

CYNLLUNIO / PLANNING

**COFNODION AM CYFARFOD A GYNHALIWDYD AR-LEIN ar 11^{fed} MEDI 2023 am 7yh
MINUTES FOR THE MEETING HELD ONLINE on 11th SEPTEMBER 2023 at 7pm**

Pobol yn presennol:	Cllr John Griffiths (Chair)	Cllr Paul Harries
Persons Present:	Cllr Sandra Bayes	Cllr. Ros McGarry
	Cllr. Jon Letten	Miss L. Evans (Town Clerk)
Ymwelwyr / Visitors	1 member of the public	County Cllr. Huw Murphy

1. Ymddiheuriadau am absenoldeb / Apologies for absence

1.1. Apologies received from Cllrs. Lewis and Lloyd.

2. Datganiad o ddiddordeb / Declarations of Interest

2.1. Cllr. McGarry declared a personal and prejudicial interest in agenda item 19.

3. Cofnodion draft o'r cyfarfod a gynhaliwyd ar 21^{ain} Awst 2023 / Draft minutes of the meeting held on 21st August 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. No matters arising.

5. Ceisiadau Cynllunio / Planning Applications

5.1. No planning applications.

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. Fferm Beeview Farm

9.1. Consider the additional evidence (if any) received from Matthew and Charis Watkinson regarding the issues raised by them in their emails to the Council dated 25/07/23 and 08/08/23.

Mr. Watkinson reported that the judging of the private court matter can have an impact on public rights of way. The Watkinson's would like the town council to make a statement on whether they think these lanes are public rights of way. Mr. Watkinson has sent the council various documents of evidence including correspondence between him and Martin Carr, a Public Rights of Way Consultant. Cllr. Griffiths read out the email "A court judgement would certainly have to be taken into account as part of a determination of a DMMO application, and depending on circumstance may be totally binding on the council when making their decision." Mr. Watkinson advised that PCC will determine whether these paths are footpaths or bridlepaths. A plan showing the lanes in dispute has been sent to all councillors. Cllr. Harries has looked at the map and believes that they are public rights of way, however is not sure of the classification of each lane. Cllr. Griffiths proposed that in response to the request by Matthew and Charis Watkinson to "provide a clear public statement on whether or not it thinks these lanes (around Castle Hill) are public rights of way or not" Newport Town Council, having considered two emails dated 4/9/23 from Matthew Watkinson and having heard oral representations to the Council on 21/08/23 and 11/09/23 from Matthew Watkinson, this council believes that there are public rights of way over the lanes coloured green and red on the plan attached to the email of Matthew Watkinson timed at 10.45 on 04/09/23, Cllr. Harries seconded, all agreed. Cllr. Griffiths stated that he was concerned about vehicular rights on these lanes that would enable scramble motorbikes access to the mountain. Mr. Watkinson advised that that it is illegal to drive on common land.

Cllr. McGarry asked what Mr. Watkinson's right of way would be if these lanes are not public rights of way? Mr. Watkinson advised that they would still have access rights.

Cllr. Griffiths proposed that the council does not know the precise nature of the rights and in particular, whether there are public vehicular rights over those lanes, Cllr. Harries seconded, the votes were 2 for the proposal and 3 against so the proposal was defeated.

10. Gohebiaeth / Correspondence

- 10.1. Email from M. Watkinson re lanes around Castle Hill – this was discussed in the item above.

11. Cymeradwyaethau / Approvals – nothing to report.

12. Apeliadau / Appeals – nothing to report.

13. Diweddariadau / Updates – nothing to report.

14. Gwybodaeth / Information – nothing to report.

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

16. Pwyllgor Rheoli Datblygu / Development Control Committee

- 16.1. Variation of condition No. 2 of NP/15/0194/FUL - Amended plans, Land off Feidr Eglwys, Newport, Pembrokeshire, SA42 0PT to be discussed at the 6th September meeting – this was approved.

17. Tynnu'n ol / Withdrawals

- 17.1. Variation of condition 2 of NP/13/0377 to allow amended design – additional demo 1, Kings Terrace, Newport, Pembrokeshire, SA42 0PZ. Noted.

18. Gwrthod / Refusals – nothing to report.

19. Canolfan Croeso

19.1. Cllr. McGarry left the meeting. Consider the terms of a letter dated 12th July 2023 from the land registry to the library group regarding issues to be addressed to complete the registration of the lease dated 11th January 2019 between the Town Council and the library group and consider authorising two councillors to initial such amendments to the lease and counterpart as are required to comply with the land registry requirements – the library is having difficulty registering with the land registry. Cllr. Griffiths proposed that 2 councillors initial the amendments to the lease and counterparts as are required to comply with the land registry requirements, Cllr. Harries seconded, all agreed.

20. Cyllid / Finance

Arian a dderbyniwyd / Monies received:

Street market deposits

£.....

Cyfrifon i'w talu / Accounts to be paid:

Heatshine, Repair to solar system on Canolfan Croeso (quote)	£720.00 (vat £120)
J Austin, Market Manager, market hours	£540.00

20.1. Cllr. McGarry remained out of the meeting to discuss the Heatshine quote. The Clerk read out the quote from Heatshine. Various emails from Canolfan Croeso volunteers advised that the system was put in when the park's refurbished the building. Heatshine did the under-floor heating but someone else did the solar. The panels should be working and should be providing the building with all hot water. However, because their demand is low the water that is not used is turned into steam which can cause over time fluid leak due to pressure build up. The system should be serviced every 5 years because of this build up. PK Plumbing have advised that the solar panels are achieving very little for the building as they are not using the hot water. He has indicated that the same problem will occur in future because there is a build-up of heat in the tank which then goes back to the panels. The ideal system would be PV cells. Volunteers are also worried that that no one in Canolfan Croeso, the town council or a plumber who did not install it knows how it is supposed to work. Cllr. Harries proposed that Canolfan Croeso re-examine the situation on the understanding that the town council will work with them to achieve the correct solution, Cllr. Letten seconded, all agreed. Cllr. McGarry rejoined the meeting.

20.2. Cllr. Harries proposed that the Market manager's invoice is paid, Cllr. McGarry seconded, all agreed.

The meeting closed at 7.54pm.