**MARSHFIELD COMMUNITY COUNCIL**

Minutes of the Monthly Council Meeting held on 9th September 2025 at Marshfield Village Hall and via a Zoom video/audio conference call commencing at 7:15 p.m. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Present: Ms Cath Davis (Chairperson)

Ms Chris Roberts

Fr Ross Maidment

Mr Gary Doubler

Mr Nathan Howells

Apologies: Councillor Linda Southworth-Stevens (personal), Councillor Lee Colvin (family), Councillor Seema Sindhakar (family), Councillor Sue Davies (personal).

In attendance: 2 members of Public, Jayne Constance (Marshfield Village Hall Management Committee), Newport City Councillor Allan Screen, G C Thomas (Clerk)

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| **92. DECLARATION OF INTERESTS**  No interests were declared.  **93. COUNCIL VACANCIES**  This was item postponed.  **94. POLICE MATTERS**  Councillor Davis told the meeting that she had attended the las police surgery when local matters were discussed including theft, syringes around the Village Hall and details of another planned Zorb exercise.  *(Councillor Howells joined the meeting)*  **95. PUBLIC PARTICIPATION**  Members of public addressed the Council with their concerns about the recent planning application for an 85seater stand in the Village Hall grounds, including parking, anti-social behaviour and litter. The Council noted the comments and advised members of public to contact the police to report any incidents of concern to allow a complete record of incidents affecting the area.  **96. MINUTES OF LAST MEETING**  The minutes were confirmed to be a true record and adopted by the Council.  **MATTERS ARISING**  97. Parking Issues MJYFC Football Festival (Min 73)  Jayne Constance agreed to feed back the problems to the organisers.  98. Water to Allotment Sites (Min 78)  The Clerk reported that he had replied to two allotment tenants to clarify that the tenancy agreement did not include a responsibility on the Council to provide a water supply. The handbook states that all tenants will need to collect and store water on their plot.  99. Footpath Pentwyn Terrace (Min 86)  Councillor Doubler updated the meeting on the footpath overgrowth and issues affecting the Pentwyn Terrace area.  ***Councillor Screen agreed to check with Councillor Rhian Howells whether the overgrowth could be included in the ‘hit squad’ programme.***  **100. NEWPORT CITY COUNCILLOR’S REPORT**  Councillor Screen reported the following matters to the Council:   * Newport CC had received an extra £45 million to repair pot holes but £119 million is needed to repair all recorded defects. * A resident living near Marshfield Primary School has been advised to apply for double yellow lines outside their house. * The next ward surgery will be held at Duffryn Community Centre on 19th September commencing at 20:30. * A meeting with planning enforcement officers is due on 24th September. A meeting about planning enforcement called by Ruth Jones MP had taken place at Peterstone Village Hall. The Chiel Constable has been contacted about issues raised. * The removal of CCTV poles and cameras was discussed.   **101. WASTE SEPARATION REQUIREMENTS (WALES) REGULATIONS 2023**  Councillor Davis had discussed the requirements with two members of MVHMC.  ***The Council agreed to ask for advice from NCC about the implications of the regulations for the Village Hall and grounds.***  **PLANNING MATTERS**  **102. The Council confirmed that there were no observations for the following planning application:**  MCC 1037 – Conex 25/0524  PROPOSAL: REPLACEMENT OF CONSERVATORY WITH SINGLE STORY REAR EXTENSION  SITE: 48 The Shires Marshfield Cardiff CF3 2AZ  APPLICATION TYPE: Full  **103. The Council agreed the following observations to be returned to Newport City Council for the following planning application and asked Councillor Screen to ‘call in’ the decision to be made by the Newport City Council Planning Committee:**  MCC 1038 – Conex 25/0618  PROPOSAL: 85 PERSON SPECTATOR STAND AND FOOTPATH FOR MARSHFIELD FOOTBALL CLUB  SITE: Land North West of And Adjacent to Marshfield Village Hall Wellfield Road Marshfield Cardiff CF3 2UB APPLICATION TYPE: Full  1*. Ownership and Procedural Invalidity*  *The applicant has declared themselves to be the owner of the land; this is demonstrably incorrect. The freehold of the land is held by Newport City Council, and it is leased to Marshfield Community Council under a 999-year lease dated 1 January 1974.*  *The football club has no proprietary interest in the land beyond a limited user agreement with Marshfield Village Hall. As such, it lacks the legal standing to submit a planning application in its own name.