CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL

Planning Application Review Committee

Minutes of the Video Conferencing Meeting held 24th August 2020

Present:

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

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 personal interests were declared.

1. Planning Permission

**Monmouthshire County Council** 12th August 2020

Application Ref. No.: DM/2020/00991

Proposal:

Improvement works to building facade.

Address:

1 The Haven

Fairfield

Penperlleni

Goytre

Pontypool

Monmouthshire

NP4 0AR

Comments:

After careful consideration of the design documents prepared for Monmouthshire Housing Association, a number of suggestions / comments were made:

* The specification and composition of the proposed External Wall Insulation (EWI) material should be defined and verified as complying with current day requirements regarding combustibility etc.
* With regard to the Planning Permission Design and Access Statement: ‘The scheme is designed to meet DDA and Part M of the Building Regulation requirements wherever possible’, narrowing of communal entrances by virtue of application of EWI needs to be quantified and verified that such narrowing will not disadvantage disabled, wheelchair or others with locomotion issues. The provisions of The Equality Act 2010 will also be relevant in this respect.
* With further regard to ease of access to the building, it is noted that the site does not have any provision for off street parking for the use of residents, emergency vehicles, visiting care workers, delivery of goods, meals, etc., and for the use of visitors generally. Of the eleven flats within the Haven the majority are occupied by senior citizens. Historically, persons applying for residence within the Haven would need to qualify by meeting a minimum age condition. This condition had the effect of limiting the number of car owners, however, this qualification is no longer applied, so the number of residents with cars has, and will continue to rise. It is suggested that off street parking, for perhaps 10 vehicles, should be provided, given that ample ground is available to the front of the building. This would be in keeping with many properties on Fairfield that have extended their parking provision to the front of the house, and would alleviate parking problems for other close by residents of Fairfield, one or more of whom have disability problems and need to alight as close as possible to their homes.
* In keeping with the proposal to improve the site and enhance the local area it is suggested that maintenance and cleaning of the roof to the building be carried out before the installation of new facades etc.
* Consideration of inconvenience and disturbance to The Haven, and Fairfield residents during building works must be taken in account when planning the work to be done. Restriction of site activity to reasonable times of day, say 8.30 am to 4.30 pm should be planned, likewise routes of access for the delivery of materials etc.

Conclusion:

Further to the above and overall, the Planning Application Review Committee concluded that the design of proposed improvements to The Haven, Penperlleni, as prepared by M.P.S. Surveying & Architectural Design Ltd., is to be congratulated and will represent a much-appreciated upgrade, and expression of confidence in the area.

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

The meeting was closed at 19.34

Andy Barnes

Councillor and Vice Chair, Goetre Fawr Community Council

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Date: 27th August 2020