

CYNGOR CYMUNED GOETRE FAWR COMMUNITY COUNCIL

Planning Application Review Committee

Minutes of the meeting held at Goytre Fawr Community Centre

29th October 2019

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

Guests: None

1. Apologies for Absence

Apologies for absence from Councillors Rose Thayers and Nicola Awni were recorded.

2. Welcome and Chairman's Remarks

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

3. Declarations of Interest

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

4. Approval of Minutes of the Previous Meeting held on 5th September 2019

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

5. Planning Application

Monmouthshire County Council

Application Number: DM/2019/01641 17th October 2019

Grid Reference: 332332 207092

Description of Proposal:

The conversion of a disused barn located on the Llanover estate from agricultural to residential use.

Location:

Oak Barn
Nant-y-Derry
Llanover
NP7 9DG

Comments:

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

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- The application documents state that the means of disposal of foul sewage is unknown. The existing site location diagram shows a pond just outside of the proposed site boundary, O/S maps of the area show a water course leading from the pond. Should the application be approved then measures need to be implemented to ensure that any surface waters are not contaminated by foul sewage.
- A public footpath runs through the property. The application states that the proposal requires the diversion/extinguishment/creation of a right of way, but gives no details on this intention. The MCC Public Rights of Way Team comment notes that a separate application will be required to achieve this, further that developments affecting rights of way must be advertised. Should the application be approved then consultation with the Rights of Way Team is recommended.
- The proposed site contains mature trees and hedgerow(s), although the proposal appears to maintain these broadly as is, there will, most likely, be a need for some 'sustainable' management in the development of the site.

The unanimous conclusion of the Committee was that there were no objections to the proposal.

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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