

**CYNLLUNIO / PLANNING**

**COFNODION DRAFFT AM CYFARFOD A GYNHALIWDYD AR-LEIN ar 21<sup>ain</sup> AWST 2023 am 7yh  
DRAFT MINUTES FOR THE MEETING HELD ONLINE on 21<sup>st</sup> AUGUST 2023 at 7pm**

<b>Pobol yn presennol:</b>	Cllr John Griffiths (Chair)	Cllr Paul Harries
<b>Persons Present:</b>	Cllr Sandra Bayes	Cllr. Ros McGarry
	Cllr. Elaine Lloyd	Cllr. Morgan Lewis
	Cllr. Jon Letten	Miss L. Evans (Town Clerk)
<b>Ymwelwyr / Visitors</b>	1 member of the public	

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

1.1. Apologies received from County Cllr. Huw Murphy.

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

2.1. No declarations of interest.

**3. Cofnodion draft o'r cyfarfod a gynhaliwyd ar 24<sup>ain</sup> Gorffennaf 2023 / Draft minutes of the meeting held on 24<sup>th</sup> July 2023**

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

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

4.1. Item 9.5 re investing money into a high interest rates savers account. The Clerk will do this.

**5. Ceisiadau Cynllunio / Planning Applications**

<b>5.1</b>	<b>Application Number:- NP/23/0392/FUL</b> <b>Site:-</b> 2, Llain yr Eglwys, Newport, Pembrokeshire, SA42 0PE <b>Proposal:-</b> Erection of wooden fencing up to 1.2 m high to the rear northern boundary <b>Comments:-</b> Approval subject to a condition that the existing native hedge remains intact <b>Recommendation:- APPROVAL</b>
<b>5.2</b>	<b>Application Number:- NP/23/0406/FUL</b> <b>Site:-</b> Brynhelyg, Newport, Pembrokeshire, SA42 0QF

	<p><b>Proposal:-</b> Demolish &amp; rebuild conservatory, extend existing rear addition for kitchen &amp; dining area, new roof over library &amp; workroom. New window opening to NE elevation &amp; new internal doorway between kitchen &amp; living room. Solar PV panels over new roof.</p> <p><b>Comments:-</b> Any approval should reflect the recommendations set out in the bat survey.</p> <p><b>Recommendation:- APPROVAL</b></p>
5.3	<p><b>Application Number:- NP/23/0407/LBA</b></p> <p><b>Site:-</b> Brynhelyg, Newport, Pembrokeshire, SA42 0QF</p> <p><b>Proposal:-</b> Demolish &amp; rebuild conservatory, extend existing rear addition for kitchen &amp; dining area, new roof over library &amp; workroom. New window opening to NE elevation &amp; new internal doorway between kitchen &amp; living room. Solar PV panels over new roof.</p> <p><b>Comments:-</b> Any approval should reflect the recommendations set out in the bat survey.</p> <p><b>Recommendation:- APPROVAL</b></p>

6. **Gwaith ar Coed / Tree Works** – nothing to report.

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

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

9. **Gohebiaeth / Correspondence**

9.1. Consider a request by a member of the public that the Council “provide a clear public statement on whether or not it thinks these lanes (around Castle Hill) are public rights of way or not” and email from MOP regarding DMMO applications regarding the lanes around Castle Hill

Cllr. Griffiths asked the member of the public if they were happy for their name to be recorded, the member of the public agreed to this. Cllr. Griffiths invited M. Watkinson to speak about his request.

M. Watkinson stated that his family are in the middle of court proceedings that could challenge the public rights of way. DMMO (Definitive map modification order) applications have been sent in. There is evidence that Newport Town council, between the 60’s-80’s declared these lanes as public rights of way but were not shown on the definite map. Reviews of this matter were abandoned and the applications ceased.

M. Watkinson stated that he would like the council to state one way or the other whether they think these lanes are public rights of way or not.

