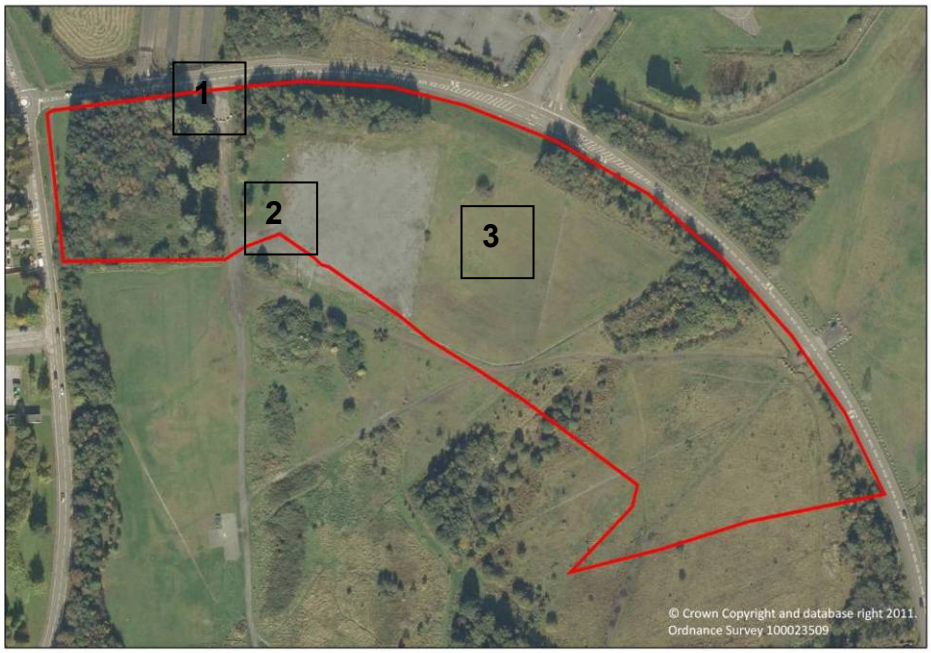
Cons

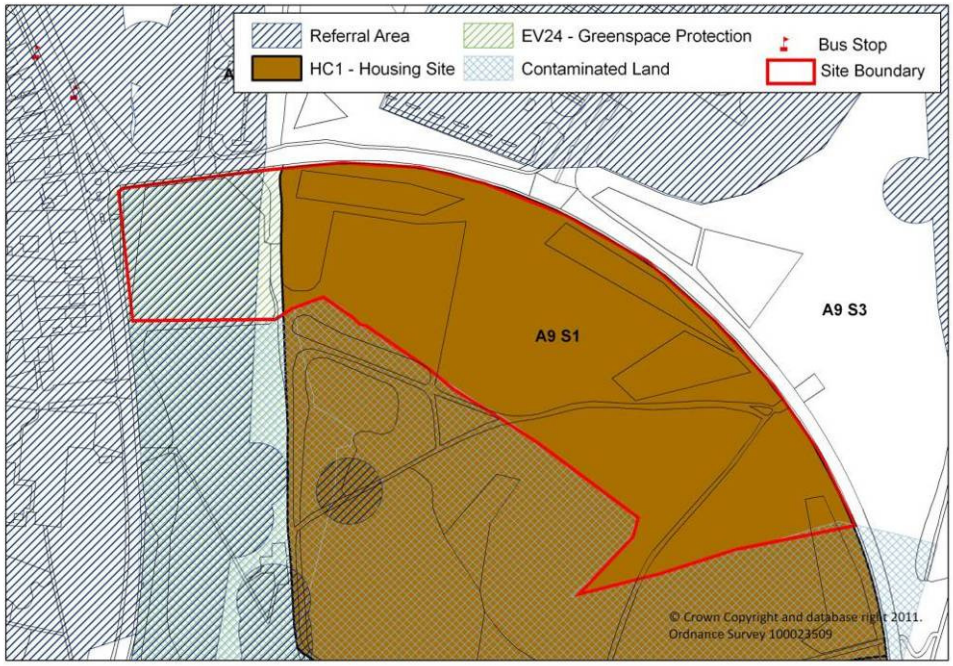
- Part of a Local Development Plan Candidate Site submission for a mixed use strategic site
- Site is set within a light industrial area and there are concerns on placing noise sensitive receptors into this environment
- Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation

Recommendation

Site suitable to be considered further and possibly assessed via planning application

Site 6 (A9 S1) Rear of Parc Melyn Mynach (Gorseinon)





Site Details	
Site Reference	A9 S1
Ward	Gorseinon
Address	Rear of Parc Melyn Mynach
Site Size	5.05 hectares
Service Area Ownership	Estates & Leisure
Site Constraints	
UDP Designation	HC1 (102) – Housing Allocation EV24 – Greenspace System
Flood Zone	N/A
Contamination	Yes, minimal – See Constraints Map
Site Characteristics	
Flat	Generally flat
Surface	Partly hardcore and grassland
Status	Partly undeveloped housing allocation and recreational land
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Open – Would require boundary works
Hazards – gaspipe etc	N/A
Coal	Referral Area
Highway Issues	
Highway comments	The site is suitably located with regard to highway access. Whilst there is residential development to the south, developments in the vicinity of the site are commercial/industrial with access being from Heol Y Mynydd which is of sufficient standard to accommodate the likely level and type of traffic associated with a traveller site Subject to details of access position, its standards and the layout of a traveller site this site could be considered suitable for further consideration
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	614 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within immediate vicinity to the site – Heol Y Mynydd
Drainage/Sewerage	No existing public sewer identified within immediate proximity to the site – Pontardulais Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	Primary: ▫ Gorseinon Infants Current Surplus Capacity: +40 (Sept 2011) ▫ Gorseinon Junior Current Surplus Capacity: +2 (Sept 2011) ▫ Gorseinon Primary (Sept 2012) Projected Surplus Capacity: 6 (Sept 2018) Secondary: ▫ Penyrheol Current Surplus Capacity: +127 (Sept 2011) Projected Surplus Capacity +216 (Sept 2018)
Health Care Facilities	▫ Doctors Surgery: Tyr Felin Surgery, Gorseinon ▫ Dentist Surgery: M&B Gabe, Gorseinon
Community Facilities	▫ Canolfan Gorseinon Centre: Nursery/Café/Community Cinema/Meeting Room/Conference Room ▫ Penyrheol Leisure Centre: Gym/Swimming Pool ▫ Gorseinon Library
Food Shops	▫ Asda, Gorseinon

