

CYNGOR TREF TREFDRAETH  **NEWPORT TOWN COUNCIL**

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CYNLLUNIO / PLANNING

**COFNODION AM CYFARFOD A GYNHALIWYD AR-LEIN ar 24^{ain} HYDREF 2022 am 7.00 yh
 MINUTES FOR THE MEETING HELD ONLINE on 24th OCTOBER 2022 at 7.00pm.**

Pobol yn presennol:	Cllr John Griffiths (Chair)	Cllr. Paddy Davies
Persons Present:	Cllr Ros McGarry	Cllr Paul Harries
	Cllr Elaine Lloyd	Cllr Sandra Bayes
		Cllr Jon Letten

Ymwelwyr / Visitors

Rhif/No	Eitem/Item
1.	Ymddiheuriadau am absenoldeb / Apologies for absence
1.1	Cllr Rossie Cleal, Cllr Morgan Lewis
2.	Datganiadau o Ddiddordeb / Declarations of Interest
2.1	Cllr Paul Harries expressed a personal prejudicial interest in items:5.1 and 10.5.
3.	Cofnodion o'r cyfarfod a gynhaliwyd ar 12^{fed} Medi 2022 Minutes of the last meeting held on 12th September 2022
3.1	The minutes were proposed as correct by Cllr Harries, subject to correction of Elaine Morgan to Elaine Lloyd, seconded by Cllr McGarry and agreed.
4.	Materion yn Codi / Matters Arising –.
4.1	10.1 not yet been done.
4.2	Re NP/22/0495/FUL Dwr Bach Cilgwyn Road Newport SA42 0QF PROPOSAL Agricultural storage building for farming and land management equipment with workbench for servicing equipment COMMENTS: Our recommendation remains the same because there is no reference to a zero datum point. RECOMMENDATION: REFUSAL.
5.	Ceisiadau Cynllunio / Planning Applications.
5.1	Application Number:- NP/22/0520/S73 Site:- Land off Feidr Eglwys, Newport, Pembrokeshire, SA42 0PT Proposal:- Variation of condition No. 2 of NP/15/0194/FUL - Amended plans

Rhif/No	Eitem/Item
	<p>Comments:- The ecological buffer zone does not extend to the lower part of the proposed footpath (to which the application relates) as shown on the S106 agreement and the stamped approved plans.</p> <p>This Council endorses the sentiments of Jack and Naomi Dyer-Jones set out in their letter/email to PCNPA dated 10/10/22.</p> <p>The PCNPA has experience in creating footpaths in environmentally sensitive areas by means of board walks etc. The applicants might wish to take advantage of that expertise.</p> <p>Recommendation:- REFUSAL insofar as the application relates to the removal of the link path in the north west corner of the site and Goat Street.</p>
5.2	<p>Application Number:- NP/22/0395/FUL</p> <p>Site:- The Old Slaughter House, Lower St Mary St, Newport, Pembrokeshire, SA42 0TS</p> <p>Proposal:- Change of use of land from woodland to public amenity woodland area and the construction of hardstanding to allow access for maintenance of land. Creation of woodland paths through the site and the placement of picnic benches for general use to facilitate its use as an amenity area.</p> <p>Comments:- This Council notes that the applicant does not own the application site. However this has not influenced the Council's recommendation as the Council appreciates that lack of ownership is not a material consideration.</p> <p>The applicant states that he "consulted with the local community extensively".</p> <p>There was no consultation with Town Council.</p> <p>The extent of consultation is disputed.</p> <p>Evidence of the lack of consultation is the fact that PCNPA served a Planning Contravention Notice. Further in his additional notes the applicant states that the site was historically a holding pen for animals and subject to fly tipping. In fact residents have pointed out that the site was the municipal dump and not subject to fly tipping.</p> <p>The application refers to a "public amenity". In fact it is arguable that if the application is granted public access will be reduced. The vehicular gate is locked and the pedestrian gate is capable of being locked. If the application is granted the applicant will be able to exclude the public as and when he decides and impose such conditions on access as he chooses. There are benches along the marsh path in both directions and (apart from one small boat shed and one small area immediately to the east of the application site) unfettered access to the estuary from the marsh path. To enhance public access the applicants could remove the fences and gates so as to allow free access.</p> <p>To create a true public amenity area the applicant could transfer whatever interest he has in the application site to the Town Council, PCNPA, PCC or other public body for nil consideration. The public could then decide what use to make of the land.</p> <p>This Council disputes the need for any hard standing.</p> <p>The applicant suggests that the work carried out has resulted in environmental benefits. There is no evidence that this is the case. The infestation of Japanese knotweed appears to have been disturbed.</p> <p>Crucially no environmental impact statement nor PEA has been filed.</p> <p>In this connection please see the comments of NRW.</p>

