



# GRAIG COMMUNITY COUNCIL

## Minutes of the Planning and Environmental Meeting held at the Graig Community Hall Bassaleg 6pm on 14<sup>th</sup> May 2014.

### 1. Apologies for absence: Cllrs A Whitfield, Sayer

**Present:** Cllrs P Gregory (Chair), R Caston, D Evans, N Mountain, W Haigh, V Cox-Wall, J Harris, L Fry, K Harries, P John, K Ashton, P Stokes, M Cornelious, M Smart. Also present from 7.55pm, Mr M Yearsley

### 2. Public Representations: None

### 3. Minutes: The Minutes of the meeting held on 9<sup>th</sup> April 2014, previously circulated were read and approved. Proposed Cllr Caston seconded Cllr John.

### 4. Planning:

- a. CONEX/14/0391 - Conversion of two existing barns into single dwelling. Site: Tynyfynnon Farm, Caerphilly Road, Newport. NP10 8RP Application Type: Full – Comment: No objections provided the primary purpose of the farm is assured to remain agricultural and not developed to any other extent.
- b. CONEX/14/0397 - Reserved matters of access, appearance, landscaping, layout and scale being sought for infrastructure three (13) only comprising: phase loop road including footways and landscaping of outline planning permission 12/0886 for comprehensive redevelopment of former aluminium factory complex to create a new neighbourhood. Site: Former Castle Works Site, Tregwilym Road, Rogerstone, Newport. Application Type: Reserved Matters (Major) – Comment: Council reiterates its former comments to this development and supports the application in general. It does however have major concerns regarding the strain on the current infrastructure, in particular the A467, Forge Road and Tredegar House Roundabout/Junction 28 of the M4, and also the current resources of the Graig Ward concerning Dr's surgeries/Dentist surgeries etc. There seems to be provision for Primary School pupils, but due consideration should be given to the already full to capacity Secondary Schools in the area. Council urges that under no circumstances should a link to Pentre Tai Road be considered as this would cause major problems with rat runs being created into Rhiwderin/Bassaleg.
- c. CONEX/14/0403 - Reserved matters of access, appearance, landscaping, layout and scale being sought for infrastructure four (14) only comprising the southern secondary residential street including footways and landscaping of outline planning permission 12/0886 for comprehensive redevelopment of former aluminium factory complex to create a new neighbourhood. Site: Former Castle Works Site, Tregwilym Road, Rogerstone, Newport. Application Type: Reserved Matters – Comment: Council reiterates its former comments to this development and supports the application in general. It does however have major concerns regarding the strain on the current infrastructure, in particular the A467, Forge Road and Tredegar house Roundabout/Junction 28 of the M4. Also the current resources of the Graig Ward concerning Dr's surgeries/Dentist surgeries etc. Also there seems to be provision for Primary School pupils, but due consideration should be given to the already full to capacity Secondary Schools in the area. Council also urges that under no circumstances should a link to Pentre Tai Road be considered as this would cause major problems with rat runs being created into Rhiwderin/Bassaleg.
- d. Planning comments arising from April 30th meeting :
  - CONEX/14/0259 - Part conversion of integral garage into private living space. Site: 17 Gloch Wen Close, Rhiwderin, Newport. NP10 8UN Application Type: Full. Comment: Council has concerns regarding the proposed new window on the north side of the house impacting on the neighbours privacy. There are also concerns about removing a parking option to the front, as currently there are issues with the residents of this new estate parking their vehicles at the rear of their properties on Tabernacle Drive, and not using their drives or garages at the front of their properties. This is preventing proper access along Tabernacle Drive for residents and emergency services, and this problem would only be exacerbated should this development become common practice.
  - CONEX/14/0370 - Conversion of redundant farm buildings to office including extension of barn on south east elevation with associated parking areas and installation of photovoltaic panels. Site: Graig-y-saeson Farm, Forge Lane, Bassaleg, Newport. Application Type: Full. Comment: No objections provided the primary purpose of the area is assured to remain agricultural, and not developed to any extent for any other purpose in the future.

CONEX/14/0352 - Proposed two storey extension to the side and rear of 168 Laurel Road to form a new dwelling. Site: 168 Laurel Road, Bassaleg, Newport. NP10 8PT Application Type: Full Comment: Council strongly objects on the grounds that this is overdevelopment of the site, the visibility of the junction with Grosvenor Road would be further compromised, and that despite assurances that three car parking spaces would be retained, Council has concerns that the already problematic parking issues on Laurel Road will be further exacerbated.

