



# GRAIG COMMUNITY COUNCIL

## **Minutes of the Full Council Meeting held at Graig Community Centre Bassaleg 7pm on 31<sup>st</sup> October 2018.**

**1. Apologies for absence:** A Whitfield, D Williams.

**Present:** Cllrs R Caston, D Evans, M Smart, K Sayer, K Harries, P Gregory, J Harris, W Haigh, L Fry, P Appleton, J Bailey, K Thomas, N Tarr, S Grey. Chaired by P Gregory.

**2. Public Representation:** 6 local residents also attended to discuss a planning application submitted for a proposed development in Penylan Close, Bassaleg. This item was on the agenda for discussion so was initially brought forward and the group were invited to make their comments to Council.

Amongst the issues highlighted were the current parking issues in Penylan Road, that any development could undermine the very old boundary wall to the rear of the current property being proposed to develop, that there was a protected species (slow worms) at the location, that no proper surveys had been carried out and that due to the topography of the land there would be significant overlooking issues. Also that the sewer system would be put under additional stress and there had already been historic issues with this, that the current sewer pipes located on the land would make the plans for the development unviable, that the development was not in keeping with the current street scene, that it would exacerbate the current parking situation causing issues for emergency services vehicles to access, that it would destroy the current focal hedge along the border of the current property and would be overdevelopment of the site as a whole.

The general consensus of surrounding residents was that they fiercely objected to the application. Council took on board all comments and agreed to consider them in their deliberations when the item was discussed later in the agenda. The group were thanked for their attendance and were made welcome to remain and attend the rest of the meeting. All the residents left the meeting at 7.40pm.

**3. Minutes:** The minutes of the meeting held 26<sup>th</sup> September 2018 previously circulated were read and approved. Proposed Cllr Evans, seconded Cllr Tarr. Arising from the minutes it was noted that all the action points had been dealt with. It was commented upon that regarding Item 6b, there were still issues with anti-social behaviour in the Clearwell Court area and it was agreed that this should be highlighted to Cllr Cornelious as she had stated that she believed the issues had diminished. **Action: Council to advise Cllr Cornelious when she next attended a meeting.**

**4. Clerk's Report:** The Clerk's Report previously circulated was briefly discussed and accepted as a true reflection of matters to date. Proposed Cllr Evans, seconded Cllr Caston. Cllr Appleton reported that although the brush had been cut back around the underpasses, the flagstones had not been repaired by Network Rail. **Action: Clerk to investigate this and keep the report updated as usual.**

**5. Projects:**

- a. Rhiwderin Community Centre upgrade: Cllr Gregory reported that Cllr Whitfield had been advised by the architect that 3 quotes for the work had been received. They averaged at around £35K. Cllr Grey offered to look into Hanson's Community Fund qualifying criteria. **Action: Cllr Whitfield to progress, Cllr Grey to explore Hanson funding criteria.**

**6. Reports:**

- a. Police – The Police were unable to attend the meeting, but the September monthly report had been received. Cllr Gregory read out the report to Council. The report contained the following information: During September there had been 82 calls to the Police, 19 of which were crimes. The breakdown was as follows: Public Order - 0, Violence Without Injury - 0, Miscellaneous Crime - 0, Shoplifting - 0, All Theft Other - 3, Criminal Damage & Arson - 3, Burglary Dwelling - 1, Rape - 0, Drug Offences - 0, Theft from Person - 0, Other Sexual Offences - 1, Violence with Injury - 0, Vehicle Crime - 0, Burglary Non-Dwelling – 0 Other Notifiable Offences – 1, Violence Against a Person - 10.

The Your Voice survey completed in April was closed. The ward priority for Graig is currently still speeding in the Graig area, the next priority from October is yet to be advised.

Actions and activities by the local teams included the following: Police had received calls from residents regarding parking issues outside Bassaleg School. The Police attended on multiple occasions to enforce the lines and warn drivers that parking on the lines could result in them being

issued with a Fixed Penalty Notice. The School had sent a message to all parents reminding them of the parking restrictions and also informed bus companies.

There had been calls received regarding anti-social behaviour outside Morrison's. A group were identified and spoken to regarding their behaviour, there had been no further incidents reported.

It was noted that PCs 1316 Turner and 2043 Richens were now based at Rogerstone Police Station as part of the Neighbourhood Team. Council had also been advised that Sergeant Giles will be attending Council's 28<sup>th</sup> November meeting. **Action: Clerk to add Sergeant Giles' attendance to the meeting agenda for November.**

- b. Newport City Councillors – No City Cllrs were in attendance. Council discussed S106 funding allocations from the new Carnegie Court development. City Cllrs were to report on how the funding allocation was to be split and exactly how much was to be spent in different areas. Cllr Smart agreed to email Cllr Williams to ask for a complete breakdown ready to discuss at the next meeting. **Action: Cllr Smart to progress.**

