

**CYNLLUNIO / PLANNING**

**COFNODION AM CYFARFOD HYBRID A GYNHALIWDYD ar 24<sup>ain</sup> MAWRTH 2025 am 7yh  
MINUTES FOR THE HYBRID MEETING HELD on 24<sup>th</sup> MARCH 2025 at 7pm**

**Pobol yn presennol:** Cllr John Griffiths (Chair) Cllr. Jon Letten  
**Persons Present:** Cllr. Sandra Bayes Cllr. Jake Hollyfield  
Cllr. Ros McGarry Cllr. Morgan Lewis  
Miss. L Evans (Clerk)

**Ymwelwyr / Visitors**

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

1.1. Apologies received from Cllr. Harries.

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

2.1. Cllrs. McGarry and Letten declared a personal and prejudicial interest in item 5.4.

**3. Cofnodion drafft o'r cyfarfod a gynhaliwyd ar 17<sup>eg</sup> Chwefror 2025 / Draft minutes of the meeting held on 17<sup>th</sup> February 2025**

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

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

4.1. No matters arising.

**5. Ceisiadau Cynllunio / Planning Applications**

<b>5.1</b>	<b>Application Number:- NP/25/0055/FUL</b> <b>Site:-</b> Carreg Cyd, Mill Lane, Newport, Pembrokeshire, SA42 0QU <b>Proposal:-</b> Demolition of existing semi-detached 2-bedroom bungalow and construction of replacement detached 2/3-bedroom dormer bungalow <b>Comments:- None</b> <b>Recommendation:- Approval</b>
<b>5.2</b>	<b>Application Number:- NP/25/0076/FUL</b> <b>Site:-</b> 4 Cambria Terrace, West Street, Newport, Pembrokeshire, SA42 0TA <b>Proposal:-</b> Proposed dormer to rear elevation, 2 no additional conservation rooflights to front elevation, 2 no replacement conservation rooflights to rear elevation, replacement conservatory, and associated works <b>Comments:- None</b>

	<b>Recommendation:- Approval</b> subject to any consent granted having an appropriate condition to address the concerns of the Conservation Officer
5.3	<p><b>Application Number:- NP/25/0107/FUL</b></p> <p><b>Site:-</b> Cwrt Newydd (New Court), Newport, Pembrokeshire, SA42 0UA</p> <p><b>Proposal:-</b> Replacement dwelling Location: New Court, Newport, Pembrokeshire, SA42 0UA</p> <p><b>Comments:- None</b></p> <p><b>Recommendation:- Approval</b> subject to any consent granted having an appropriate condition imposing an obligation to apply tinted glazing film to all the conservatory glazing in addition to the area currently highlighted</p>
5.4	<p><b>Application Number:- NP/25/0096/FUL</b></p> <p><b>Site:-</b> Inglstone, Lower St Marys Street, Newport, Pembrokeshire, SA42 0TS</p> <p><b>Proposal:-</b> Remodelling of first floor dormer and removal of damaged chimney - Application is made in pursuance of variations to the previous approval NP/21/0417/FUL. Internal work has commenced at the property before a revised design being decided on due to costs of approved design.</p> <p><b>Comments:-</b> The Town Council agrees with the comments of the Conservation Officer.</p> <p><b>Recommendation:- Refusal</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. **Cymeradwyaethau / Approvals**

9.1. Applicant name: Dr Dylan Prosser Application number: NP/24/0363/FUL  
Application type: Full Decision: **Approved with Conditions** Decision date: 12-Feb-2025  
Proposal: Change of levels to accommodate proposed decking, retaining walls and soft landscaping  
Location: Ecton House, Feidr Brenin, Newport, Pembrokeshire, SA42 0RZ Parish: Newport Registration Date: 13-Aug-2024 Ward: Newport. NOTED.

10. **Ystyried nodyn yn nodi Ystyriaethau Materol ac Anfaterol ar gyfer cynllunio / Consider a note setting out Material and Non-Material Considerations for planning**

10.1. Noted.

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. **Gorchymynion Cadw Coed yn Nhrefdraeth a'r Parrog / Tree Preservation Orders in Newport and Parrog** – nothing to report.

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

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

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

**19. Gohebiaeth / Correspondence**

19.1. Email from Clerk to councillors regarding tree preservation orders in Newport – noted.

19.2. Email from Sara Morris, PCNPA re attending public meeting on 17<sup>th</sup> March – noted.

19.3. Email sent to Gayle Lister asking to explain on what grounds the white land titled “Newport Business Park” on the LDP2 Proposals Map for Newport is “land with extant planning permission”, response received and item 19.5 - Email from Clerk to G. Lister, PCNPA re asking for copy of the October 1993 consent please (including the conditions), together with copies of all documents referred to in the consent. Response received to say that documents will need to be redacted and will take some time – the council asked for a copy of consent and not for a copy of applications. Cllr. Bayes questioned why there is extant permission on Mary's Farmhouse land? Cllr. McGarry advised that it is extant as other businesses have been built on the land nearby (business estate). Cllr. Griffiths advised that it should become clear once we receive the documents from PCNPA. Keep this on the agenda.

19.4. Email sent to Emma Gladstone confirming that Newport Town Council will fully engage with the Review process if formally agreed by NPA and WG - Noted

The next meeting is on the 23<sup>rd</sup> April.

The meeting closed at 7.49pm.