CONEX/14/0377 - Reserved matters application relating to landscaping, layout, access, scale and appearance of part of phase 1 (Mandrake House Site) of developing 28No. apartments pursuant to outline planning permission for comprehensive redevelopment of former aluminium factory complex to create a new neighbourhood. Site: Former Castle Works site, Tregwilym Road, Rogerstone, Newport. Application Type: Reserved Matters Comment: Council supports the development of this site and accepts that it meets the criteria in the LDP. However it does have grave concerns regarding the impact the development will have on the infrastructure and facilities of the surrounding area, especially the strain on the already overloaded A467, Forge Road and the J28/Tredegar House roundabout. Also the impact the development will have on the local schools/Doctor's surgeries etc. in the Graig ward which are currently at capacity.

Cllr Harris joined the meeting at 7.20pm.

Cllr Caston commented that in the local paper, there was an item discussing the alteration of J28, Cllr Cornelious reported that there is consideration being given to making the Tredegar House Roundabout similar to the Coldra Roundabout with one lane of traffic passing though the centre of the roundabout, although this was not confirmed yet.

## **5. Items for next agendas:**

Dog fouling - 28th May meeting

Arrange AGMs for Community Centres - 28th May meeting

Approval of accounts for external auditor - 25th June meeting

Cllr Fry asked that the landscaping of the Caerphilly Rd/Close junction be added to the 28<sup>th</sup> May meeting.

## **6. Items for Discussion:**

- a. Graig Community Open Day – Discussed briefly, Cllrs were asked to support the Community Council's table at the event.
- b. Update on Graig Hall meeting room/kitchen project – Cllr Fry reported that Building Regulations should be signed off during the next week. The kitchen was almost complete and the lockers had been installed. The heaters in the main hall needed attention and he had obtained quotes for the work which amounted to £300, Council agreed to the cost and Cllr Fry to arrange repair. Council were aware there had been a number of comments from Hall users about the amount of money spent on the refurbishment, and Cllrs were asked to let residents know that the work was essential due to the fact that the 20yr plus old heating boiler needed replacement, the meeting room next to the kitchen was not fit for purpose as the 18 Cllrs plus visitors were unable to hold proper meetings in such a confined space. And that due to the way the Council receives it's information from the City Council, it was essential to find space to be able to use a projector and screen for future meetings. In addition, that the long side room was very much under-utilised. The refurbishment now gives a more useable and rentable large room together with a more appropriately sized modern kitchen and small cafe/meeting room alongside.
- c. Update in Rhiwderin Community Centre upgrade – discussed below.
- e. Council website update – The website is being worked on by the chosen contractor and is progressing well. Cllr Harris asked that the Twitter and Facebook information be added to the Council's stationery, Clerk to action.
- f. Welsh Government invitation to comment on Access to Information on Community and Town Councils – Cllr Gregory to review.

## **7. Urgent Business not on the Agenda:**

Cllr Mountain asked Cllr Smart about the progress of the maintenance contract for St Basil's shops roundabout. Cllr Smart said she had trouble dealing with the contractor as he had not been made aware it was her he needed to liaise with. Cllr Fry offered to contact the gentleman and advise him that Cllr Smart was in charge of the project.

- 6.c. The architect for the Rhiwderin Community Centre project arrived at 7.55pm to speak with Council regarding the offer from the contractor engaged to demolish and rebuild the toilet block to resurface the car park. He advised Council that as the contractor was already on site and would have carried out all

preparatory procedures, he was able to offer the quote at a much reduced cost than another contractor coming in to do that item only. If Council wished to tender, that the architects preparatory work and drawings could cost around £3K in addition to any quotes submitted. Council agreed on the advice of the architect to set wheels in motion, but as the Council's Standing Orders require 3 comparable quotes for any item over £2.5K the work needed to go to tender. The Clerk to seek the advice of the internal auditor to confirm that this would be acceptable. The architect to request that the contractor submit a detailed quote for the work which would be detailed to another 2 contractors for price comparison to ensure best value is obtained. Council discussed the option of reducing the car park, considered the use of grasscrete for a portion of the car park and keeping the whole area as tarmac. Cllr Gregory to discuss with the contractor.

**8. Accounts for payment:** None **Receipts** None

**9. Correspondence for information:**

Not discussed.

**10. Dates of next meetings:**

Full Council Meeting – Wednesday 28<sup>th</sup> May 2014 at 7pm

Planning Meeting – Wednesday 11th June 2014 at 7pm

There being no further business the meeting was closed at 8.40pm. Confirmed this 11<sup>th</sup> day of June 2014.

Signed..... (Chair) – June 2014

Posted to notice boards 27.06.14

Clerk to the Council: Sian Davies  
Email: [clerk@graigcc.co.uk](mailto:clerk@graigcc.co.uk) Website: [www.graigcc.co.uk](http://www.graigcc.co.uk)

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