Potential Environmental Impacts	
AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	EV24 – Greenspace System
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A
Amenity Issues	
Amenity – Neighbours	Opposite to a car components factory. Open space provision will be lost
Amenity – Occupiers	There may be some minimal noise pollution from the factory. The site is open in nature and would require boundary works
Comments Received	
Property Development: Is allocated in the UDP for permanent residential use under policy HC1 (10+ units). The site is also identified in the disposal programme as an asset for future sale in support of the capital programme. The site also has sewer infrastructure issues as it is intended for foul water sewers to connect to the pumping station at High Street/Heol Y Mynydd junction however this station is not adopted by DCWW and therefore connection would be resisted until adoption is arranged. The site was subject to remediation and decontamination through a land reclamation scheme funded by WDA in the 1980's and clawback provisions remain in force until disposal and capital receipts have been received. In addition the site is adversely affected by the ongoing Bury Inlet issues whereby EA and CCW would object to development on the grounds that it would add to the yield at Gowerton Sewage works	
Conclusion	
Pros ▫ Partly defined as Housing Allocation (HC1 102) within the Unitary Development Plan and is therefore available for residential use ▫ Highway infrastructure acceptable for proposed use (subject to access modifications) ▫ Partial hardstanding available ▫ The site is reasonably well located to services and facilities ▫ In accordance with the legislative framework the site is positioned within close proximity to an existing settlement ▫ The site area provides sufficient scope for expansion	

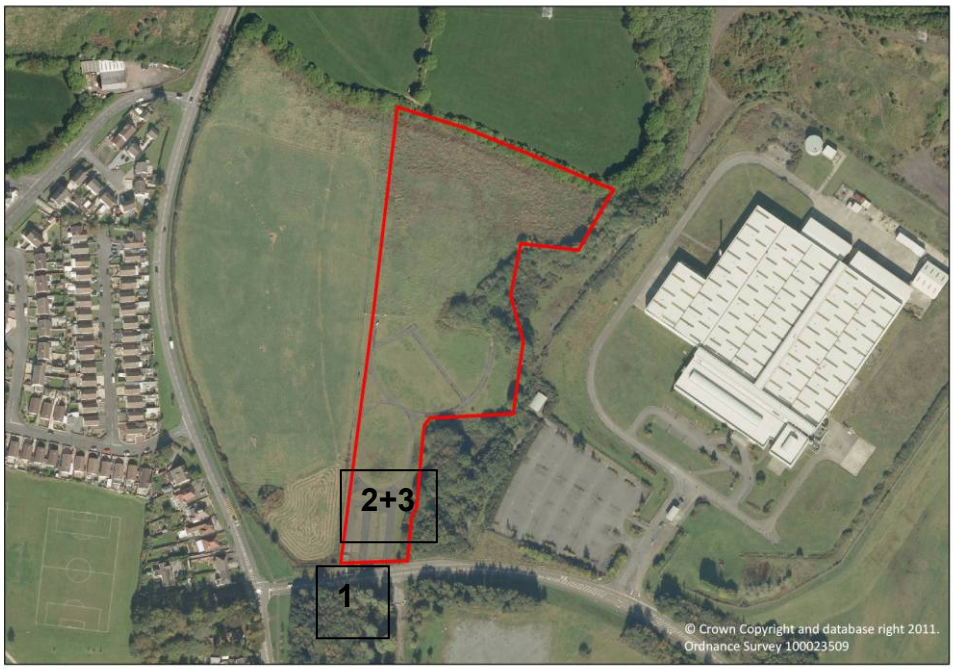
Cons

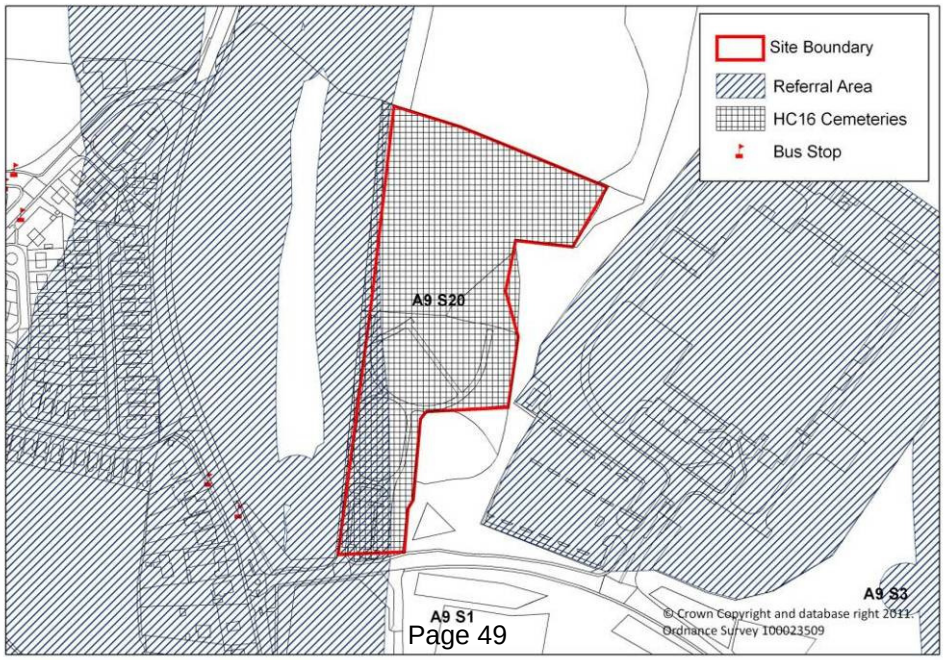
- Partly defined as an area of Greenspace System (EV24) within the Unitary Development Plan
- Loss of housing landbank and reduction in potential capital receipts
- Welsh Development Agency (Now part of the Welsh Government) reclamation scheme clawback provisions remain in force until disposal and capital receipts have been received
- Investment in boundary works would be required
- The size of the site is excessive for the requirements so subdivision would be necessary
- The site would require landscaping works
- Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation

Recommendation

Site suitable to be considered further and possibly assessed via planning application

Site 9 (A9 S20) Proposed Cemetery (Gorseinon)



