

Mr L Powell  
RPS Planning  
Park House  
Greyfriars Road  
Cardiff  
CF10 3AF

Eich cyf . Your ref:  
PRA/100029.070272

Ein cyf .Your ref: SPC/17496  
Our ref: A-PP184-07-028

Date: 14 November 2006

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990:SECTION 77  
APPLICATION BY DILLWYN PRODUCTIONS LTD  
FOR 18 HOLE CHAMPIONSHIP AND 9 HOLE PAR 3 GOLF COURSES, GOLF  
DRIVING RANGE AND PRACTICE AREA, GOLF CLUB HOUSE INCLUDING  
HEALTH FACILITIES, SAUNA, SWIMMING POOL, GYMNASIUM, GOLF SCHOOL  
AND ACADEMY, 80 GOLFING LODGES, 95 EXECUTIVE HOUSING PLOTS,  
GREENKEEPERS FLAT, ASSOCIATED INFRASTRUCTURE, CAR PARKING  
AND LANDSCAPING ON LAND SOUTH OF A48 BETWEEN JUNCTIONS 46-47  
M4, LLANGYFELACH/PENLLERGAER, SWANSEA**

Consideration has been given to the report of the Inspector T J Morgan LLB(Hons) Solicitor who held a local inquiry into the application by your client for the above proposal.

2. On 9 May 2005 the National Assembly for Wales directed under Section 77 of the Town and Country Planning Act 1990 (the 1990 Act) that the application be referred to it rather than be determined by the local planning authority. On 17 October 2006 the Assembly resolved that a committee, to be known as Planning Decision

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Committee (2)2006/6 be established, in accordance with Standing Order 17 to discharge the functions of the Assembly under Section 77 of the 1990 Act, in respect of the application by Dillwyn Productions Ltd. Accordingly, the Planning Decision Committee has considered the application and has resolved under Standing Order 17.16 to adopt this letter. For the avoidance of doubt, it should be noted that references to the application in this letter are to the application as amended by the revised documents described in paragraphs 3-6 of the Inspector's report.

3. The Inspector's conclusions are set out at paragraphs 137-157 of his report, a copy of which is enclosed, and those paragraphs are reproduced at an Annex to this letter. The Inspector recommended that the application be approved, subject to planning conditions. For the reasons given below the Planning Decision Committee disagrees with the Inspector's recommendation that planning permission should be granted for the proposal.

4. The Planning Decision Committee agrees with the Inspector that the acceptability of this proposal depends on a balancing exercise between its socio-economic benefits and the harm in terms of conflict with the objectives of the Structure Plan and national guidance due in particular to the housing element of the scheme. The Committee accepts that conflict arising from elements other than the housing scheme are insignificant and that, in relation to the housing element, whilst there is significant conflict with the more recent Structure Plan and national policies the site is still an allocation in the still operative Local Plan. However, it agrees with the Inspector that the allocation in the Local Plan must be regarded as somewhat historic in development plan terms and that that the most recent part of the development plan, the Structure Plan, does not allocate the site for development. Nevertheless, the Committee accepts that in balancing the benefits of the proposal against the harm to policy it must be borne in mind that the housing is an integral enabling part of the development and the benefits would not be realised unless the scheme proceeds as a whole. The Committee acknowledges that the proposal would produce considerable benefits to tourism, the local economy, to nature conservation, the social, educational and health benefits from the golfing facilities including the academy. However, the Committee has concluded that these benefits, albeit considerable, are ultimately insufficient to outweigh the clear cut Structure Plan and national policy objection to the proposed housing element of the scheme.

5. The Planning Decision Committee has had regard to the representations submitted after the inquiry closed but do not consider that any new evidence or new matter of fact was raised which would materially affect their decision on the application.

#### FORMAL DECISION

6. For the reasons given above the Planning Decision Committee dismisses your client's planning application Ref. 2004/1833 dated 30 July 2004 and refuses to grant planning permission for 18 hole championship and 9 hole par 3 golf courses, golf driving range and practice area, golf club house including health facilities, sauna, swimming pool, gymnasium, golf school and academy, 80 golfing lodges, 95 executive housing plots, greenkeepers flat, associated infrastructure, car parking and

landscaping on land south of A48 between junctions 46-47 M4,  
Llangyfelach/Penllergaer, Swansea.

7. A copy of this letter has been sent to the Head of Planning Services, the City and County of Swansea Council and to those persons who appeared at the inquiry.

Yours faithfully

**Glyn Davies AM**

Chair, Planning Decision Committee (2)2006/6

Enc: Leaflets "H" and "HC"