Cllr. Griffiths asked Mr. Watkinson to confirm that they had submitted DMMO applications. Mr. Watkinson confirmed this and that it could take 12 months for a determination. M. Watkinson stated that if the court in the private proceedings concluded against the public rights of way then this would go against the DMMO applications.

Cllr. Bayes advised that it is the highway authority that decides if they are public paths.

Cllr. Griffiths asked Mr. Watkinson whether they had received legal advice regarding whether the judge in the private proceedings can prohibit the public rights of way and if so, can he share the legal advice that he has received? Mr. Watkinson stated that they do not have a lawyer.

Cllr. Griffiths confirmed that PCC would consult with the town council regarding the DMMO applications that have been made.

Cllr. Harries stated that he has walked in that area for years but are they footpaths or bridle paths? Is he qualified to decide what they are?

Cllr. Griffiths wondered how a judge can make an order on public rights of way? It is up to PCC to make this decision. The Watkinsons have not taken legal advice. In his view, for the council to consider this request the council should ask the Watkinsons for legal evidence that the private court proceedings can affect the public rights of way, and without evidence of this legal advice, the council should not agree to the request.

Cllr. McGarry stated that the sign erected by Castle Hill states that the public are walking up there only with the owners permission.

Cllr. Letten asked why can't the council support this request?

Cllr. Griffiths advised that there is a risk that councillors could be subpoenaed into giving evidence in court.

Cllr. Griffiths proposed that the request by Matthew and Charis Watkinson for this council to provide a clear public statement on whether or not it thinks that these lanes (around Castle Hill) are public rights of way or not is adjourned to give Matthew and Charis Watkinson the opportunity to submit to the council:

1. Authority for the assertions contained in their emails dated 25/07/23 and 08/08/23 that in the current court case the Judge could rule that any public rights that exist could be extinguished forever
2. Plans showing clearly the lanes referred to in the emails and the nature of each public right of way claimed for each lane i.e. public footpath/bridle way/restricted byway/byway open to all traffic, Cllr. Harries seconded, all agreed. Clerk to put on the next agenda.
- 9.2. Email from MOP re planting silver birches on boundary of Brynhyfryd cemetery and removal of branches – M. Searle has confirmed these birches will be planted on her land. Arborculture have been at the cemetery doing tree works. Cllrs. McGarry and Griffiths will visit the cemetery to check the area and works carried out by Arborculture.
- 9.3. Email from PCNPA re Tree and Landscape Officer relating to condition 3, NP/21/0570/FUL, requesting further information – playing field container – Cllr. Letten has sketched the information requested and sent to Clerk who has sent the information off to PCNPA.
- 9.4. Email from MOP re two storey property being built on the corner of Lower St Mary St & Feidr Fach/ Maes Morfa – Cllr. Griffiths proposed that the Clerk email the MOP and advise that if he is concerned to contact the PCNPA Enforcement Officer, Cllr. Letten seconded, all agreed.
- 9.5. Email from MOP re construction company for Maes Ingli sheltered accommodation - this to be discussed under item 20.
- 9.6. Email from PCNPA re A survey on Planning training with the Pembrokeshire Coast National Park Authority, closing date 15<sup>th</sup> September – councillors to respond as individuals.

**10. Cymeradwyaethau / Approvals** – nothing to report.

**11. Apeliadau / Appeals** – nothing to report.

**12. Diweddariadau / Updates** – nothing to report.

**13. Gwybodaeth / Information** – nothing to report.

**14. Gorchymyn cadw coed / Tree preservation order** – nothing to report.

**15. Pwyllgor Rheoli Datblygu / Development Control Committee** – nothing to report.

**16. Tynnu'n ol / Withdrawals** – nothing to report.

**17. Gwrthod / Refusals** – nothing to report.

## 18. Tendr goleuadau Nadolig / Christmas lights tender

18.1. The Clerk confirmed the quote for the only tender received is £3,620. Cllr. Harries proposed that this tender is approved and accepted, Cllr. Lewis seconded, all agreed.