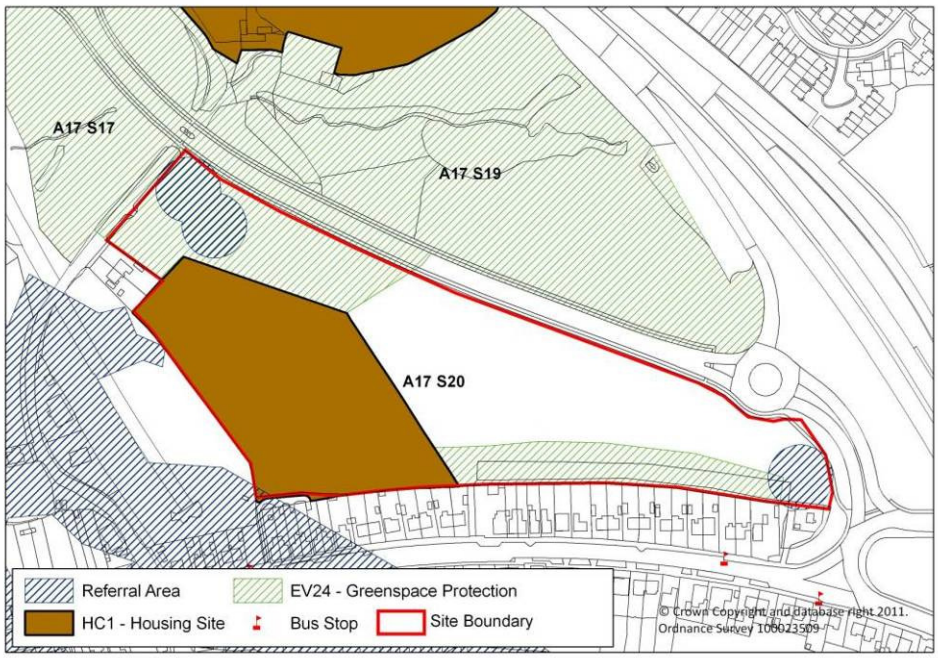


Site Details	
Site Reference	A9 S20
Ward	Gorseinon
Address	Proposed Cemetery
Site Size	3.21 hectares
Service Area Ownership	Environment
Site Constraints	
UDP Designation	HC16 – Cemeteries
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Flat tiers, gradual gradient
Surface	Partial tarmacadam and turf
Status	Council owned and available
Availability	Unused Cemetery Allocation
Capacity for growth	Yes, more than the required site size
Security	Fully enclosed and secure
Hazards – gaspipe etc	N/A
Coal	Referral Area
Highway Issues	
Highway comments	The site is suitably located with regard to highway access, developments in the vicinity of the site are commercial/industrial with access being from Heol Y Mynydd which is of sufficient standard to accommodate the likely level and type of traffic associated with a traveller site Subject to details of the layout of a traveller site this site could be considered further, however the current proposed use of the site would need to be abandoned and this may preclude its consideration as suitable
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	371 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within immediate vicinity to the site – Heol Y Mynydd
Drainage/Sewerage	No existing public sewer identified within immediate proximity to the site – Pontardulais Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	Primary: ▫ Penyrheol Current Surplus Capacity: +109 (Sept 2011) Projected Surplus Capacity +135 (Sept 2018) Secondary: ▫ Penyrheol Current Surplus Capacity: +127 (Sept 2011) Projected Surplus Capacity +216 (Sept 2018)
Health Care Facilities	▫ Doctors Surgery: Tyr Felin Surgery, Gorseinon ▫ Dentist Surgery: M&B Gabe, Gorseinon
Community Facilities	▫ Canolfan Gorseinon Centre: Nursery/Café/Community Cinema/Meeting Room/Conference Room ▫ Penyrheol Leisure Centre: Gym/Swimming Pool ▫ Gorseinon Library
Food Shops	▫ Asda, Gorseinon

Potential Environmental Impacts	
AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A
Amenity Issues	
Amenity – Neighbours	Adjacent to a car components factory. No other immediate neighbours
Amenity – Occupiers	There may be some minimal noise pollution from the factory
Comments Received	
Corporate Property: Currently being grazed unofficially. Agreement proposed and under negotiation to formalise occupation by way of twelve month licence from 25/03/12 to protect Councils interest (not completed as yet)	
Conclusion	
Pros ▫ Highway infrastructure acceptable for proposed use (subject to access modifications) ▫ Partial hardstanding and boundary fencing already available ▫ The site is reasonably well located to services and facilities ▫ The site is relatively self contained with sufficient scope for expansion Cons ▫ Defined as a Cemetery Allocation (HC16) within the Unitary Development Plan ▫ Site is tiered with a gradual gradient ▫ Given that the site is within the Gowerton waste water treatment works catchment there will be a requirement to investigate whether the proposal could adversely affect the Special Area of Conservation	
Recommendation	
Site suitable to be considered further and possibly assessed via planning application	

Site 17 (A17 S20) Swansea Vale (Llansamlet)



Site Details	
Site Reference	A17 S20
Ward	Llansamlet
Address	Swansea Vale
Site Size	4.60 hectares
Service Area Ownership	Estates
Site Constraints	
UDP Designation	HC1 (11) – Housing Allocation EV21 – Rural Development EV22 – Countryside General Policy EV24 – Greenspace System EV41 – Hazardous Installations/Consultation Zones
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Generally flat
Surface	Shrub/Grassland
Status	Open land
Availability	Council owned and available – following expiry of
Capacity for growth	Yes, more than the required site size
Security	Open – Would require enclosure works
Hazards – gaspipe etc	Gas pipeline
Coal	Referral Area
Highway Issues	
Highway comments	There would be a need to avoid direct access onto the estate road and this will result in a secondary access having to be constructed. The site may be suitable subject to detailed layout being satisfactory.
Pedestrian route to settlement	Yes, existing pathways
Public transport provision	Provided in the immediate vicinity
Public transport distance	199 metres
PROW	N/A

Infrastructure	
Water	Existing main identified within close proximity to the site – Gwernllwynchwyth Road
Drainage/Sewerage	No public sewer identified within immediate vicinity of the site – Peniel Green Road. Private sewer may be available or alternatively a bio-bubble/other on site waste treatment may be required
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	Primary: ▫ Trallwn Current Surplus Capacity: +82 (Sept 2011) Projected Surplus Capacity +32 (Sept 2018) ▫ YGG Lonlas Current Surplus Capacity: +26 (Sept 2011) Projected Surplus Capacity +8 (Sept 2018) Secondary: ▫ Cefn Hengoed Current Surplus Capacity: +221 (Sept 2011) Projected Surplus Capacity +228 (Sept 2018) ▫ YG Bryntawe Current Surplus Capacity: +306 (Sept 2011) Projected Surplus Capacity +41 (Sept 2018)
Health Care Facilities	▫ Doctors Surgery: Frederick Place Surgery, Llansamlet ▫ Dentist Surgery: Davies & Davies, Llansamlet
Community Facilities	▫ Birchgrove Community Centre: Main Hall/Sports Hall/Committee Room/Kitchen ▫ Llansamlet Community Centre: Main Hall/Kitchen ▫ Llansamlet Library
Food Shops	▫ Petrol station off Peniel Green Road

