CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL

Planning Application Review Committee

Minutes of the Video Conferencing Meeting held 22nd June 2020

Present:

Community Councillors: Andy Barnes, Jan Butler, Colin Deakins, Peter Daniel, Syd Welford.

The meeting was joined, in part, by Mrs. Jan Smith, a resident of Star Road, Goytre.

1. 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.

1. Declarations of Interest

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

* The normal meeting Standing Orders were suspended at this point and Mrs. Smith invited to present her findings on the application for Certificate of Existing Lawful use or Development of Ty Carol Barn, Star Road, Goytre, see item 3 below, to the councillors present. This was done and was followed by a short period of questions and clarifications put to Mrs Smith. Thereafter Mrs Smith left the meeting.

1. **Certificate of Exist Lawful Use or Dev**

**Monmouthshire County Council** 4 June 2020

Application Ref. No.: **DM/2020/00359** Grid Reference: **333412 205115**

Proposal: Transport yard.

To legally recognise the continuous use of four tractor / trailer units from the site over the last 10 years. Use actually outside of previous permission granted for use of two tractor / trailer units.

Address:

Ty Carol Barn

Star Road

Nant Y Derry

Goytre

Monmouthshire

NP4 0AA

Comments:

* It is not clear from the documents available, and submitted with the application for Certified Lawful Use and Development, whether, or not there, is any differentiation in the type of goods vehicles that were / are being operated from the Ty Carol Barn site. It is assumed that the certification being sought is for the operation of 6 axel, 44 tonne articulated vehicles, these being the type commonly observed operating to and from the site. This assumption should be clarified.
* Earlier application for planning permission to operate a further 6 tractor / trailer units, making a total of 8 units, was refused based on issues with highway safety, residential area disturbance, and other general issues. Nothing in this latest application for lawful certification of use seeks to mitigate, or overcome these problems. The admission that units, additional to those properly permitted, 2 units, were in operation anyway, does not show that the operations were at the time, or now, safe for local highway users.
* A local resident has drawn the attention of the Goetre Fawr Community Council Planning Review committee to apparent inconsistences in vehicle ownership, as listed by the applicant, to support the contention that the Ty Carol Barn site has continuously operated a minimum of four tractor/trailer units, during the last ten year period. Changes of vehicle log book, often at financial year end / beginning, seem to suggest changes in vehicle ownership which may, or may not, be of relevance. The exact type of the vehicles referred to by their registration numbers should be verified as at least two of the vehicles do not seem to be tractor / trailer units of the type, 6 axel, 44 tonne articulated, for which certification of use is being sought. Councillors would request that these details be fully investigated to confirm their accuracy.

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

1. Planning Application

**Monmouthshire County Council** 19th June 2020

Application Ref. No.: **DM/2020/00741** Grid Reference: **332554 204594**

Proposal: Garage

Address:

The Hawthorns

Star Road

Penperlleni

Goytre

Pontypool

Monmouthshire

NP4 0AJ

Comments:

* There were no issues or concerns with the proposal.

Conclusion proposed by: Councillor Daniels, seconded by: Councillor Welford.

1. Planning Application

**Outline Planning Permission**

**Monmouthshire County Council 19** June 2020

Application Ref. No.: **DM/2020/00534** Grid Reference: **332360 206644**

Proposal:

Development of a single storey building for business or industry B1 and B2 use. Three schemes are shown; Schemes 1 and 3 show retention in whole or part of the disused existing telephone exchange. Scheme 2 is as Scheme 3 except the disused building is demolished in its entirety.

Address:

Old Telephone Exchange Site

Goetre Fawr,

Nant y Derry

Monmouthshire,

NP7 9DH

Comments:

* The subject plot appears to be completely over grown and ‘returned to nature’ including mature trees. The presence of wild life and plants will need careful evaluation before development might begin.
* The review committee would like assurance that the use status of surrounding agricultural land is not affected by any potential development on the subject plot.
* Otherwise there were no issues or concerns with the proposal.

Conclusion proposed by: Councillor Daniels, seconded by: Councillor Welford.

The meeting was closed at 20.05

Andy Barnes

Councillor and Vice Chair, Goetre Fawr Community Council

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Date: 23nd June 2020