## 19. Digwyddiad Marchnad Nadolig / Christmas market event

19.1. The Clerk has been liaising with the Chamber of trade who confirmed they are only organising the street market side of this event. The town council's insurance covers the Monday market which in turn will cover the Christmas market. The Mayor's office will be organising any other extra activities. The town council will be working with the Chamber of trade. The Clerk to advise the mayor's office that any other activity must be insured separately and to inform the council if any extra activities will be happening on Market Street.

## 20. Diweddariad ar ddatblygiad llety gwarchod Maes Ingli / Maes Ingli Sheltered accommodation development update

20.1. Press release to Western Telegraph – this has been circulated to all.

20.2. Update received by Dai Rogers, PCC – this has been circulated to all as well as an email received from S. Bayes, member of the public.

Cllr. Harries had drafted some points:

1. Page 1, 3<sup>rd</sup> paragraph - **At this stage, the consultants presented an initial concept to the Housing Development Team from the original specification brief provided by the Local Authority. It includes a summary of the initial findings, clarifying the specification and providing an initial design** – what is the initial concept? We have not been given this information. There were 3 options from before – has one option now been finalised? If so why were the town council and community not consulted on this decision? The town council would like to meet with PCC to discuss what this initial concept is.
2. Page 1, 3<sup>rd</sup> paragraph - **On Monday 24th July, the Housing Development Team met with Gleeds (multidisciplinary design consultants) to discuss the outcome from the RIBA Stage 1 for the Maes Ingli Development** – a member of the community has looked into this company and they seem to be a property construction company and not a multidisciplinary consultant as stated. This company is based in Bristol, is there a reason that a company based in Wales has not been involved in this process? Does this company have previous experience of working in the National park, conservation area and experience in designing properties for older people?
3. Page 1, 7<sup>th</sup> paragraph - **There will also be consideration for the historic landscape of the area and will include a fabric first approach to construction, maximising home insulation and reducing home running cost and utilising renewable technology where required.** What does this paragraph mean?
4. Last paragraph on page 1 - **Any updates will also be coordinated with periodic community engagement** – PCC are not engaging with the town council or the community.
5. Last but one paragraph on Page 2 - **We will also be arranging a community engagement in the coming months allowing the community to engage with this process and for the Housing Development Team to understand the aspirations and feedback of the community. This will be shared, providing an invitation for you to attend once confirmed.** This has not been arranged.

Everyone happy for these points to be sent to Dai Rogers, PCC.

## 21. Toiledau cyhoeddus Parrog / Parrog public toilets

21.1. Councillors met with Katie Daly, PCC on 16<sup>th</sup> August. Cllr. Griffiths is concerned that they are not providing all the information for the town council to put in an Expression of interest. It is up to PCC to let the town council know what agreements they have with the landowner. The deadline for the EOI is 5<sup>th</sup> November. Cllr. Lewis will circulate the notes of this meeting. There is a Dŵr Cymru pumping station below the toilet block. Cllr. Bayes proposed that the town council consult with the Barony regarding whether they own this land, there was no seconder for this proposal. Clerk to agenda the public toilets matter for the September meeting.

## 22. Cyllid / Finance

### Arian a dderbyniwyd / Monies received:

Street market deposits £.....

### Cyfrifon i'w talu / Accounts to be paid:

PCC, Street market trading licence	£793.00
Arborculture, tree works at Brynhyfryd cemetery	£720 (vat £120)

22.1. The accounts are as follows: Treasurers-£22,050.30, GPO-£15,439.55, 30-day savers-£21,347.25, Playing field-£7,296.14. Cllr. Harries proposed that the PCC invoice is paid but that the ArborCulture payment is adjourned until the next meeting as Cllrs. Griffiths and McGarry are going to check what work has been done, Cllr. Lloyd seconded, all agreed.

The meeting closed at 8.26pm.