**Marshfield Community Council**

Minutes of the Planning Committee held at Marshfield Village Hall on

Tuesday 23June 2015 commencing at 7.00pm

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Present**: Linda Southworth-Stevens (Chairperson) and Cenydd Edwards

**Apologies:** Joel Williams and Alan Chase

**In Attendance:** 0 members of public.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# 1. Declarations of interest

No declarations of interest were made in respect to the published agenda.

**2. MCC 791 - Conex 15/0479**

**Proposal:** The Change Of Use Of Land For The Siting of 4 no. Caravans For Use As A Gypsy And Traveller Site.

**Site:** Yard to the East and Adjacent to Ton-y-Pil Farm Broadstreet Common, Peterstone, Wentlooge, Cardiff.

*The Committee agreed to formulate an objection on the grounds that the development was unsuitable on a flood plain, unsympathetic in a rural area, and that the area was of SSI.*

*The response to Newport City Council was finalised to read:*

*Marshfield community Council objects to the above application in its entirety on the following grounds:-*

1. *The site falls within the Greenbelt and is situated in an area of SSSI. It is also located on a flood plain. Whilst the entrance from the main road is camouflaged it can however be seen from the road. The access to the property has limited visibility and presents a hazard to traffic travelling along the road. Any increase caused by the site being enlarged would exacerbate this problem*
2. *The application states at Q31 that the development cannot be seen from the roads, footpaths, bridle paths etc. This is incorrect as the site can be seen from the “Wales Coastal Footpath” that runs along the top of the seawall following the estuary. The site is not sympathetic to the landscape and can be clearly seen by walkers and other users of the footpath. In addition whilst the entrance from the main road is camouflaged it can however be seen from the road.*
3. *The application is for a change of use to a Gypsy and Caravan Site, with an increase in the number of Caravans. The application appears to suggest it is an open private site and not restricted to family members as stated in previous conditions. As Newport City Council has made provision in their LDP for a Local Authority run site Marshfield Community Council does not consider that a private site is necessary whether restricted to family members or not.*
4. *It appears from past site visits that the conditions / restrictions listed in the 2012 Appeal Decision have not been adhered to relating to buildings, number of caravans, number of vehicles and activity. Neighbours have also experienced unacceptable noise levels in the past resulting from vehicle movements. An increase in the number of caravans can only exacerbate these difficulties and aggravate existing traffic problems.*

**3. MCC 792 – Conex 15/0463**

**Proposal:**  Removal of conditions 2, 3 and 4 (temporary period of use) relating to planning permission 10/0943 for the permanent retention of existing mobile home for use as dwelling.

The stationing of 2 No. touring caravans for residential occupation by family members and retention of associated ancillary Buildings and hard surfaced area.

**Site:** Land and buildings adjacent to and North of Green Farm, Green Lane, Peterstone Wentloog, Cardiff

*The Committee agreed to formulate an objection on the grounds that the development was unsuitable on a flood plain, unsympathetic in a rural area, and that the area was of SSI.*

*The response to Newport City Council was fialised to read:*

*Marshfield Community Council objects to the above application on the following grounds:-*

1. *The site is within the Greenbelt and is situated in an area of SSSI. It is also located on a flood plain and as such is not suitable for caravans.*
2. *Condition 2 of the Planning Decision made on the 2 December 2011 was made in view of the applicant and his immediate family’s exceptional circumstances. Condition 2 specifically allowed the applicant, his wife and their immediate dependent family who were resident at the time of the decision, to reside on the site. Residential occupation of the site is and remains unacceptable. Residency was only allowed under Condition 3 until the 31 December 2014*

*As the time period has expired, together with the unsuitability of the site then Marshfield Community Council is of the opinion that residential occupancy of the site is no longer appropriate whether by family members or otherwise. Also under Newport CC’s LDP suitable Gypsy and Traveler Sites are available. Therefore Condition 2 should remain in force.*

*3 Marshfield Community Council notes that the expiry date for Condition 3 was the 31 December 2014, and that the reversions to the land under Condition 4 have not been made within the stipulated 3 months.*

 *Marshfield Community Council therefore considers that Newport City Council should pursue the implementation of Condition 4 as stated in the Decision made on the 2 December 2011 in the interests of restoring the visual amenities and rural character of the area.*

**4. MCC793 – Conex 15/0670**

**Proposal:** Two Storey Side and Single Storey Rear extensions

**Site:** 15 the Meadows, Marshfield, Cardiff, CF3 2AY.

*The Committee has no comment to make on Conex 15/0670*

**Meeting Closed at 7.50pm**