CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL

Planning Application Review Committee

Minutes of the Video Conferencing Meeting held 27th May 2020

Present:

Community Councillors: Owen Dodd, Andy Barnes, Rose Thayers, Nicola Awni, Jan Butler, Colin Deakins, Peter Daniel (part).

1. Welcome and Chairman’s Remarks

The meeting commenced at 18.30 with thanks to all for joining this online video conferencing Planning Application Review Committee meeting.

1. 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 (Wales) Act 2015 – Pre-Application Consultation

**Monmouthshire County Council** 7 May 2020

Applicant: Boyer Cardiff Ref. HP/19.8140

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:

After careful review of the developer documents presented a number of suggestions / comments were made:

* 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 reduce congestion / obstruction.
* If not included, provision should be made for the later easy installation of e-vehicle charging points.
* The proposal should consider the inclusion of climate change mitigation measures such as heating assisted by ground / air heat pump, solar panel technologies etc., thus limiting the use of fuels such as gas, oil, bio fuels etc.
* The SuDS surface water management plan was well taken by the review group, and praised.
* 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.
* 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.
* As possible houses at the entrance to the development should follow the building line of existing residences.
* 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.
* Clarification will be required on the availability, or not, of S106 monies that might arise, or otherwise be compensated by site design / investment.

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

1. Planning Application

**Brecon Beacons National Park Authority** 19 May 2020

Application Ref. No.: 20/18616/FULGrid Reference: E:330438 N:206979

Proposal:

Two storey side extension.

Address:

Byrgwm Bach,

Pen-Groes-Oped Road,

Upper Llanover

Llanover

NP7 9EP

Comments:

* The site location plan ref. SITE\_LOCATION\_PLAN-737002, included in the Planning Application documents, is poor, and lacking in detailed reference points.
* Otherwise there were no issues or concerns with the proposal.

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

1. Planning Application

**Monmouthshire County Council** 19 May 2020

Application Ref. No.:DM/2020/00299 Grid Reference: 332251 204812

Proposal:

Construction of boundary treatments to each boundary of the above property. Dropped kerb to the highway for additional universal access driveway.

Address:

45 Fairfield

Penperlleni

Goytre

Monmouthshire

NP4 0AQ

Comments:

* The property identified in the application document ref. DM\_2020\_00299-LOCATION\_PLAN-868310 appears to be 37 Fairfield, the actual site, 45 Fairfield, is four plots away.
* Surface water run-off will need to be managed by use of a permeable surface finish and most likely inclusion of a Clark drain channel.
* Otherwise there were no issues or concerns with the proposal.

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

1. Planning Application

**Monmouthshire County Council** 22 May 2020

Application Ref. No.: DM/2020/00432 Grid Reference: 332032 205388

Proposal:

Double garage adjoining the existing property.

Address:

Brook Cottage

A4042 T Pencroesoped To Goytre

Goytre

Pontypool

Monmouthshire

NP4 0AD

Comments:

* The site location plan ref. DM\_2020\_00432-LOCATION\_PLAN\_BROOK\_COTTAGE-868209, included in the Planning Application documents, is poor, and lacking in detailed reference points.
* Otherwise there were no issues or concerns with the proposal.

Conclusion proposed by Councillor Deakins, seconded by Councillor Thayers.

1. Planning Application

**Monmouthshire County Council** 22 May 2020

Application Ref. No.: DM/2020/00584 Grid Reference: 332639 205213

Proposal:

Single storey rear extension to existing dwelling along with extension to existing dormer window and addition of rooflight to front elevation.

Address:

9 Parklands

Penperlleni

Goytre

Pontypool

Monmouthshire

NP4 0BB

Comments:

* Surface water management maybe an issue in an area that has historical isues with water.
* Otherwise no concerns or issues with the proposal.

Conclusion proposed by Councillor Deakins, seconded by Councillor Thayers

1. Planning Application **FOR INFORMATION ONLY** Permitted Development under the GDO

**Monmouthshire County Council** 22 May 2020

Application Ref. No.: **DM/2020/00598** Grid Reference:

Proposal:

Steel framed agricultural storage building.

Address:

Pen Y Wern Barn

Pen-y-wern Road

Penperlleni

Goytre

Pontypool

Monmouthshire

NP4 0AA

Comment:

* The above permitted development proposal was noted.

The meeting was closed at 20.52

Andy Barnes

Councillor and Vice Chair, Goetre Fawr Community Council

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Date: 29th May 2020