Potential Environmental Impacts	
AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	EV24 – Greenspace System
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A
Amenity Issues	
Amenity – Neighbours	Site adjoins existing residential properties where amenity and privacy levels will be affected
Amenity – Occupiers	The site is open in nature and would require boundary works

Comments Received

Economic Development: This is a prominent site at the Eastern gateway to Swansea Vale off Junction 44. Though unallocated in the UDP it does feature in the existing and draft Swansea Vale Strategy, named as PG3. The site is allocated for business/commercial use, and closely related to site PG2 allocated for mixed uses. The site slopes quite steeply to the North, is highly visible to the main entrance to Swansea Vale, is dissected by high voltage cables and has no service connections. Its development for high quality permanent commercial land use is part of an ongoing comprehensive strategy for the future regeneration of the SV area. Its use for a permanent Travellers site should be resisted

Corporate Property: Subject to grazing licence – expires 24/03/13

Conclusion

Pros

- Partly defined as Housing Allocation (HC1 11) within the Unitary Development Plan and is therefore available for residential use
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- In accordance with the legislative framework the site is positioned within an existing settlement
- The site is reasonably well located to sufficient services and facilities
- Within close proximity to the M4 Motorway and has potential scope as a permanent or transit site
- The site area provides sufficient scope for expansion

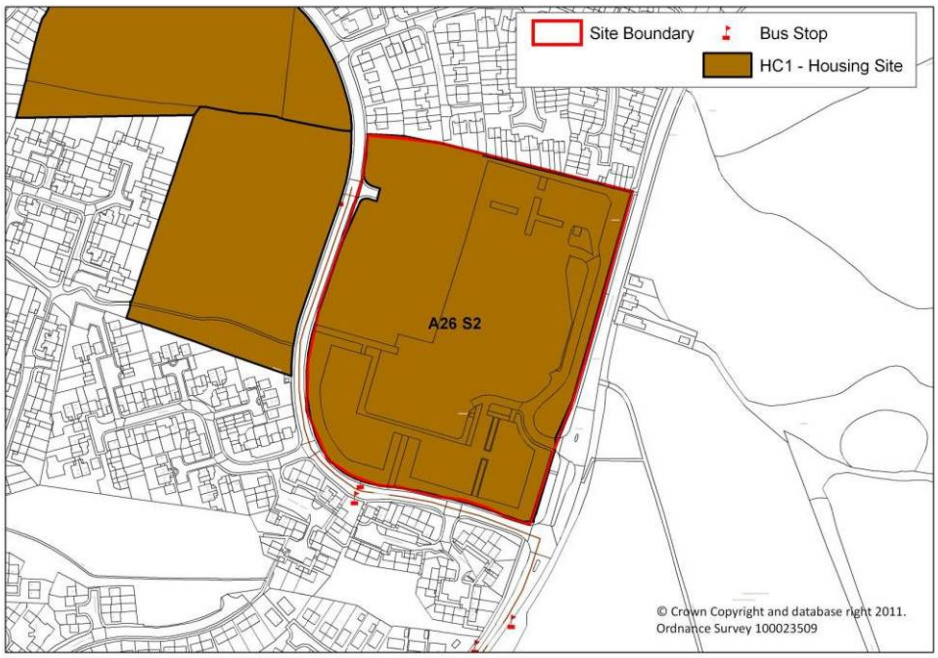
Cons

- Partly defined as an area of Open Countryside (EV22) within the Unitary Development Plan
- Partly defined as an area of Greenspace System (EV24) within the Unitary Development Plan
- A small proportion of the site is identified as a Consultation Zone for Hazardous Installations (EV41) within the Unitary Development Plan
- Loss of housing landbank and reduction in potential capital receipts
- Investment in hardstanding and boundary works would be required
- The size of the site is excessive for the requirements so subdivision would be necessary
- The site would require landscaping works
- Subject to grazing licence – expires 24/03/13

Recommendation

Part of the site suitable to be considered further and possibly assessed via planning application

Site 19 (A26 S2) Milford Way (Penderry)



Site Details	
Site Reference	A26 S2
Ward	Penderry
Address	Milford Way
Site Size	4.83 hectares
Service Area Ownership	Housing & Estates
Site Constraints	
UDP Designation	HC1 (37) – Housing Allocation
Flood Zone	N/A
Contamination	N/A
Site Characteristics	
Flat	Generally flat
Surface	Partially tarmacadam and turf
Status	Undeveloped Housing Allocation
Availability	Council owned and available
Capacity for growth	Yes, more than the required site size
Security	Open – Would require enclosure works
Hazards – gaspipe etc	N/A
Coal	N/A
Highway Issues	
Highway comments	This site is located off the main road connecting Fforestfach to Treboeth and therefore carries distributor road traffic levels. The site itself was formerly a Leos Superstore and therefore has adequate access and has generated a significant amount of traffic of both a commercial and domestic level with service vehicle access and customer access off the same junction. The site is quite large and clearly could accommodate a traveller site however this would likely restrict potential for any alternative/ additional shared use of the site. The site is potentially acceptable for traveller site use.
	Yes, existing pathways adjoining site
Public transport provision	Provided in the immediate vicinity
Public transport distance	138 metres

PROW	N/A
Infrastructure	
Water	Existing main provided on site
Drainage/Sewerage	Existing public sewer provided on site
Electricity	Good prospect of delivery – Will be assessed prior/during planning application stage
Lighting	Good prospect of delivery – Will be assessed prior/during planning application stage
Gas	Will be assessed prior/during planning application stage
Waste Disposal	Good prospect of delivery – Will be assessed prior/during planning application stage
Local Services	
Schools	Primary: ▫ Portmead Current Surplus Capacity: +47 (Sept 2011) Projected Surplus Capacity +29 (Sept 2018) ▫ YGG Pontybrenin Current Surplus Capacity: +72 (Sept 2011) Projected Surplus Capacity -107 (Sept 2018) Secondary: ▫ Bishop Gore Current Surplus Capacity: +239 (Sept 2011) Projected Surplus Capacity +70 (Sept 2018) ▫ Y Gwyr Current Surplus Capacity: +254 (Sept 2011) Projected Surplus Capacity -50 (Sept 2018)
Health Care Facilities	▫ Doctors Surgery: Cheriton Medical Centre, Portmead ▫ Dental Surgery: Ravenhill Dental Surgery, Cwmbwrla
Community Facilities	▫ Penlan Community Centre: Sports Hall/Committee Room/Kitchen ▫ Blaenymaes Community Centre: Main Hall/Sports Hall/Committee Room/Kitchen/Boxing Gym ▫ Penlan Library
Food Shops	▫ A range of shops on Broughton Avenue

