

**CYNGOR TREF TREFDRAETH**  **NEWPORT TOWN COUNCIL**

Uned 3, Yr Hen Ysgol, Heol Isaf Sant Mair, Trefdraeth, Sir Benfro. SA42 0TS  
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**CYNLLUNIO / PLANNING**  
**COFNODION AM CYFARFOD A GYNHALIWDYD AR-LEIN ar 20<sup>fed</sup> MEDI 2021 am 7.00**  
**yh**  
**MINUTES FOR THE MEETING HELD ONLINE on 20<sup>th</sup> SEPTEMBER 2021 at 7.00pm.**

**Pobol yn presennol:** Cllr. John Griffiths, Chair  
**Persons Present:** Cllr Jano Williams  
Cllr Morgan Lewis  
Cllr. Paddy Davies  
Cllr. Elaine Lloyd  
Cllr Matthew Lewis

**Ymwelwyr / Visitors**

<b>Rhif/No</b>	<b>Eitem/Item</b>
1.	<b>Ymddiheuriadau am abenoldeb / Apologies for absence</b>
1.1	Cllr. Bryce Barrett Cllr Jon Letten
2.	<b>Datganiadau o Diddordeb / Declarations of Interest</b>
2.1	None.
3.	<b>Cofnodion o'r cyfarfod a gynhaliwyd ar 16<sup>eg</sup> Awst 2021</b> <b>Minutes of the last meeting held on 16<sup>th</sup> August 2021</b>
3.1	Proposed as correct by Cllr Morgan Lewis, seconded by Cllr Elaine Lloyd, and agreed.
4.	<b>Materion yn Codi / Matters Arising</b>
4.1	None.
5.	<b>Ceisiadau Cynllunio / Planning Applications</b>
5.1	<b>Application Number :- NP/21/0528/FUL</b> <b>Site:-</b> Green Meadows, Parrog Road, Newport, Pembrokeshire, SA42 0RF <b>Proposal:-</b> Proposed single storey rear and side extension and loft conversion with internal alterations. <b>Comments:-</b> None. <b>Recommendation:- APPROVAL.</b>

Rhif/No	Eitem/Item
5.2	<p><b>Application Number :-</b> NP/21/0486/FUL (ext given)</p> <p><b>Site:-</b> Glenydd, Parrog Road, Newport, Pembrokeshire, SA42 0RF</p> <p><b>Proposal:-</b> Re-build garage, alterations to sill height of south facing window &amp; raising of parapet wall to west elevation.</p> <p><b>Comments:-</b> None..</p> <p><b>Recommendation:- APPROVAL.</b></p>
5.3	<p><b>Application Number :-</b> NP/21/0492/FUL (ext given)</p> <p><b>Site:-</b> Craigle, Parrog, Newport, Pembrokeshire, SA42 0RX</p> <p><b>Proposal:-</b> Proposed Bay window.</p> <p><b>Comments:-</b> None.</p> <p><b>Recommendation:- APPROVAL.</b></p>

5.4

**Application Number :-** NP/21/0120/FUL (ext given)

**Site:-** Tal Y Wern, Parrog Road, Newport, Pembrokeshire, SA42 0RP

**Proposal:-** Part demolition with alterations to dwelling and garage with replacement roof and green flat roofed extensions

**Comments:** This Council considers this site very sensitive for the reasons previously set out.

Also, the view of Carningli from the beach estuary and coast path will be influenced by the proposed development of the subject property

This Council stands by the comments set out in its email dated 23/03/21 in connection with the original plans. The majority of those comments also apply to the revised plans lodged on 19/08/21.

The proposed revised design with the two side extensions significantly increases the size of the property as viewed from the North (sea facing). The adjoining garage adds to the overwhelming feeling of size. As stated by the Conservation Officer in his comments on the original plans, the single storey offshoots do little to help the design.

The Juliette balcony is inappropriate for this sensitive site.

As the Conservation Officer points out, Tal y Wern currently has traditional proportions which it shares with the adjacent property which may have been built at approximately the same time. The inappropriate nature of the redevelopment of Tal y Wern (as presently designed) would be brought into sharp focus by the traditional proportions of the adjacent dwelling.

The Council disagrees with the Conservation Officer's comment that the proposed North sea-facing elevation is broadly traditional. To the contrary, the central gable is anything but traditional. This north elevation of the gable is glazed from the ground to the roof guttering as are both the eastern and western elevations of the same gable. Rather than adding interest as suggested, this gable, as designed, is unsympathetic and inappropriate. In addition there is significant glazing on the ground floor of both side extensions.

It seems that that the roofing material of the side extensions is zinc. This is inappropriate. This is an example of the general failure to reflect the vernacular of the area.

Turning to the south elevation, this Council appreciates that this elevation is less sensitive. However, the zinc cladding and roofing (it appears to be zinc) is inappropriate. The box shaped windows surrounded with what appears to be zinc cladding are unsympathetic.

As previously stated there is no attempt to reflect the vernacular of the area.

**Recommendation:-REFUSAL.**

<b>Rhif/No</b>	<b>Eitem/Item</b>
6.	<b>Gwaith ar Coed / Tree Works</b> – None.
7.	<b>Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas</b> – None.
8.	<b>Materion Gorfodaeth / Enforcement Matters</b> – None.
9.	<b>Gohebiaeth / Correspondence.</b>
9.1	TPO-Coast path route (CP/46) along Afon Nyfer, Newport, tree preservation order from 1st May 2019. Noted.
9.2	<p>Emails from I. MacRae regarding Berry Bach planning application.</p> <p>The Committee agreed that giving pre-planning advice is not its role.</p> <p><b>Action:</b> Clerk to email the applicant advising him that Newport Town Council's position is as set out in the Clerk's email to the agent dated 14<sup>th</sup> September, sent at 12.18.</p>
10.	<b>Cymeradwyaethau / Approvals</b> – None.
11.	<b>Apeliadau / Appeals</b> – None.
12.	<b>Diweddariadau / Updates</b> – None.
13.	<b>Gwybodaeth / Information</b> – None.
14.	<b>Gorchymyn cadw coed / Tree preservation order</b> – None.
15.	<b>Pwyllgor Rheoli Datblygu / Development Management Committee</b> - None.
15.1	<p>Variation to Condition 2 of NP/07/240 - Amendments to Design. Plot Adjacent to Berry Bach, Newport, Pembrokeshire, SA42 0QF – 8th September.</p> <p>Noted the decision of the Development Management Committee to refuse the application.</p>
16.	<b>Tynnu'n ôl / Withdrawals</b> – None.
17.	<b>Gwrthod / Refusals</b> – None.
	The meeting closed at 19.56.