

CYNLLUNIO / PLANNING
COFNODION AM Y CYFARFOD ar 23^{ain} EBRILL 2019 am 7.00 yh
MINUTES FOR THE MEETING HELD on 23rd APRIL 2019 at 7.00pm.

Pobol yn presennol Present:	Cllr John Griffiths (Chair) Cllr Jano Williams (Vice Chair) Cllr Elaine Lloyd	Cllr Rosamund Cleal Cllr Barbara Young Cllr Paddy Davies
Ymwelwyr / Visitors	2 members of the public	
Ymddiheuriadau wrth: Apologies from	Cllr Jon Letten	

Rhif No.	Eitem/Item	Gweit' Action
1.	Datganiadau o Diddordeb / Declarations of Interest: None	
2.	Cofnodion o'r cyfarfod a gynhaliwyd ar ar 18^{fed} Mawrth 2019 Minutes of the last meeting held on 18th March 2019	
2.1	The minutes were proposed as correct by Cllr Jano Williams, seconded by Cllr Elaine Lloyd, and agreed.	
3.	Cofnodion o'r cyfarfod a gynhaliwyd ar 10^{fed} Rhagfyr 2018 Minutes of the meeting held on 10th December 2018	
3.1	The minutes were proposed as correct by Cllr John Griffiths, seconded by Cllr Jano Williams, and agreed.	
4.	Materion yn Codi / Matters Arising	
4.1	None.	
5.	Ceisiadau Cynllunio / Planning Applications	
5.1	Application Number:- NP/19/0129/FUL (Ext given) Site:- Land opposite White Cottage, Long Street, Newport Proposal:- Proposed 1 bed self-catered holiday letting unit. Comments:- The following considerations were considered to be material to this application: Loss of privacy to adjacent properties Overlooking adjacent properties	

	<p>Overshadowing of adjacent properties Effect on conservation area.</p> <p>Recommendation:- REFUSAL.</p> <p>Note to minute 5.1. Councillor Elaine Lloyd having declared a prejudicial interest, the Chair and the Clerk informed the National Park Authority on 2nd May 2019 that the National Park Authority should deal with the application on the basis that Newport Town Council has no comments regarding the application.</p>	
5.2	<p>Application Number:- NP/19/0032/FUL (ext given)</p> <p>Site:- Newport Pottery, Parrog Road, Newport, SA42 0RG</p> <p>Proposal:- Dismantle part of the existing overhead electric network, install one steel pole and timber pole with associated wire stay</p> <p>Comments:- None.</p> <p>Recommendation:- APPROVAL</p>	
5.3	<p>Application Number:- NP/19/0143/S73 (ext given)</p> <p>Site:- Gwelfor, Parrog Road, Newport, SA42 0RX</p> <p>Proposal:- Demolition & reconstruction of existing bungalow & conversion of garage to bedroom annexe with garage in amended location from that approved under NP/16/0054/FUL-retrospective</p> <p>Comments:- None.</p> <p>Recommendation:- APPROVAL.</p>	
5.4	<p>Application Number:- NP/19/0147/FUL (ext given)</p> <p>Site:- Braeside, Feidr Brenin, Newport, SA42 0RZ</p> <p>Proposal:- Single storey extension to rear elevation. Insertion of first floor dormer window to rear roof elevation and installation of 3 roof lights to front roof elevation. Replace existing roof covering with slate.</p> <p>Comments:- None.</p> <p>Recommendation:- APPROVAL.</p>	
5.5	<p>Application Number:- NP/19/0088/FUL (ext given) (online paperwork)</p> <p>Site:- Site adjacent to Berry Bach, Cilgwyn, Newport, SA42 0DF</p> <p>Proposal:- Variation of condition 2 of NP/07/240 for amended design.</p> <p>Comments:- None.</p> <p>Recommendation:- APPROVAL.</p>	

5.6	<p>Application Number:- NP/19/0203/FUL (online paperwork)</p> <p>Site:- Maes y Dderwen, Maes y Cnwce, Newport, SA42 0RS</p> <p>Proposal:- Extension to front of property and new adjacent integral garage extension, and landscaping works</p> <p>Comments:- The proposal provides for at least nine vehicles, certain boats and extra spaces which, if granted, would result in increased traffic through the Cnwce estate.</p> <p>The footprint of the proposed development is of a similar size to the existing footprint (which is already extremely large), and furthermore, is approximately the size of four dwellings on the adjacent Cnwce estate.</p> <p>The proposed development would have an excessive adverse impact on the view south from Feidr Ganol and Parrog.</p> <p>The proposed integral garage extension could be subterranean thereby reducing the visual impact.</p> <p>The following considerations are considered to be material:</p> <p>Increased traffic.</p> <p>Design and appearance and materials.</p> <p>Layout of building.</p> <p>Recommendation:- REFUSAL.</p>	
5.7	<p>Application Number:- NP/19/0114/LBA. (Noted that the agenda reference was wrong. Also noted that this should have been considered alongside NP/19/0113/FUL.)</p> <p>Site:- Major House & Major Lodge, Upper West Street, Newport, SA42 0TQ</p> <p>Proposal: Alterations to existing forecourt to form an additional parking space.</p> <p>Comments:- Please refer to the comments made previously regarding application NP/19/0113/FUL.</p> <p>Recommendation:- REFUSAL.</p>	
6.	<p>Gwaith ar Coed / Tree Works:- None.</p>	
6.1	<p>Application Number:- NP/19/0160/TCA</p> <p>Site:- Welford House, West Street, Newport, SA42 0TF</p> <p>Proposal:- Removal of tree deemed necessary due to the erection of summer house in close proximity to tree</p> <p>Comments:- The owner of the adjoining property known as Tawelfa and her partner attended the meeting ,and put forward their comments and objections, which are summarised as follows.</p>	

