

Minutes of the Monthly Meeting of Mumbles Community Council held on 8 July 2025 at 6.30pm (Hybrid Meeting at the Ostreme Centre and via Teams)

Members Present: Cllrs Will Thomas (Chair), Martin O'Neill (Vice Chair), Rob Marshall, Angela O'Connor, Francesca O'Brien, Ian Scott, Rebecca Fogarty, David Lewis, Tim Zhou, Laura Gilbert, Sara Keeton, Phil Keeton, and Carrie Townsend Jones

Officers Present: Kerry Grabham (Clerk) and Ian Hughes – CSO.

C02507-01 Apologies for Absence: Cllrs Trevor Carr and Richard Jarvis,

C02507-02 Declarations of Interest:
Cllrs Rebecca Fogarty, Sara Keeton, Will Thomas and Francesca O'Brien declared a personal interest in relation to the Underhill in their capacity as Swansea City Councillors (agenda item **C02507-18** refers).

C02507-03 Public Participation
Members of the public may make representations, answer questions and give evidence at this meeting in respect of the business on the agenda.

Rhydian Evans and Denver Rees of The Compton Group attended in relation to proposed development of land at Castle Road (agenda item **C02507-06** refers). Nine local residents connected to this agenda item attended, six at the outset and three during the course of the item. All eleven members of the public left the meeting at the conclusion of this agenda item (7.08pm).

C02507-04 To approve the minutes of the Special Meeting held on 25th June 2025

To approve the minutes of the Special Meeting held on 25th June 2025 as a true record.

RESOLVED Deferred for approval to September Full Council Meeting, pending any amendments being notified to The Clerk.

C02507-05 To approve the minutes of the Special Meeting held on 30th June 2025

To approve the minutes of the Special Meeting held on 30th June 2025 as a true record.

- **RESOLVED** Deferred for approval to September Full Council Meeting, pending any amendments being notified to The Clerk.

C02507-06 To receive a presentation from Rhyddian Evans – Compton Group Land at Castle Road Mumbles

At the invitation of the Chair, Cllr Thomas, Mr Rhyddian Evans of Compton Group outlined plans for eight two-bedroom houses in Castle Road. No plans had been submitted to SCC and those presented related to a consulting phase with the public. Mr Evans introduced himself as having twenty years experience in this field and that he had been employed by The Compton Group since December 2025. Following his introduction, Mr Denver Riss, an architect of The Compton Group also provided a presentation before they both fielded questions from members of the public and councillors.

Mr Evans stated that the current plans differed from earlier submissions to SCC. They would be affordable 'starter homes' with parking being provided.

The members of the public raised a number of concerns including:-

- The environmental impact of building on green area.
- The hazards and congestion that would be created during the construction of such houses. Castle Road is already congested at peak times, in particular during drop off and collection times at the local school (Oystermouth Primary).
- The three level proposed houses would be higher than those opposite in Castle Road and would overlook them including the front bedrooms.
- Providing the necessary parking would further erode the green areas.
- It was suggested that The Compton Group has had a poor record since acquiring responsibility for the land in question with no maintenance of the tress taking place.

Councillors raised the following points: -

- Proportion of houses to be social housing to be detailed and the cost of private sales as starter homes. In addition has a feasibility study been prepared.
- In the event of these plans being unsuccessful will The Compton Group cease further attempts to build on the land.
- Background to Compton Group requested.
- Further to the point made by a member of the public how would construction with HGV's be practical in such a compact area.
- Has a SUDS report been made.
- What consideration has been given to using reusable energy sources.
- Will any planning application to SCC be in private.

In answer to the above queries Mr Evans and Mr Rees provided the following information: -

- The Compton Group were originally a Swansea-based company set up in 1952 to build houses. In 1982 the company concentrated on receiving ground rent income and currently manage between 55 and 65 sites within England and Wales.
- The Compton Group are responsible for thousands of trees and are guided by legislation in relation to their maintenance. In relation to Castle Road, Mr Evans agreed to undertake a further inspection from a tree surgeon.
- It was accepted that the construction of the houses would result in heavy machinery being necessary for twelve months. Whilst efforts will be made to mitigate the disruption to local residents, in the event of vociferous complaints in relation to this and other issues, then The Compton Group would not pursue their plans.
- Currently all the proposed properties would be privately sold although the developers would be open to suggestions of some social housing in the planning stages. The cost of each house being in the region of £200,000. When challenged that this amount is unrealistic for Mumbles it was accepted that the sale price may be higher.
- In answer to environmental concerns, every effort would be made to mitigate the impact including parking for one vehicle per home. Mr Evans made the point that housing was in great demand in Mumbles and that a balance was being sought between building on green spaces and providing accommodation. When pressed on this amount of parking being insufficient in an already congested road it was proposed that additional parking could be provided although at the cost of further eroding the green area.
- Whilst accepting that the proposed housing would overlook houses opposite, this was within agreed planning permission regulations.
- It was confirmed that no SUDS report or feasibility study had been prepared at this initial consultation stage. Solar panels will be installed, and any initial planning application would be made in a closed setting.

Following Mr Evans and Mr Rees addressing the questions, The Chair, Cllr Thomas thanked both of them for engaging with MCC and the public in this consultation process. Cllr Thomas also thanked the nine members of the public for their attendance and participation in the process.

