

# CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL

## Planning Application Review Committee

Minutes of the meeting held at Goytre Fawr Community Centre on 5<sup>th</sup> September 2019

Present Community Councillors: Andy Barnes, Jan Butler, Peter Daniel, Colin Deakins, Owen Dodd, Syd Welford

Guests: None

1. Welcome and Chairman's Remarks

The meeting commenced at 19.00 with thanks to all for attending this Planning Application Review Committee meeting.

2. Declarations of Interest

With regard to the meeting agenda, attendees were invited to declare any personal interests. No interests were declared.

3. Approval of Minutes of the Previous Meeting held on 8<sup>th</sup> August 2019

The minutes were proposed as a true and correct record of the meeting by Councillor Daniel and seconded by Councillor Welford.

4. Planning Application

**Monmouthshire County Council**

Application Number: DM/2019/01308      21 August 2019

Grid Reference: 331898 205789

Description of Proposal:

Conversion and extension of redundant agricultural building (former milking parlour) in to residential use

Location:

Redundant Agricultural Building  
The Gelli  
A4042 T Pencroesoped To Goytre  
Goytre  
Monmouthshire  
NP4 0AD

Comments:

The application documents, publicly available, on the Monmouthshire County Council Planning Web site were reviewed. The following were noted:

- The Bat and Nesting Bird Survey Report - 'Required Actions' section 6 - various actions to mitigate possible impacts on wild life.
- Structural Report - a piped stream at the corner of the building might need diversion.

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- Public Rights of Way – a Public Footpath runs through the property.

It was otherwise observed that the site egress onto the A4042 road might need to be upgraded for safety reasons.

**The unanimous conclusion of the Committee was that there were no concerns with the proposal.**

Proposed by: Councillor Daniel, Seconded by: Councillor Deakins

### 5. Planning Application

#### **BRECON BEACONS NATIONAL PARK AUTHORITY**

Application Number: 19/17756/FUL 21 August 201

Grid Reference: E:331155 N:207080

Description of Proposal:

Replacement of existing outbuilding with new outbuilding

Location:

Y Bwthyn

Pen-Croes-Oped Road,

Pencroesoped

Llanover

NP7 9EL

Comments:

The application documents, publicly available, on the Brecon Beacons National Park Authority Planning Web site were reviewed. It was noted that the proposed building is larger than that existing, but not unacceptably so. The Ecological Impact assessment reports – “There is no ecological objection to approval of the application subject to the imposition of a planning condition to secure biodiversity enhancement measures.” Further comments on lighting, bird boxes etc. were noted.

**The unanimous conclusion of the Committee was that there were no concerns with the proposal.**

Proposed by: Councillor Butler, Seconded by: Councillor Dodd

6. Planning Application

Monmouthshire County Council

Application Number: DM/2019/00241      22 August 201

Grid Reference: 332981 204284

Description of Proposal:

Demolition of existing bungalow and domestic garage and construction of replacement dwelling.

Location:

Springfield

Plough Road

Penperlleni, Goytre

Pontypool

Monmouthshire

NP4 0AL

Comments:

The application documents, publicly available, on the Monmouthshire County Council Planning Web site were reviewed. The following were noted:

This is a very significant proposal to replace an existing derelict bungalow with a large 5/6-bedroom house on a site which, other than the bungalow, is not within the existing Local Development Plan. Should the proposal be approved, the Council would not expect to see further development proposals on or near this site

In particular section 4 (Reasonable Avoidance Measures and Mitigation) of The Ecological Assessment was reviewed and it was noted that some tree and hedgerow removal had already taken place and which will require remediation.

**The unanimous conclusion of the Committee was that there were no concerns with the proposal.**

Proposed by: Councillor Welford, Seconded by: Councillor Daniel

Meeting closed at 20.15

Date of next Planning Application Review Committee Meeting:

Meeting will be convened as application submission(s) and response requirements demand.

Andy Barnes

Vice Chair, Goetre Fawr Community Council

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