#### **Sub Committees**

- c. Graig Community Centre – Cllr Fry reported that the upgrade package for the hall's foyer and outside areas would be starting in January with the exception of a new handrail on the path from the car park to the main entrance, which would be attended to within 3 weeks. A discussion followed on whether the project should be delayed, and the funding transferred to the Rhiwderin Community Centre project. **Action: Cllr Fry to progress.**
- d. Rhiwderin Community Centre - Covered in 5a above, NTR. **Action: see 5a above.**
- e. Allotments - Cllr Caston reported that the Allotment Association wished to bring rent demands in line with insurance renewal dates so payments for rent, membership fees and insurance could all be requested at one time each year. Council granted this request. Proposed Cllr Caston, seconded Cllr Harries and agreed by all. **Action: Clerk and Cllr Caston to advise the Association this was acceptable.**
- f. Burial Board - Cllr Gregory reported that a response to his last letter to RCC had not yet been received. **Action: Cllr Gregory to wait for a response before considering further action.**

#### **Working Groups**

- g. Play Areas Group – Cllr Gregory reported that he had contacted NCC regarding the excess equipment as discussed previously and this was being investigated. **Action: Cllr Gregory to progress.**
- h. Horticultural Group/ BKV Group – The group discussed the possibility of creating a new, longer lasting feature on the roundabout outside St Basil's shops as the current wooden sleeper planting boxes were rotting. It was agreed that subject to proper permission from NCC that a rockery in the centre of the roundabout would be easier to maintain and more attractive. The sundial was also discussed, Cllr Fry was looking into the cost of repair. Work on readying the planters for winter was well under way. It was noted that the spring water feature opposite the Ffoss-y-Fran junction on Caerphilly Rd needed attention and Cllr Gregory confirmed this had been discussed with NCC officers when they met recently who said they would look at providing maintenance. **Action: Clerk to chase the planter locations permission and request permission for siting the rockery as described above. Cllr Fry to progress the sundial repair.**
- i. Technology Group - Cllr Appleton agreed to arrange a meeting to discuss a site map for the new website. **Action: Cllr Appleton to progress.**

Cllrs Bailey and Appleton left the meeting at 9.06pm

- j. Rhiwderin CC Fundraising Group - Discussed in 5a above. **Action: See 5a above.**
- k. Events & Social Group – Cllr Gregory reminded the group a meeting to finalise the Christmas Event was needed as time was short. Cllr Harris had explored gaining an electricity supply to a tree on the junction of Caerphilly Rd and The Griffin, but NCC had refused to allow power to be taken from a nearby lamp post. It was agreed the idea would need to be abandoned for this year. **Action: Meeting to be set to progress.**

Cllrs Bailey and Appleton returned at 9.15pm.

- l. Consultation Review Panel – NTR. **Action: None required.**

#### **7. Items for forthcoming agendas:**

None.

## 8. Items for Discussion/Action:

- a. Tree survey and remedial work at Wentworth Lane – The Clerk asked permission to engage a tree surgeon to perform any necessary cutting back of the trees on the strip of land alongside Wentworth Lane in Bassaleg. A complaint had been received from a resident in Orchard Close, and the area was due for regular maintenance. Permission was granted subject to obtaining the necessary quotes.  
**Action: Clerk to progress.**
- b. Update on meeting with NCC officers re outstanding issues – Cllr Gregory updated Council on the recent meeting. **Action: Cllr Gregory to follow up with written confirmation to the officers of the works needing to be carried out.**
- c. Information re electrical contractor – Cllr Fry advised the group that the contractor who had carried out much work for Council over the past few years would be unable to quote for further work as he had taken up a new opportunity and would not be available. Council wished the contractor well in his new venture but did ask if he would be available to erect the outside Christmas lights. **Action: Cllr Fry to investigate the Christmas lights issue.**
- d. Traffic issues at Cwm Dylan/Cwm Cwddy Drive junction – The Clerk advised Council of a complaint from a local resident about the difficulties and dangers of exiting from Cwm Dylan onto Cwm Cwddy Drive due to cars being parked too close to and opposite this junction. Council sympathised and agreed this was an issue on many residential roads due to the number of cars owned by residents. **Action: Clerk to report to the NCC Contact Centre and request double yellow lines be considered for opposite the junction.**
- e. Donation request from 1<sup>st</sup> Bassaleg girl guide groups – The Clerk submitted a request for financial assistance from the group. Council agreed to donate £150, proposed Cllr Grey, seconded Cllr Harries and accepted unanimously. **Action: Clerk to arrange.**

## 9. Correspondence for Information:

Not discussed

## 10. Accounts for Payment: Proposed Cllr Caston seconded Cllr Evans and accepted.

Clerk salary and office allowance for October 18	£2027.38
Misc expenses for October 18	£34.20
Newport City Homes - Fort View grass cutting September 2018	£212.04
TSOhost – Council webmail monthly charge	£5.00
SSE – Gas charges to Rhiwderin CC (taken by DD)	£264.67
SSE – Electricity charges to Rhiwderin CC (taken by DD)	£254.85

