



GRAIG COMMUNITY COUNCIL

Minutes of the Planning and Environmental Meeting held at the Graig Community Hall Bassaleg 7pm, 10th October 2012.

1. Apologies for absence: Cllr K Harries.

Present: Cllrs P Gregory (Chair), D Evans, L Fry, R Caston, N Mountain, P Stokes, W Haigh, A Whitfield, M Smart, J Harris, K Ashton, P John.

2. Public Representations: None.

3. Minutes: The Minutes of the meeting held on 12th September 2012, previously circulated were read and approved. Proposed Cllr John seconded Cllr Harris.

4. Planning:

CONEX/12/0886 – Comprehensive redevelopment of former aluminium factory complex to create a new neighbourhood containing:- a range of new homes including houses, apartments and some sheltered accommodation for the elderly (C2 & C3), -a new primary school (D1), a clinic or surgery (D1), a local centre including shops (A1), space for offices (B1), community facilities (D2), -a restaurant and pub (A3), together with a lodge or hotel (C1), - a network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation, - new roads, parking areas, accesses and paths, - other ancillary uses and activities and requiring – site clearance treatment and preparation, the installation or improvement of services and infrastructure, the improvement of flood defences and the creation of new water bodies and drainage channels, improvements/works to the highways network and other ancillary works and activities, affecting public rights of way 406/5 (outline accompanied by an environmental statement). Site: Former Novelis/Alcan factory site, Tregwilym Road, Rogerstone, Newport. Application Type: Outline with environmental statement. Comment: Council supports the redevelopment of brownfield site in principle. However, it has the following concerns about this application:

The local road infrastructure will be unable to support this large housing development. The infrastructure is already under great stress, major bottlenecks are currently experienced at junctions 27 and 28 of the M4. The bottleneck of traffic travelling westbound to junction 28 causes tailbacks along both the A467 to the Chartist Drive junction and the A468 all through Bassaleg village and into Rhiwderin village which will also be exacerbated. Likewise junction 27 has a current tailback along the B4591 to the Chartist Drive junction. Council urges improvements should be seriously considered prior to the development being approved.

Council welcomes the fact that a primary school is catered for but points out that Bassaleg Comprehensive School is currently operating above capacity and is not equipped to absorb more pupils. Likewise, the other local infrastructure such as doctor's surgeries, dentists, etc. are not sufficient to support such a large influx of people to the area, these services are already stretched to capacity. There are concerns regarding phasing of the site, especially in respect of the intended primary school and local centre on the plans, it is not highlighted when these facilities will be built. It has been noted that on the development of Afon Village, there were plans for community facilities which did not come to fruition and more houses were built in their place. Council would like to see any section 106/CIL monies used to ensure the building of these facilities at the very earliest opportunity to prevent the same situation.

Council also believes that this development re-enforces the need for the speedy construction of the Pye Corner railway station and the need for a permanent link into Newport City Centre as well as Cardiff. There are also concerns regarding flooding as this site sits only 2ft above the normal river level. Councillors who have local knowledge of the site confirm flooding is a much more regular occurrence than stated.

5. Items for next agenda:

a. Wish List (24th October meeting)

It was agreed to move forward with installing the bollards at Laurel Road. In light of NCC being unable to confirm an installation date and wanting full payment upfront, Clerk to contact Monmouthshire Council to get new quote and installation date. If the quote is comparable, Clerk was given permission to proceed without the need to bring back to Council causing further delays.

6. Items for Discussion:

- a. Jubilee Path update – Cllr Harris showed Council mock-ups of the waymarkers for the path and told Council it was hoped that the path could be opened in the spring of 2013. Publicity will be sought and Cllr Harris hoped to be able to secure Mr Derek Brockway to perform the opening ceremony. He asked that Council consider its contribution towards the waymarkers and plaque for Ex-Councillor Frank Rees. Council agreed that a map showing the entire route and how the path joins up with the other walks in the ward would be of benefit and would consider producing such a map.
- b. Water leak issues with Rhiwderin Community Centre – Cllr Gregory updated Council on the problems at Rhiwderin Community Centre. A number of water leaks in very old lead piping between the boundary wall and the building had been discovered. The cheapest and most effective way of dealing with them was to renew the pipe work entirely. This had been done and work was now complete, but had been costly.
- c. LDP Addendum to Alternative Sites Register Consultation – Council agreed that supporting the Pye Corner railway station was of great importance, Clerk to respond. The meeting in September regarding the LDP was discussed. Clerk to put a notice in the notice boards thanking residents for their support and consideration was being given to producing an article or a flyer for the Bassaleg & Rhiwderin Directory.

7. Urgent Business not on the Agenda:

Cllr Harris spoke of concerns regarding the footpath at the top of Highfield Lane. The path is overgrown and becoming difficult for residents to use. Clerk to look into having the area cleaned up.
 Clerk to check which date would be best for this year’s Christmas lighting event.
 The Chairman told Council he would not be able to attend the next Planning meeting, it was arranged that the Vice Chair would step up to chair the meeting and would represent Council at the Remembrance Sunday service at St Basil’s Church on November 11th.

8. Accounts for payment:

- a. Newport City Council – planning application costs for Fort View Play area £165.00
- b. Mazars – external audit fees £480.00
- c. Mike Yearsley – costs for cleaners cupboard (omitted by mistake from 26th Sept meeting) £327.90

9. Correspondence for information:

Not discussed.

10. Dates of next meetings:

Dedicated Wish List Meeting – Wednesday 24th October 2012 at 7pm
 Full Council Meeting – Wednesday 31st October 2012 at 7pm
 Planning Meeting – Wednesday 14th November 2012 at 7pm

12: Other Business Discussed:

None

There being no further business the meeting was closed at 8.35pm. Confirmed on 14th November 2012.

Signed..... (Vice Chair) – November 2012

Posted to notice boards 23.11.12