Potential Environmental Impacts	
AONB	N/A
Green Wedge	N/A
Registered Common Land	N/A
Nature Conservation	N/A
Listed Buildings/Conservation Areas/Ancient Monuments etc	N/A
Amenity Issues	
Amenity – Neighbours	The site adjoins a number of residential properties
Amenity – Occupiers	Given the open nature of the site boundary works will be required

Comments Received

Property Development: Is allocated in the UDP for permanent residential use under policy HC1 (10+ units). The site is also identified in the disposal programme as an asset for future sale in support of the capital programme. In addition the site may be adversely affected by the ongoing Bury Inlet issues whereby EA and CCW would object to development on the grounds that it would add to the yield at Gowerton Sewage works

Conclusion

Pros

- Defined as Housing Allocation (HC1 37) within the Unitary Development Plan and is therefore available for residential use
- Highway infrastructure acceptable for proposed use (subject to access modifications)
- In accordance with the legislative framework the site is positioned within an existing settlement
- The site is reasonably well located to services and facilities
- Hardstanding and infrastructure available
- The site area provides sufficient scope for expansion

Cons

- Loss of housing landbank and reduction in potential capital receipts
- The size of the site is excessive for the requirements so subdivision would be necessary
- Investment in boundary works would be required

Recommendation
Site suitable to be considered further and possibly assessed via planning application

Re 19/7/12
Task and Finish Group

BRIEFING NOTE

GYPSY TRAVELLERS

1.0 Legislative Background

1.1 The Council has a legal requirement to undertake a Housing Needs Assessment as part of the development of its Housing Strategy. This was undertaken in 2007/8 and prior to adoption of the Council's current Housing Strategy and identified the need for the provision of additional Gypsy Traveller sites within Swansea. Welsh Government guidance also specifically identifies the need for Councils to consider the provision of permanent and transit sites and emergency stopping places for Gypsy Travellers (GT).

2.0 Gypsy Travellers in Swansea

2.1 For over 10 years, there have been three extended G.T families living in and around Swansea.

2.1.1

This extended family lives on the official Ty Gwyn site which has provision for seven plots (14 caravans) and is fully occupied. The site is limited in area, and not regarded as capable of being extended to any significant degree. It is also on a flood plain which means it would not receive favourable planning consent now.

2.1.2

2.1.2.1 This extended family has lived in and around the Enterprise Park for many years and their children attend local schools. Following a series of evictions over a period of years, the family encamped upon the Park & Ride site. Subsequently, following a high profile court case, the court directed that the family should be tolerated to remain on the site until an official alternative site was made available. The Council did apply for temporary planning permission for this site but this was refused on the basis that the site is on a flood plain. More recently, the Children's Commissioner for Wales has effectively directed the Council to provide temporary toilet and washing facilities for the children and they have been provided in a portacabin on the site.

2.1.2.2 A further complication is that this family will have to be relocated away from the entrance of the Park and Ride site to allow the Environment Agency to prepare and undertake the Morriston flood defence scheme. This hopefully will be by agreement with the family. Officers are currently investigating the issues associated with the relocation of the family further southwards onto the fringe of the Park and Ride

site. If the Environment Agency's contractors cannot have free control of the site by December 2012, the scheme will not go ahead and several million pounds worth of grant funding may be lost.

2.13

This family whilst basing themselves in Swansea for a lot of the time, have from time to time left to visit other parts of the U.K etc. While in Swansea, they have generally encamped in and around the Enterprise Park and their children have attended local schools. Whilst the family were party to the original court case when encamped alongside the , they have subsequently left and therefore have no continued temporary rights of possession . More recently the have returned to Swansea and encamped again on various parts of the Enterprise Park and given rise to much complaint from neighbouring businesses.

Evictions have seen the in the last few months move from the Park & Ride site, to Millstream Way and to Mallard Way (where they resided until last week). There have also been threats of legal action being commenced against the Council by businesses on the Enterprise Park for failure to remove the family from outside of their premises.

3.0 Member Task & Finish Group

3.1 In August 2010, Cabinet agreed to set a Member Task & Finish Group to identify suitable additional site(s) for GTs in Swansea. The terms of reference of the group and membership was agreed by Cabinet (see Appendix A). Since this time the group has met at regular intervals and viewed over 1000 Council owned parcels of land across the City & County of Swansea against an agreed set of criteria (Appendix B). By applying the criteria, the list of suitable sites has been refined firstly to a long list of 19 sites and subsequently to a shorter list of 5 potential locations, which were the subject of recent site visits by the Task Group.

3.2 Prior to putting forward sites to Cabinet, the next step identified as "key" in the process is the consultation with the GT families in accordance with Welsh Government Guidance.

4.0 Conclusion

4.1 There is no doubt that both the and the have local connections with Swansea and have identified housing needs that are not met by the current Gypsy Traveller site provision within the County.

4.2 The current housing provision for both families is unsatisfactory and does not meet the current guidance. There are particular concerns with regard to the timing of the flood remediation works which create a pressure to move the . Further, the pressure of local businesses complaints with regard to the encampments by the is escalating.

4.3 Therefore it is important that the Task Group is re-established at an early stage so that the work can be completed and preferred sites identified and agreed to be put forward by Cabinet for planning permission.

Reena Owen
Director of Environment

CITY AND COUNTY OF SWANSEA

MINUTES OF THE GYPSY AND TRAVELLER SITE TASK AND FINISH GROUP

HELD AT THE CIVIC CENTRE, SWANSEA ON THURSDAY 19 JULY 2012 AT 12.00 NOON

PRESENT:

Councillor(s):	**Councillor(s)**:	**Councillor(s)**:
N S Bradley	J W Jones	J A Raynor
A C S Colburn	E T Kirchner	G D Walker

Officers:

R Owen, E Jones, A Kirczey, S Malough, M Saville, D Smith, D Turner, S Willingale and J Tinker

1. **APPOINTMENT OF CHAIR**

AGREED that Councillor N S Bradley be appointed Chair for the ensuing Municipal Year.

