**CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL**

Planning Application Review Committee

Minutes of the Video Conferencing Meeting held 2nd November 2020

Present:

Community Councillors: Owen Dodd, Andy Barnes, Nicola Awni, Jan Butler, Lucyann Rands, Colin Deakins, Peter Daniel, Syd Welford, Nigel Morrey.

Welcome and Chairman’s Remarks

The meeting commenced at 19.00 with thanks to all for joining this online video conferencing Planning Application Review Committee meeting.

Declarations of Interest

With regard to the meeting agenda, attendees were invited to declare any personal interests. Councillor Deakins declared an interest in the housing development: Land off Ty Gwyn Road, Little Mill. It was agreed by those present that Councillor Deakins could take a normal part in the meeting, but would be unable to cast a vote if there should be one related to the development concerned.

1. Planning Permission

**Monmouthshire County Council** 20 October 2020

Application Ref. No.: DM/2020/01438 Grid Reference: 332157 203151

Proposal:

Development of 15 dwellings (including 9 affordable and 6 open market) and other associated development and infrastructure.

Location:

Land off Ty Gwyn Road,

Little Mill,

Monmouthshire

NP4 0HT

Comments:

It was noted that this development was previously the subject of a Planning (Wales) Act 2015 – Pre-Application Consultation (PAC) ref.:

**Monmouthshire County Council** 7 May 2020

Applicant: Boyer Cardiff Ref. HP/19.8140

On review of the PAC in May 2020 the following comments were submitted to the developer:

1. On plot car parking mostly consists of in tandem parking which is likely to result in more on road parking to avoid frequent car swapping on drives. A side by side parking arrangement in front of properties would work better. The inclusion of layby(s) for visitors would also improve the development and minimise congestion / obstruction.
2. If not included, provision should be made for the later easy installation of e-vehicle charging points.
3. The proposal should consider the inclusion of climate change mitigation measures such as heating assisted by ground / air heat pump, solar panels, etc. technologies, thus limiting the use of fuels such as gas, oil, bio fuels etc.
4. The SuDS surface water management plan was well taken by the review group, and praised.
5. The site boundary should be extended to allow the inclusion of communal green spaces, play area, allotments / orchard etc. and to allow integration with existing play area at the end of Melyn Bach Avenue.
6. There appears to be an overhead power line crossing the development site, this should be rerouted or otherwise run underground. No overhead services should be used on the site.
7. As possible houses at the entrance to the development should follow the building line of existing residences.
8. During construction temporary solid fencing should be used to shield adjacent residential properties. The movement of vehicles delivering construction materials should be restricted to after 09.30. The usual site working day should not start before 08.00.

On review of the current Planning Permission Application, DM2020/01438, the following were concluded:

1. The Pre-Application PAC Report, document reference 19.8140, does not adequately address points a) – h) above. Although mentioned in the PAC report it is not clear that the points have been properly considered. Evidence of proper consideration should be submitted before any permission is granted.
2. It is recommended that allocation of ‘Affordable Dwelling’ units should be weighted in favour of existing local community members.
3. With regard to County Council adoption of the street(s) after completion of the development, the criteria and timeline for adoption should be clearly defined as a condition of planning permission approval.

Conclusion proposed by: Councillor Daniel, seconded by: Councillor Awni.

1. Planning Permission

**Monmouthshire County Council** 21 October 2020

Application Ref. No.: DM/2020/01379 Grid Reference: 332315 204822

Proposal:

Two storey side extension.

Address:

20 Midfield

Penperlleni

Pontypool

Monmouthshire

NP4 0AS

Comments:

1. Other than the management of rain water run-off already catered for in the development proposal, any modification to the existing driveway will need to take account of surface water management by use of a permeable surface finish or other means.
2. Otherwise there were no issues or concerns with the proposal.

Conclusion proposed by: Councillor Butler, seconded by: Councillor Morrey.

1. Planning Permission

**BRECON BEACONS NATIONAL PARK AUTHORITY** 30 October 2020

Application Ref. No.: 20/19160/FUL Grid Reference: E:331219 N:204201

Proposal:

Removal of dilapidated single storey extensions and replacement with a two-storey brick/block extension to provide an additional bedroom.

Address:

Oakfield,

Croes Y Pant Lane,

Mamhilad

NP4 8RE

Comment:

1. There were no issues or concerns with the proposal.

Conclusion proposed by: Councillor Owen, seconded by: Councillor Deakins.

1. Planning Permission

**BRECON BEACONS NATIONAL PARK AUTHORITY** 30 October 2020

Application Ref. No.: 20/19119/FUL Grid Reference: E:331262 N:206321

Proposal:

The proposed development is the refurbishment and upgrading of an existing recreational facility which is a path through a woodland area adjacent to the Goytre Wharf. Much of the woodland has recently been cleared and some replanting has taken place as the basis of an arboretum. The proposal is to make the existing route more accessible by reducing gradients and providing passing places along the route. This involves earthworks to create ramps and crossing points for ditches around the site.

Address:

Goytre Wharf,

Old Abergavenny Road,

Pencroesoped

Llanover

NP7 9EW

Comment:

1. Although not mentioned in the proposal it is very likely that the path will be used by cyclists. Use by cyclists should be considered and catered for in the proposed development.
2. Otherwise there were no concerns with the proposal.

Conclusion proposed by: Councillor Morrey, seconded by: Councillor Awni.

The meeting was closed at 20.20

Andy Barnes

Councillor and Vice Chair, Goetre Fawr Community Council

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Date: 5th November 2020