

Michaelston-Y-Fedw Community Council

Clerk Claire Dixon – 8, Druidstone House, Druidstone Road, Cardiff, CF3 6XF

Phone: 01633 680506

Minutes of the meeting held at Michaelston-Y-Fedw village hall on Monday September 26th , 2005

Members Present

Councillor Dr C C Rowlands
Councillor Mrs T Clifford
Councillor Mr G Davies
Councillor Mr C Walford
Councillor Mr D Philips
Councillor Mr W Percy
Clerk Mrs C Dixon

Apologies for absence

Councillor Mrs A Huckle
Councillor Mr S Tyler

Members of the Public Present

Agenda Item and Comments

This special meeting was called to discuss a proposed planning application, which required a response before the next Community Council meeting.

05/01/075 - Planning

**CONEX: 05/1258 – The Paddocks, Coal Pit Lane, Castleton, Newport.
Proposal for change of use to Gypsy Caravan Site for Mobile Home and
Touring Caravan affecting Public Footpath 400/68.**

DECISION: It was the unanimous decision of the Community Council to reject this application on the following grounds:

- 1. It is the policy of this Community Council to reject planning applications within the Green Belt area, in which this application falls.**

As with any application, once permission is granted a precedent is then set for the development of the rest of the Green Belt area. Newport City Council's own Deposit Plan of 2003 has a strong commitment of non-

development on Green Belt areas.

We also believe that the nature of this application is contradictory to Paragraph H10 of the Housing Section (page 70) where the "...development of non-permanent living accommodation are **unlikely** to be appropriate. Developments of this nature tend **not** to contribute positively to the urban landscape, and can be a **discordant feature** in open countryside. The visual and other impacts of such development can be considerable."

2. Dangerous entrance/access to the applicants land.

The entrance to this plot is on a blind corner, which is hazardous at the best of times. Two-way traffic is impossible on this bend. Cars moving up Coal Pit Lane have to wait on the corner, and in front of this entrance, to ensure that traffic moving down Coal Pit Lane (towards the A48) can pass safely. Residential access to and from this plot would prove detrimental to the Health & Safety of all road users.

3. Affecting a Statutory Right of Way.

As with previous planning applications that have come before this Community Council, it is not acceptable that the public's Right of Way is compromised.

4. Close Proximity of a Development next to a Motorway.

It is of great concern that a planning application is being made adjacent to a motorway, where carbon emissions and noise must surely impact on the habitability of a plot.

5. Inaccurate information in Support of Planning Application.

In paragraph 14 the following is noted: "It can be seen that the site is only a short walk from the local shop that provides all basic necessities". We would point out that this is the very small local petrol station shop, and would seriously question this as a source of basic necessities.

"In addition, it is only half a mile from the village of Ashfield which has all the facilities required, School, shops, doctors etc". The village of Marshfield (which we assume the application is referring to) does not have any shops, doctors or dentists. The only amenities that the village is afforded is a school a Post Office, a playground & village hall (some 3 miles from the applicants plot). In addition, there are 2 Public Houses and several churches.

"There is an easy walking route from the site to the village". Again, the route may be "easy" but walking children on a country lane with no footpath, and with several hazardous bends, would not constitute "safe", which this Community Council would want for all of its residents.

6. History of Applicant

It is noted that previous requests made by the Planning Department with regards to this plot, have not been adhered to.

Action: Clerk to write to Council.

There being no further business the meeting concluded at 8.20 pm. The next meeting is to be held on Wednesday, October 5th 2005. at the Village Hall, Michaelston-Y-Fedw.