(COUNCILLOR N S BRADLEY PRESIDED)

2. **APPOINTMENT OF VICE-CHAIR**

AGREED that Councillor J A Raynor be appointed Vice-Chair for the ensuing Municipal Year.

3. **APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor M Thomas.

4. **DECLARATION OF INTEREST**

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

5. **MINUTES**

AGREED that the Minutes of the Gypsy and Traveller Site Task and Finish Group meeting held on 8 March 2012 and notes from the subsequent site visits held on 10 April 2012 be accepted as correct records.

6. **TERMS OF REFERENCE**

The Terms of Reference of the Gypsy and Traveller Site Task and Finish Group were submitted for information.

AGREED that the Terms of Reference be noted.

7. **PROVISION OF NEW GYPSY AND TRAVELLER SITE - BACKGROUND AND CONTEXT**

The report submitted provided a general overview of progress in the assessment of filtered Gypsy and Traveller sites. An outline of the approach adopted and the outputs from the previous Task and Finish Group sessions were set out in Appendices 1 and 2 respectively. Appendix 3 listed the 19 sites initially filtered whereas Appendix 4 contained detailed site assessments of the final filtered 5 sites. A briefing note was circulated which outlined the legislative background and the history of the three extended Gypsy and Traveller families living in and around Swansea.

R Owen gave an overview regarding the need for Gypsy and Traveller accommodation in the area which had been identified as part of the Housing Needs Assessment. It was stated that the official Ty Gwyn site was fully occupied and was not capable of being extended given to its positioning on a flood plain. It was also confirmed that temporary toilet and washing facilities had been provided for the unauthorised encampment on the Park and Ride site, as directed by the Children's Commissioner.

E Jones described the Gypsy and Traveller site selection sequence. It was stated that following on from the initial assessment of the suitability of all land under Council ownership, a total of 19 sites had remained in the process. All of these sites were assessed utilising a stringent filtering mechanism based on all relevant Welsh Government Guidance/Circulars.

They were then further refined to focus on 5 final sites for consideration. In order to move the assessment process forward the importance of the key considerations set out within Section 5 of the report were outlined. This centred on the need to:

- undertake a detailed layout/costings proposal;
- undertake economic viability profile;
- clarify the scope of providing permanent and transit site(s);

- consult with the Gypsy and Traveller Community;

- consider whether Welsh Government New Sites Grant funding could become available;

- ensure that there is enough provision to cater for the immediate site provision deficiency and future Local Development Plan requirements;

- undertake a Sustainability Appraisal/Strategic Environmental Assessment on the selected site(s);

- undertake a Habitats Regulations Assessment if any site(s) are positioned within the Bury Estuary catchment area.

Questions were raised regarding the list of criteria against which the sites would be assessed and the actual size required. As this is a fluid situation it would be difficult to assess the exact number, but it was considered important that the site would have capacity for growth if necessary.

Concern was expressed regarding the objections in relation to these sites and that public consultation should be part of the process.

It was agreed that a public consultation exercise would take place prior to the submission of a planning application.

It was recognised that this filtering process had been undertaken in a transparent and rational way.

Further questions were asked regarding:

- information regarding the initially filtered 19 sites;

- who in the gypsy community should be consulted;

- if joint working with other Authorities was part of this process.

8. **NEXT STAGES**

It was agreed that the detailed assessment of the initially filtered 19 sites would be circulated to Group Members prior to the next meeting.

The Chair stated that he would be undertaking site visits to the five shortlisted sites and Members were urged to also attend these site visits.

AGREED that:

(1) Members undertake private site visits to the five shortlisted sites;

(2) Officers informally seek the views from representatives of the Gypsy and Traveller community;

(3) the next meeting be arranged in approximately one month to discuss these views and to examine the five final filtered sites.

The meeting ended at 1.00 p.m.

CHAIR

S: Gypsy Traveller Site Task and Finish Group - 19 July 2012
(JT/HCR)
23 July 2012

Minutes

PRIVATE AND CONFIDENTIAL

CITY AND COUNTY OF SWANSEA
GYPSY TRAVELLER MEETING

FRIDAY, 7TH SEPTEMBER - 10.30AM, COUNCIL CHAMBER MEETING ROOM, CIVIC CENTRE

Present:

City and County of Swansea
Councillor Nick Bradley (Chair) - NB
Councillor Jen Raynor - JR
Martin Saville, Head of Public Protection - MS
Simon Malough, Gypsy Liaison Officer - SM
Stuart Willingale, Team Leader, Housing and Public Health - SW
Emyr Jones, Principal Planner, Regeneration - EJ

Item 1 Only (10.30am)

Item 2 Only (12.00)

Sue Highfield, Traveller Education Officer - SH

Item 3 Only (12.45pm)

Sue Highfield, Traveller Education Officer - SH

Item 4 Only (1.30pm)

Sue Highfield, Traveller Education Officer - SH

	ACTION
1. MS advised that the Council have looked at 1,024 potential permanent gypsy traveller sites in Swansea, these have been shortlisted down to five. MS explained that the meeting had been called to get the views of the travellers and which sites would be best suited. advised that she has 7 adults and 13 children between 9 months and 14 years on site. Therefore at present 6 pitches would be required on the new site.	

		ACTION
	EJ looked at various sites with and advised that assessments had been carried out which included visiting the sites and looking at them in relation to infrastructure, environmental issues, medical and community facilities and the suitability of the site from a planning perspective. Sites discussed include: Site 1 – Greyhound Stadium (Cockett Ward) Site 2 – Rear of Parc Mynach (Gorseinon Ward) Site 3 – Proposed Cemetery (Gorseinon Ward) Site 4 – Swansea Vale (Llansamlet Ward) Site 5 – Milford Way (Penderry Ward) preference was towards the Gorseinon (2) and Swansea Vale (4) sites and advised that hard ground, toilets and showers would be required facilities on site. EJ advised that there are Welsh Government standards which need to be complied with once the site has been allocated and designed. raised concerns with other families joining the permanent site and suggested a separate transit site. No concerns raised with sharing the site with the family. stated that Site 3 and Site 5 would not be a suitable due to the housing estate close by. NB advised that the decisions made would be reported to Members, then go out to public consultation. No final decisions to be made today. requested a barrier be erected to avoid fly tipping when the temporary move takes place due to flood zone work at her current site. Site maps given to to discuss with family and to come back to group if any other issues.	MS
2.	NB advised that the meeting had been called to have an informal chat with gypsy traveller families regarding the potential permanent traveller site in Swansea. No final decisions to be made at the moment but keen to move forward as a Council in the next 12 months. discussed issues with Park and Ride site, currently looking for a permanent site to settle at and avoid concerns with being moved on. raised concerns with new gypsy travellers using the new permanent site, NB advised that the group are looking at two sites, one permanent and one transit site.	

