

**CYNGOR TREF TREFDRAETH**  **NEWPORT TOWN COUNCIL**

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**CYNLLUNIO / PLANNING**

**COFNODION AM CYFARFOD A GYNHALIWDYD AR-LEIN ar 19<sup>eg</sup> Mehefin 2023 am 7yh  
MINUTES FOR THE MEETING HELD ONLINE on 19<sup>th</sup> June 2023 at 7pm**

**Pobol yn presennol:** Cllr John Griffiths (Chair) Cllr Paul Harries  
**Persons Present:** Cllr Sandra Bayes Cllr. Jon Letten  
Cllr. Elaine Lloyd Cllr. Morgan Lewis  
Cllr. Ros McGarry County Councillor Huw  
Murphy

**Ymwelwyr / Visitors**

**1. Ymddiheuriadau am absenoldeb / Apologies for absence**

1.1. None from Councillors, Town Clerk Lowri Evans sent apologies.

**2. Datganiad o ddiddordeb / Declarations of Interest**

2.1. Cllr. Harries declared a personal and prejudicial interest in agenda item 11.3 as he was a member of the National Park at the time of the planning application.

**3. Cofnodion draft o'r cyfarfod a gynhaliwyd ar 22<sup>ain</sup> Mai2023 / Draft minutes of the meeting held on 22<sup>nd</sup> May 2023**

3.1. Cllr. Harries proposed that the minutes are correct and approved, Cllr. Letten seconded, all agreed.

**4. Materion yn codi / Matters arising**

- 4.1. Item 4.1 is on the agenda. It was requested that JG requests that updated information be sent to all Councillors.
- 4.2. Item 4.2 A reply was received from Matt Cloud at PCC regarding public rights of way – put on as correspondence for next meeting. It was suggested that Bee View Farm be informed of the correspondence.

**5. Ceisiadau Cynllunio / Planning Applications**

<b>5.1</b>	<b>Application number</b> - NP/23/0208/FUL <b>Site</b> - Midland Bank House East Street SA42 0SY <b>Proposal</b> - Part ground and first floor extensions to the rear <b>COMMENTS</b> - The Council agrees with the comments of the PCNPA conservation officer <b>RECOMMENDATION</b> - Approval, subject to the imposition of appropriate conditions to address the concerns expressed by the Authority's conservation officer.
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5.2	<p><b>Application number</b> - NP/23/0270/FUL  <b>Site</b> – 34 Maes y Cnwce SA420RS  <b>PROPOSAL</b> - Alterations to window openings, enlargement of patio area and provision of railings to patio area.  <b>COMMENTS</b> - None  <b>RECOMMENDATION</b> – Approval</p>
5.3	<p><b>Application number</b> - NP/22/0520/S73  <b>Site</b> – Land off Feidr Eglwys SA420PT  <b>PROPOSAL</b> - Variation of condition No 2 of NP/15/0194/FUL - Amended Plans  <b>COMMENTS</b> - In the “footpath justification letter ”Sian Williams refers to the “new” footpath.  This footpath at the NW corner of the site is not new but was included in the plans registered on 30th March 2015,8 years ago, and for which planning permission was granted on 20th June 2016 The Protected Species Survey 15 by Hartley Preserve was first available in July 2013,10 years ago, and modestly updated in March 2015; and thus the information within it had been known to the officers for a very long time when permission was given, and the S106 Agreement concerning the ecology signed on 29th June 2016 The Town Council also repeats the points mentioned in its email dated 25/10/22  <b>RECOMMENDATION</b> - Approval of the amended plans except insofar as the proposed amendments indicate the removal of the approved footpath linking the North West of the site to Goat Street.</p>

6. **Gwaith ar Coed / Tree Works** – no tree work applications

7. **Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas** – nothing to report.

8. **Llain yr Eglwys** - nothing to report.

9. **Tai Fforddiadwy - Tir i'r de o Feidr Eglwys / Affordable Housing - Land to south of Feidr Eglwys**

9.1. The Chair informed the meeting that Mr K Sanders has asked for our assistance regarding a pre application for low cost housing that he has made for the site. In 2022 the PCNPA gave a negative response. We have been asked do we support low cost housing on the site.

The matter was discussed and it was agreed that we respond to Mr. Saunders saying that the Council practice is not to comment on pre application matters but only to respond as a statutory consultee to verified planning applications notified by PCNPA to the Council.

10. **Materion Gorfodaeth / Enforcement Matters** – nothing to report.

11. **Gohebiaeth / Correspondence**

11.1. Bentinck development foot gate dealt with in item 5.3.

11.2. Email from PCNPA re Local Development Plan 2 (Annual Monitoring Report - Report of Consultations - Supplementary Planning Guidance Consultation – Cllr. Griffiths thanked Cllr. Bayes for preparing notes on this matter. Formal acknowledgment from PCNPA noted.

11.3. Deferred to end of meeting.

11.4. Planning Aid Wales meeting 12<sup>th</sup> July, JG and SB to attend.

12. **Cymeradwyaethau / Approvals** – nothing to report.
13. **Apeliadau / Appeals** – Grey Winds planning appeal rejected by inspector - Noted.
14. **Diweddariadau / Updates** – nothing to report.
15. **Gwybodaeth / Information** – nothing to report.
16. **Gorchymyn cadw coed / Tree preservation order** – nothing to report.
17. **Pwyllgor Rheoli Datblygu / Development Control Committee** – nothing to report.
18. **Tynnu'n ol / Withdrawals** – nothing to report.
19. **Gwrthod / Refusals** – nothing to report.

11.3 Email from PCNPA re lack of provision of the safe footpath from the affordable housing through the market housing to Goat Street and PCNPA procedures in relation to Development Management Committee.

The meeting decided to respond to PCNPA

1. Thanking the Authority for investigating the matters raised promptly.
2. Thanking the Authority for the apology
3. Pointing out that the Council requested that PCNPA procedures be improved so that DMC members are aware when their stipulations are not being carried out by officers before planning permission is granted and also given an explanation why not
4. Seeking an assurance that procedures would be improved as requested.