**Total to date: £2798.14**

### Receipts:

None

## 11. Urgent Business not discussed above:

- a. It was noted that a motorist had run over one of the wooden bollards on the green at the top of Laurel Road. **Action: None agreed at this time.**
- b. Cllr Tarr advised he had received a complaint regarding illegal/inconsiderate parking on the river bridge close to Forge Mews. He was reminded that Council could not enforce parking conditions and suggested he ask the resident to report the issue to the Police. **Action: Cllr Tarr to progress.**
- c. Cllr Gregory reported that all the lamp post poppies had been erected in readiness for Remembrance events and many compliments had been received. He thanked all who helped with the work. He reminded the group of when the Remembrance service would be held and asked for assistance to take the poppies down on 17<sup>th</sup> September at 10am. **Action: All able to help to remove poppies to advise Cllr Gregory, all Cllrs able to attend the church service to meet at the lytch gate outside the church at 9.45 on 11<sup>th</sup> September.**

## 12. Planning:

- a. 18/0903 – Proposal: Erection of single storey side/rear extension. Site: 8 Beaumaris Close, Rhiwderin, Newport, NP10 8QW. Application Type: Full. **Comment: No objections provided neighbours are consulted and agree.**
- b. 18/0941 – Proposal: Retention of external stairs and privacy screen to first floor flat. Site: First floor flat the Post Office, Tredegar Street, Rhiwderin, Newport, NP10 8RJ. Application Type: Full. **Comment: No objections provided neighbours are consulted and agree.**
- c. 18/0980 – Proposal: Demolition of existing garage and construction of 2No dwellings and associated parking. Site: 27 Penylan Close, Bassaleg, Newport, NP10 8NW. Application Type: Full **Comment: Council strongly objects to this proposal for the following reasons:**

- Council believes the planning proposal submitted supplies insufficient and incorrect information. There are many mature trees surrounding the boundary of the current property, the roots of which would be undermined by any construction work and this has not been addressed. Nor has the effects on the stability of the very old high stone wall to the rear of the property which once belonged to a large country house which sat to the North. There are no surveys which looked at these issues or the effect on wildlife in the area. Council is aware there is a Slow Worm population which needs to be protected.
- The topography of the area has not been truly shown, as the site (and lower end of the Close) has many differing levels which have not been accounted for in the application.
- Should the proposed homes be built in the location on the plans, they would be set above the natural Streetscene and would overlook and be overbearing on neighboring properties in Highfield Lane and Highfield Gardens.
- The area currently has an open feel, and the hedgerow which has for so many years been a part of the street scene could not be retained or would need to be severely cut back to accommodate the parking solutions proposed. This will result in the development looking as if it were shoe-horned in and the area would be cramped. The open aspect would be lost.
- The cul-de-sac end of Penylan Close has historical issues with sewer drainage in the area, as these homes are the last in the run for the road. WWA has already identified issues with building in the grounds of the current property as sewer pipes run through the garden from both Penylan Close and at least one home in Highfield Lane (No 1). Any diversion of pipework to satisfy WWA conditions would make the current proposals unworkable. The decision to use soakaways at the rear of the proposed properties for rainwater would be inadequate as the land runs uphill.
- Penylan Close has inadequate parking facilities which would be exacerbated by the proposed development. Access for emergency vehicles is already compromised as this is a narrow road. Cars parked at the roadside need to be parked on the pavement to allow space for vehicles to pass, and the Police are regularly called as it is impassable at times due to the number of vehicles housed in the area. The creation of the parking spaces proposed for the development are inadequate in size and layout to accommodate most vehicles, and would be set above, but extremely close to the perimeter of the properties in Highfield Lane. This layout would also lead to residents in the road being unable to park in that area as is currently the custom to accommodate the number of cars belonging to residents already living there, leading to further parking issues being experienced by the current residents.
- The site is inadequate to support a pair of semi-detached homes in addition to the home already onsite, and Council considers it overdevelopment. Additionally, the plans submitted determine that the upper floors of the proposed dwellings would have inadequate headroom for the rooms being created, and it is feared that the rooflines of the buildings would creep above the proposed height stated to accommodate this, resulting in higher rooflines than that of the neighboring properties.
- Council has been approached by all the surrounding residents who are unanimous in their objections to this proposal. Council is aware of, and fully supports all the resident's reasons for their objections to this application.

### 13. Dates of next meetings:

Mid-Month Meeting – Wednesday 14<sup>th</sup> November 2018 at 7pm

Full Council Meeting - Wednesday 28<sup>th</sup> November 2018 at 7pm

There being no further business to discuss, the meeting was closed at 10.03 pm

Signed..... (Chair) – 28<sup>th</sup> November 2018

Posted to notice boards 07.12.18

Clerk to the Council: Sian Davies

6 Vale View, Gelli Park, Risca, Newport. NP11 6HS Tel: 01633 614119, Mobile: 07971 094382

Email: [clerk@grraigcc.co.uk](mailto:clerk@grraigcc.co.uk)

Website: [www.grraigcc.co.uk](http://www.grraigcc.co.uk)

 [www.facebook.com/GraigCommunityCouncil](https://www.facebook.com/GraigCommunityCouncil)