		ACTION
	advised that there are 14 children, aged between 8 and 29, and 17 grandchildren. 8 pitches would be required at the new site. The children attend St Iltyds and Bishop Vaughn School, transport is provided by the Council for Catholic Schools. ran through the suggested sites. Site 1 and 4 preferred. stated that he would be happy to share the site with the family.	
3.	advised that he wanted his family to get off the road onto a permanent site. stated that they have 5 children that currently attend St Iltyd's Primary School in Bonymaen. NB explained the purpose of the meeting and EJ showed the potential sites to the agreed site 4 would be suitable as it is close to the children's school. Site 5 would not be suitable due to the close location to the housing estate. stated that he would agree to sharing the new site with the family but would prefer a separate site for travellers just passing through. currently looking for a site until the permanent site becomes available.	
4.	NB advised that the group is currently looking at a potential permanent gypsy travellers site and that he understands that the family have a permanent site at Morganite. EJ showed the 5 potential sites to the family. suggested expanding the Morganite site as it is classed as a permanent site, EJ advised that there are some issues with flooding therefore cannot be expanded. advised that she has 2 young sons, her sister in-law has young 2 girls therefore more plots will be needed in future, they currently have 7. family asked to come back to group if they have any issues/concerns with the sites discussed.	
5.	**DATE OF NEXT MEETING** Gypsy Forum taking place on 27th September, MS to arrange.	MS

CITY AND COUNTY OF SWANSEA

MINUTES OF THE GYPSY AND TRAVELLER SITE TASK AND FINISH GROUP

HELD AT THE CIVIC CENTRE, SWANSEA ON THURSDAY 27 SEPTEMBER 2012 AT 4.30 P.M.

PRESENT: Councillor N S Bradley (Chair) presided

Councillor(s):	**Councillor(s)**:	**Councillor(s)**:
A C S Colburn	E T Kirchner	M Thomas
J W Jones		

Officers:

R Owen, E Jones, A Kirczey, S Malough, M Saville, D Smith, S Willingale and J Tinker

9. **APOLOGY FOR ABSENCE**

An apology for absence was received from Councillor G D Walker.

10. **DECLARATION OF INTEREST**

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

11. **MINUTES**

AGREED that the Minutes of the Meeting of the Gypsy and Traveller Task and Finish Group held on 19 July 2012 be accepted as a correct record.

12. **MATTERS ARISING**

It was stated that the Chair and Officers had met representatives of the Gypsy and Traveller Community in order to inform them of the assessment process currently ongoing and to discuss their potential site requirements. The feedback received from this meeting would be incorporated into this exercise.

13. **DISCUSSION OF SHORTLISTED SITES**

E Jones explained to the Group that the filtering process had been undertaken on all available Council owned sites. It was stressed that all the tranches were subject to the same stringent filtering mechanism and that a consistent, accountable and transparent assessment approach was maintained throughout.

The following stages of the filtering process were explained via a wide range of A1 Plans:

Stage 1 Site Filtering: Identification of Constraints

1) Council land ownership as at December 2010

2) Extract initial constraints (e.g.):

   - Environmental designations
   - Flooding
   - Contamination
   - Strategic Employment Sites

3) Council land ownership as at December 2010 excluding land with identified initial constraints

Following the completion of this exercise 1006 sites were identified.

Stage 2 Site Filtering: Key Site Specific Constraints

Sites were then assessed via agreed constraints (e.g.):

- Site size (more than 0.5 ha)
- Highway issues
- Leasing issues
- Vacant sites (No buildings on site)

Following the completion of this exercise 19 sites were identified.

Stage 3 Site Filtering: Application of Appropriate Legislation/Guidance

Sites were then assessed via local and national policy provisions:

- Appreciation of Policy HC9 (Gypsy & Traveller Caravan Sites) of the Unitary Development Plan
- Welsh Government Circular 30/2007
- Welsh Government Draft Site Design Guide

Following the completion of this exercise 5 sites were identified.

Members questioned the reasons why this work had to be undertaken. The following justification was provided:

- Identified need established within the Housing Accommodation Needs Assessment

- Imminent introduction (2014) of the Housing White Paper whereby there will be a duty on local authorities to provide sites for Gypsy and Travellers
- The need to identify suitable provision within the forthcoming Local Development Plan (up to 2025)

Potential site size requirements was discussed and the need to accommodate for future expansion. It was established that both a permanent and transit site were required. It was queried how the filtered sites conformed to the provisions of the Unitary Development Plan.

It was confirmed that no changes had been made to the legislative framework since this process had been undertaken and therefore if the assessment was repeated the same conclusions would be reached. Members requested that a flowchart be prepared in order to clearly highlight how this process had been carried out. It was suggested that a workshop be organised for all Members in order for them to be able to appreciate the full mechanics of the assessment.

It was stated that the sites are yet to be considered by the utility companies given the confidential nature of the work. This could be done either informally prior to the consultation exercise or will automatically be undertaken as part of the planning application stage.

It was recognised that the Gypsy and Traveller community should be consulted throughout the process. Human Rights issues was queried and it was felt that an Equality Impact Assessment would need to be undertaken..

It was suggested that an independent Head of Service would undertake a review of the process to ensure that there is an extra level of transparency. In addition, an external auditor (potentially a planner from an adjoining authority) would be appointed to review the application of all appropriate guidance/legislation as part of the assessment. If necessary a final meeting of this Task and Finish Group could then take place to assess these findings. However, if their conclusions would confirm the assessment of the Group then the five sites would be submitted to Cabinet and Council and be subject to a consultation exercise.

AGREED that the final stages in this procedure as outlined above be accepted and agreed.

The meeting ended at 5.50 p.m.

CHAIR

REPRESENTATION FROM COCKETT WARD

(1)

My name is Mr Phil Robins an as a resident of Cockett Ward fully recognise the legal obligation of Swansea City Council to provide a permanent residing place for the cities Travelling Gypsy Community. However the site proposed for consideration in the Cockett Ward, the former greyhound track is totally unsuitable.