Rhif/No	Eitem/Item
	<p>Many of the signatories to the petition seem to think that if the application fails the applicant will be required to return to the site rubbish removed by him. That is clearly not the case. Furthermore many signatories seem to think that by signing the petition they are helping to ensure public access to the site.</p> <p>If the application is granted then this Council considers that conditions should be attached.</p> <ol style="list-style-type: none"> 1 Preventing any commercial activity of any nature on the site; 2 In the terms suggested by the Tree and Landscape Officer; 3 Addressing the concerns of the PCC Access Officer; 4 Addressing the concerns of NRW. <p>Recommendation:- REFUSAL.</p>
5.3	<p>Application Number:- NP/22/0555/FUL</p> <p>Site:- Lanwg, Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS</p> <p>Proposal:- Extension & alterations to dwelling. Demolition of existing shed & greenhouse & construction of garden room & shed with decking area to the north & west side</p> <p>Comments:- None.</p> <p>Recommendation:- APPROVAL.</p>
5.4	<p>Application Number:- NP/22/0523/FUL</p> <p>Site:- Penffynon, Long Street, Newport, Pembrokeshire, SA42 0TJ</p> <p>Proposal:- AMENDED plans - Renovation and extension including new ancillary outbuilding bedroom.</p> <p>Comments:- This Council endorses the comments of the Building Conservation Officer dated 13/10/22.</p> <p>Recommendation:- APPROVAL.</p>
5.5	<p>Application Number:- NP/22/0570/FUL</p> <p>Site:- Ol-y-don, Long Street, Newport, Pembrokeshire, SA42 0TP</p> <p>Proposal:- Replacement boat store</p> <p>Comments:- This council agrees with the comments of the Building Conservation officer dated 10/10/22.</p> <p>Recommendation:- REFUSAL.</p>
5.6	<p>Application Number:- NP/22/0560/FUL</p> <p>Site:- Bronmor, Upper Bridge Street, Newport, Pembrokeshire, SA42 0PL</p> <p>Proposal:- Replacement of existing 14ft x 8ft corrugated garden shed with like for like</p> <p>Comments:- This Council has considered the pre-app advice dated 23/06/22 and, in particular, the comments set out in the last paragraph on the first page. The letter states that a PEA should be submitted with any planning application for demolition. No such document appears to have been lodged with the application. This is the reason for the recommendation.</p> <p>Any future application for demolition should be accompanied by a PEA.</p>

Rhif/No	Eitem/Item
	<p>Incidentally, a copy of the application does not appear to have been exhibited at the site.</p> <p>Recommendation:- REFUSAL.</p>
6.	Gwaith ar Coed / Tree Works – None.
7.	Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas – None.
8.	Llain yr Eglwys
8.1	<p>Consider update on PCNPA Enforcement Officer's email dated 19th July 2022.</p> <p>Cllr Ros McGarry reported that the meeting between herself, Cllr Sandra Bayes and the residents had taken place. There was confusion about what the home owners have signed up to.</p> <p>Cllr McGarry proposed that the Town Council arrange a further meeting between the Town Council, PCNPA, Morgan Construction, and the residents of Swn Y Nant and Llain Yr Eglwys. All agreed.</p> <p>Action: Clerk.</p>
9.	Materion Gorfodaeth / Enforcement Matters – None.
10.	Gohebiaeth / Correspondence
10.1	<p>Consider asking PCNPA to clarify the procedure regarding disclosing representations (including those from members of the public) received by PCNPA regarding planning applications under consideration.</p> <p>This was agreed at the September 2022 meeting, but has not yet been carried out.</p> <p>Action: Clerk.</p>
10.2	<p>Consider agreeing a policy for site visits in connection with planning applications upon which Newport Town Council is invited to comment.</p> <p>The Committee agreed to ask PCNPA to share their guidelines for carrying out site visits, and reconsider at a future meeting.</p> <p>Action: Clerk.</p>
10.3	<p>Consider agreeing a policy for publicising planning applications upon which Newport Town Council is invited to comment.</p> <p>Planning applications are publicised on the Town Council website, Facebook page, and notice board. The meeting agreed that there was no further action required.</p>
10.4	<p>Email from Mrs Davies with comments on planning application NP/22/0395/FUL, The Old Slaughter House.</p> <p>This was considered under agenda item 5.2.</p>
10.5	<p>Email from Mr & Mrs. Dyer Jones re objections to Application number: NP/22/0520/S73 Variation of condition No. 2 of NP/15/0194/FUL - Amended plans, lifting of the requirement for pedestrian footpath to Goat Street.</p> <p>This was considered under agenda item 5.1.</p>

Rhif/No	Eitem/Item
10.6	<p>Enquiry from website re planning permission for small green house 12 x 6 maximum and some wooden raised beds.</p> <p>The Planning Committee Chair sent a copy of the Conservation Area, and advised that the Town Council cannot give pre planning advice. The member of the public decided to contact PCNPA directly.</p>
11.	Cymeradwyaethau / Approvals – None.
12.	Apeliadau / Appeals – None.
13.	Diweddariadau / Updates – None.
14.	Gwybodaeth / Information – None.
15.	Gorchymyn cadw coed / Tree preservation order – None.
16.	Pwyllgor Rheoli Datblygu / Development Management Committee – The Chair noted that the Grey Winds application was refused at the DMC meeting on 19/10/2022.
17.	Tynnu'n ôl / Withdrawals – None.
18.	Gwrthod / Refusals – None.
	The meeting closed at 20.52.