All eleven members of the public then left the meeting at 7.08pm

C02507-07 Clerk's Report

The Clerk informed The Councillors that Robert Hernando, The Environmental Officer had resigned and would be finishing with MCC on 4th August 2025. The Clerk wished to thank Robert for his major contribution including fulfilling a number of projects including Jubilee Gardens. Robert brought a great deal of passion to his role when leading on such projects.

The Clerk noted that there had been a number of anti-social incidents at Mumbles Skatepark including the latest incident when a child was allegedly assaulted. The incident was recorded on a mobile phone and police are currently investigating the allegation.

In the discussion that followed it was confirmed that MCC were liaising with police and the potential for CCTV was also debated.

RESOLVED Both the anti-social behaviour and the use of CCTV to be listed as agenda items at the next Community & Social Development Committee Meeting on 16th July 2025. It is hoped that a police representative will be present at this meeting.

C02507-08

Chair's Report

Cllr Will Thomas had circulated his report prior to the meeting which included the disappointing note that in relation to Underhill Park, UMC had been 'wound up'. Cllr Thomas thanked the directors of UMC for their hard work and commitment. Cllr Thomas also noted his disappointment at the highly questionable rateable value which had significantly contributed to UMC's demise.

Cllr Thomas also thanked Robert Hernando for his contribution and wished him well for the future.

Cllr Thomas wished to thank Knights Brown and SCC for their engagement with MCC during the construction of the new sea defences. Although the construction has caused disruption to local businesses in particular, Mumbles continues to see significant progress and investment.

C02507-09

Financial Report for July 2025

RECOMMENDED that

1. The payments made by the RFO for June 2025 be retrospectively approved
2. To approve the budget monitoring report for May 2025

Financial reports prepared by RFO Paul Beynon had previously been provided to councillors and The Clerk addressed questions from Councillors.

A discussion took place on the cost of refreshment being provided at meetings including the recent MumblesFest preparatory meetings

RESOLVED MCC to review Council Policy in relation to the use of refreshment being provided at meetings.

RESOLVED To retrospectively approve the payments made by the RFO for June 2025

RESOLVED To approve the budget monitoring report for May 2025

C02507-10

Report from Chair of Finance and Compliance Committee

Cllr Rob Marshall noted that no committee meeting had taken place in June and that no report was necessary.

C02507-11 Report from Chair of Environmental Committee

An environmental report prepared by Cllr Townsend Jones had been circulated prior to the meeting. Cllr Townsend Jones noted that her report predated the resignation of Robert Hernando and that in the circumstances some of the projects may need to be curtailed pending the appointment of a successor.

Cllr Townsend Jones highlighted key points from the attached report, including matters connected to Crop Collection, Litter Picks and other volunteer events and Buzz and Bloom.

C02507-12 Report from Chair of Culture, Tourism and Communications Committee

Cllr Angela O'Connor informed Councillors that any involvement with The Raft Race would include additional security costs should MCC provide loudspeakers along Mumbles Promenade in order to enhance the experience of those attending.

C02507-13 Report from Chair of Community and Social Development Committee

Cllr Ian Scott informed Full Council that there had now been three reported instances of anti-social behaviour at Mumbles Skatepark and that will be addressed at July's Committee Meeting as detailed within The Clerk's report.

The Clerk also informed Full Council that following liaison with SCC, a SUDS report will not be necessary at Langland Tennis Courts.

The Clerk has updated the developers who will need to comply with guidelines and awaits a response.

C02507-14 Committee Recommendations

To consider the recommendations to Council made by Committees at their June meetings.

No recommendations from June's committee meetings made.

C02507-15 Community Consultation

To consider the Clerk's request to conduct a community consultation in line with requirements as specified in the Finance and Governance Toolkit.

The Clerk outlined her previously circulated report which included recommendations.

The Clerk sought approval for a budget allocation to deliver a consultation exercise to assist with the 2026/2027 budget-setting process, ensuring compliance with Welsh legislation, sector guidance, and the principles of good governance.

RESOLVED: To approve the principle of conducting a public consultation to inform the 2026/2027 budget-setting process.

RESOLVED To allocate a sum of £2,500 from the 2025/2026 contingency budget to fund this consultation.

RESOLVED To instruct the Chief Officer to prepare a consultation delivery plan, including a timeline, target audiences, and feedback mechanisms

C02507-16

Virement Request

To consider the Clerk to request to vire funds from contingency to Family Fun Days.

RESOLVED To vire funds from the Contingency Fund to Family Fun Days.

C02507-17

Exclusion of Press and Public

In accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that the press and public be excluded from the following items of business due to the confidential nature of the business to be transacted.

RESOLVED that due to the confidential nature of the business to be discussed, the press and public be excluded from the meeting.

Prior to the public being excluded Councillors wanted it noted that MCC were committed to the future of Underhill Park and the developments (The Hub, Changing Rooms and All Weather Pitch) that have recently been completed. MCC are striving to obtain the best possible outcome for Underhill Park and the residents within MCC.

The recording of the meeting was suspended at 7.41pm.

C02507-18

Underhill Update

The Council discussed updates in relation to Underhill Park.

RESOLVED; The Clerk will write to those who funded The Underhill Development seeking their support for MCC proposals.

RESOLVED; To ratify the attendance of The Clerk, The Chair (Cllr Thomas), Cllr O'Neill and Cllr Townsend Jones at any outside meetings connected to Underhill Park

RESOLVED; That up to £5,000 be made available for any consultancy advice in relation to Underhill Park.

Meeting Finished at 8.25pm

Next meeting: Full Council 9th September 2025

ANNEX A

To be added

DRAFT