Removing the tree would:

1. Have serious repercussions on their garden.
2. Significantly prejudicially affect local wildlife. For example,
 - a) Evidence of the existence of dormice in the tree has been seen;
 - b) The tree is used by bats;
 - c) Owls frequent the tree.

The tree is believed to be healthy according to an expert contacted by the objectors.

The tree has never been regarded as a danger and falling branches have never been an issue.

The objectors dispute the ownership of the tree and the applicant's legal right to remove it.

Prior to the meeting three councillors carried out a site visit, viewing the tree and surrounding area from the objectors' property.

The Council felt that the proposed removal of the tree would have an adverse effect on the local environment and wildlife.

The tree forms a windbreak providing protection from the prevailing winds.

The tree frames the view and its proposed removal would make a significant difference.

The Council felt that the removal of the tree would have a significant adverse effect on the objectors' beautiful mature garden.

There are no buildings on the applicants' property in the vicinity of the tree.

As can be seen from the plan attached to the application, the tree is situated towards the furthest extremity of the applicants' long garden, and close to the rear boundary hedge (part of which appears to have been removed) between the applicants' garden and adjoining agricultural land.

To argue that this tree should be felled for the sake of constructing a summer house is unsustainable in the view of the council.

Some might argue that such a reason is frivolous.

The applicants could position the proposed summer house elsewhere on their property (subject to obtaining any necessary consents) thereby obviating the need to remove the tree.

Recommendation:- REFUSAL.

7.	<p>Derbyn diweddariad ar ddatblygiad Feidr Eglwys ac ystyried a oes angen gweithredu pellach ynglŷn â mynediad i gerddwyr o'r tai fforddiadwy i Goat Street Receive update on Feidr Eglwys development and consider whether any further action required regarding pedestrian access from the affordable housing to Goat Street.</p> <p>The Chair and Vice Chair met with the developer and representatives of the West Wales Housing Association to discuss this. The proposed footpath giving access to Goat Street from the affordable housing would require interfering with planned green space between the estate and the stream as a natural habitat for wildlife. It was proposed that this be adjourned to the next meeting. Proposed by Cllr John Griffiths, seconded by Cllr Jano Williams, all agreed.</p>	Clerk
8.	<p>Materion Gorfodaeth / Enforcement Matters:- None.</p>	
9.	<p>Gohebiaeth / Correspondence</p> <p>Email from Matthew Watkinson re site visit to Beeview Farm, dates given between 27th May-2nd June.</p> <p>It was proposed that this invitation be declined, although individual Councillors would be free to visit as private individuals if they wished. Proposed by Cllr Elaine Lloyd, seconded by Cllr John Griffiths, all agreed.</p> <p>Notification regarding alterations to include a link to planning application search facility on PCNPA website and ceasing sending out paper copies of plans.</p> <p>Noted. It was suggested that in future documents could be projected onto the screen. The Chair will contact Mike Phillips to demonstrate how to set this up.</p> <p>Planning Officers' Society for Wales (POSW) town and community council survey – respond by 10th May.</p> <p>The Clerk was asked to email Councillors asking for any comments, and to reply with these comments.</p>	Clerk JG Clerk
9.1	<p>Approvals – All noted.</p> <p>NP/18/0704/FUL. Y Glowty, Mountain West. Demolition of outbuilding and garage and replacement with extensions to holiday cottage.</p> <p>Appeals</p> <p>Appeal has been made to the Planning Inspectorate regarding Hendre, Newport, Pembrokeshire. The appeal follows the issue of an Enforcement Notice by PCNPA regarding unauthorised caravans on site. Ongoing.</p> <p>Updates</p>	

	<p>Information</p> <p>Tree order TPO144 – Between Hillside and Penwern, Newport. Noted.</p> <p>Development Management Committee</p> <p>Withdrawals</p> <p>NP/19/0007/FUL. Brynhelyg, Cilgwyn Road. Proposed part rebuild and extension to existing house. Noted.</p> <p>9.2 Refusals: None.</p> <p>9.3 Notices: None.</p> <p>9.4 Appeals:</p> <p>9.5 Other</p> <p>None. The meeting closed at 20.45.</p>	
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