

CYNLLUNIO / PLANNING

COFNODION DRAFFT AM CYFARFOD HYBRID A GYNHALIWYD ar 23^{ain} MEHEFIN 2025 am 7yh

DRAFT MINUTES FOR THE HYBRID MEETING HELD on 23rd JUNE 2025 at 7pm

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

Ymwelwyr / Visitors

1. Ymddiheuriadau am absenoldeb / Apologies for absence

1.1. Apologies received from Cllrs. Harries and Letten.

2. Datganiad o ddiddordeb / Declarations of Interest

2.1. No declarations of interest.

3. Cofnodion drafft o'r cyfarfod a gynhaliwyd ar 19^{eg} Mai 2025 / Draft minutes of the meeting held on 19th May 2025

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

4. Materion yn codi / Matters arising

4.1. No matters arising.

5. Ceisiadau Cynllunio / Planning Applications

5.1	<p>Application Number:- NP/25/0218/FUL</p> <p>Site:- Newport Bay Caravan Park, Parrog Road, Newport, Pembrokeshire, SA42 0RH</p> <p>Proposal:- Proposed replacement Caravan Park Management and Visitor building, providing sales room, DDA shower/toilets, laundry room, storage, maintenance, staff welfare and training area.</p> <p>Comments:- If permission is granted, appropriate planning conditions should be included requiring the implementation of the precautionary and protective measures outlined in the tree report and addressing the issues raised by Dwr Cymru. The Council is concerned that the height of the proposed structure is not shown on the drawings lodged with the application.</p> <p>Recommendation:- Approval</p>
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5.2	<p>Application Number:- NP/25/0271/FUL</p> <p>Site:- 34 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS</p> <p>Proposal:- Erection of wooden fence along part of the back garden of property (retrospective)</p> <p>Comments:- The Council considers that a hedge (rather than a wooden fence) would be more appropriate in the light of the nature of the boundary structures of other properties on the estate.</p> <p>Recommendation:- Approval</p>
5.3	<p>Application Number:- NP/25/0244/FUL</p> <p>Site:- East Field, Parrog Road, Parrog, Newport, Pembrokeshire, SA42 0RP</p> <p>Proposal:- Changing Rooflights to Dormers on front and rear elevation, new window on gable and remodelling of rear workshop to utility room</p> <p>Comments:- The Town Council supports the views of the Building Conservation Officer set out in his email of 17/06/25.</p> <p>If permission is granted (notwithstanding the Council's recommendation of refusal) an appropriate planning should be included as recommended in paragraph 35 of the Bat Report dated 29/05/25</p> <p>Recommendation:- Refusal</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** – nothing to report
10. **Apeliadau / Appeals** – nothing to report
11. **Diweddariadau / Updates** – nothing to report
12. **Gwybodaeth / Information** – nothing to report
13. **Gorchmynion Cadw Coed yn Nhrefdraeth a'r Parrog / Tree Preservation Orders in Newport and Parrog** – nothing to report
14. **Pwyllgor Rheoli Datblygu / Development Control Committee** – nothing to report
15. **Tynnu'n ol / Withdrawals** – nothing to report
16. **Gwrthod / Refusals** – nothing to report
17. **Gohebiaeth / Correspondence**
 - 17.1. Email from PCNPA re Consultation on Local Development Plan 3: Draft Delivery Agreement – the Clerk has confirmed that the council wish to stay on the contacts list. Cllr. Bayes volunteered to draft a response on the LDP3 and circulate it before the next council meeting on 30th June.
 - 17.2. Email from PCNPA re Notification of confirmation of Article 4(1) Direction for 28 day Camping and caravan sites – Noted.

- 17.3. Email from G. Lister on 30th May, PCNPA re copies of the October 1993 consent (including the conditions), together with copies of all documents referred to in the consent. Response received to say that we will have them within the next 10-14 days and they should arrive by email from our development Management Admin Team – this to be kept on the agenda.

The next meeting is on the 21st July.

The meeting closed at 7.39pm.

DRAFT