I myself have been a resident of Denver Road Fforestfach since 1965. It is an estate of 40 houses, which directly overlooks the greyhound track. We are a very strong community that has supported the expansion of a post war industrial estate, which over recent years has not only expanded it is nearly to its maximum capacity and thriving. It is one of the only communities in the city that can boast it has a well supported village pub, church and local post office.

As you are aware a consultation document was drawn up by your Officers to support the consideration of the former greyhound track as a suitable site. This document is not only flawed it is 80% inaccurate!

- The document in question was at the time of consultation over 3 and a half years out of date
- I would like to highlight the inaccuracies under the section marked site constraints. It states that contamination is not applicable. It is a well known fact that during the 1970s ICI dumped waste on the said site and also the long closed/disused Geranium Colliery also used the ground to dispose of colliery waste.
- Which leads me into the section marked characteristics where it clearly states coal is not applicable. There is a stream which runs adjacent to the former greyhound track and the mine slurry can clearly be seen in it. Across the road there are also open mine shafts which are totally hidden by dense vegetation mainly Japanese knot weed. In recent years there was a major incident in the area with all emergency services including mines rescue from Porth Rhondda when a missing child was believed to have fallen down an open shaft!
- Moving onto the section marked highway issues, when the document was put together the industrial estate was in a double dip recession and the highways would have been in principal suitable to the type of traffic visualised. However the estate is now thriving and one only has to drive around in the early evening to see the traffic chaos caused by one unit alone i.e. the gym.
- Titanium Road which is adjacent to the site has a constant flow of HGV vehicles with many carrying tons of raw material. These vehicles directly pass the former greyhound track. Many of the HGV vehicles are of left hand drive and find it difficult to navigate their way around the current road system. I would like to bring to your attention that many of the satellite navigation systems that these vehicles are using bringing them through the estate and Ystrad Road causing chaos.

- You can often see residents assisting the drivers to navigate the correct route almost turning these vehicles to do 3 point turns in the road.
- The consultation report states that public transport is provided in the immediate vicinity, we as residents have consulted with First Cymru and at the point of publication there have been no bus services pass this site for over 25 years.
- The document once again contradicts itself stating the distance to the bus stop is 823 metres which to you and I is approximately half a mile. Hardly the immediate vicinity stated.
- Moving onto the section marked infrastructure (I apologise if I am throwing a lot of factual information at you but it is necessary to show you in inaccuracies of this document).
- The document states that a water main is identified within close proximity to the site but what it fails to tell you is that it is only one five major hydrants in the whole and I mean the whole of Swansea. And this hydrant is directly outside this site and is used to serve the whole estate and surrounding community. Many of you will remember the tyre factory fire 18 months ago, which is approximately a mile away from this hydrant.
  It was from this area (the hydrant) that all emergency services operated from, bringing the estate into lock down. They also had to call upon neighbouring fire services to borrow pipe work to cover this great distance. I must reiterate that this fire hydrant is the only one servicing the whole community. If it was compromised in any way LIVES WOULD BE PUT AT RISK!
- Section marked local services. No consideration has been taken into place for the basic human rights of the proposed residents/tenants. I.e. travellers. Travellers are staunch Catholics who practise their faith. The schools that have been considered are not catholic education centres and thereby would not be suitable for travellers children impacting on their education.

  The health care facilities that you have mentioned that would be used by the travellers (and please bare in mind the travellers have different health requirements/needs to people who live in a permanent dwelling). You have suggested that they attend Cheriton Medical Centre, Portmead. Which is already at full capacity and is not in the catchment area for the former greyhound track. The dental surgery you suggest Jeremy P. Richards, Cwmbwrla closed over fours years ago. I know it is hard to find a dentist these days but it is impossible to visit Mr Richards at his practice when he retired four years ago.

- Under the section marked potential environmental impact you state that the green wedge is not applicable, but we as residents would like to draw your attention to the fact that the land is due to be considered under the Unitry Development Plan, currently known as UDP.

You also state registered common land is not applicable but there are vast wedges of this in the immediate vicinity. Nature conservation also achieves a

not applicable marking. But from documentation submitted by Asbri Planning on behalf of residents and businesses alike this is of major concern.

- Amenity issues. The document states the site is bound by partial light industrial activity and would be subject to some noise pollution. It does not mention the residential homes clearly visible on Google maps are joining the site or KEEPERS LODGE FARM which often has 500 pigs in residence. Or the thriving Harris Bros tyre depot, which immediately joins the site. This company uses drills and airguns as part of their daily work.

How can this document state that this site is bound by partial and light activity when in fact this road is named Titanium road (after the company sited at the end of it) and is one of the largest industrial employers of this city.

- Drawing this document to a close it also failed to identify that there is a childrens playground in the immediate vicinity. It is clearly set down in law that no traveller/gypsy sites are to be places near such an area.

As a community we are supporters of ethnic minorities being integrated into our community. We already have two Romany gypsy families who we have supported in excess of 40 years (one directly opposite the proposed site). I am not sure if you are aware of the ethnic tension between Romany and Gypsy travellers. At best described by the Romany resident himself as 'how can a fox and chicken ever reside in harmony?'

I myself have visited the traveller families on the unauthorised site in Llansamlet and have been clearly informed by them they have no intention of leaving this site and more so do not wish to relocate to the former greyhound site. You may recall the passionate and emotional address the travelling community expressed at the cabinet meeting in November 2013 to stay in Llansamlet.

I would like to draw your attention to the fact that myself and other residents have sat in these council offices requesting a meeting with officers or Mr Martin Saville to address these inaccuracies. Only to be told to come back tomorrow and then to be told that they do not see or speak to members of the public. Therefore how has it been possible to put forward for an impartial vote on a suitable site.

For an impartial vote to be gained the information supplied to the voters to allow them to reach their decision must be to the best of your knowledge at the time of the vote factually correct. The information must be open, honest and transparent, without prejudice and adhering to the human rights of all parties concerned. The consultation document for the Cockett Ward was far from that.

(4)

There are many more points I could have raised but due to the constraints of time I have tried to make it as concise as I can.

I thank you for your time.

One last point it is very frustrating when sitting in the public gallery to hear senior officers not giving truthful and honest answers to questions from councillors when asked "have you consulted with other councils? Have they had any problems with gypsy traveller sites? To be told yes, no problems it is quite obvious she did not consult Cardiff city/council. RE Rover Way I do ask you to visit rover way Cardiff to see the results of what bad policy planning has done to a once thriving industrial estate.