*  *The submission of this application with an incorrect Certificate of Ownership represents a fundamental procedural flaw. Furthermore, the statutory notices required under Article 13 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, which are designed to ensure all interested parties are properly notified, have not been served, leaving the application in breach of established procedural requirements.*  *This failure is not a minor technicality; it goes to the heart of the planning process, undermining the legitimacy of the application. In law, an application submitted without proper ownership or consent is invalid and cannot be properly considered until rectified.*  *On this basis, the application is procedurally invalid, and any consideration or determination on the merits at this stage would be premature and legally unsound. The Council is therefore requested to refuse validation of the application until such time as the applicant can demonstrate proper legal interest or landowner consent.*  *2. Impact on Public Open Space*  *The proposed stand would occupy land currently used as public open space. This area is actively used by residents and during community events, including the annual fetes and fireworks display.*  *The application incorrectly states there is no loss of public open space. Reducing community access would directly affect recreational use and the flexibility of the site for local events.*    *3. Traffic, Parking, and Highway Safety*  *The spectator stand will inevitably increase visitor numbers. The village hall car park accommodates approximately 40 vehicles, which is already at capacity during football fixtures coinciding with hall bookings.*  *Overspill parking into surrounding residential streets, which are narrow and not designed for high traffic, creates risks for pedestrians (including children walking to school and hall activities) and may obstruct emergency vehicles.*  *The application does not provide a traffic impact assessment or parking management plan, leaving a significant gap in understanding the highway implications.*    *4. Noise, Disturbance, and Anti-Social Behaviour*  *The stand will encourage larger gatherings, increasing noise levels that are inconsistent with the semi-rural character of Marshfield. No acoustic assessment or mitigation has been submitted.*  *Residents have reported ongoing anti-social behaviour related to existing sporting events, including littering, public drinking, and late-night disturbance. The proposal is likely to exacerbate these issues.*      *5. Scale and Character of Development*  *The structure’s scale and massing are out of keeping with the village environment. It will appear visually dominant, eroding the open character and village feel of the area.*  *The development represents an over-intensification of the site, contrary to design principles outlined in Newport’s Local Development Plan.*    *6. Insufficient Supporting Information*  *The application lacks critical assessments, including:*   1. *Flood Risk Assessment* 2. *Ecological survey* 3. *Traffic and parking impact study* 4. *Acoustic report- noise impact assessment*   *Without this evidence, the application cannot be considered compliant with Newport’s Local Development Plan requirements.*    *7. Precedent for Further Expansion*  *Approval could set a precedent for incremental expansion of the site. Marshfield is already under pressure from surrounding development, and further intensification without adequate infrastructure would degrade village character and residents’ quality of life.*    *Conclusion*  *Given the procedural defects (incorrect ownership certificate, failure to notify landowners) and substantive concerns (traffic, parking, noise, loss of public open space, overdevelopment, and lack of supporting evidence), The Community Council formally objects to Planning Application 25/0618 and request that it be declared invalid and returned to the applicant.*  **104. ALLOTMENT MATTERS**  The Clerk reported that one tenant had indicated his intention to terminate his tenancy from the Church Lane allotment and two enquiries had been received from persons interested in renting an allotment. These will be passed to Councillors Southworth-Stevens and Colvin.  **105. Christine Thomas Memorial Tree**  Councillor Davis told the meeting that the tree planted on ground opposite Marshfield Road shop may have died and asked the Council if agreement could be given to pay for a replacement tree.  ***The Council agreed in principle to purchase a new tree, if this was necessary.***  **106. CHRISTMAS TREE DECORATION**  Councillor Davis asked the Council if Marshfield & District Women’s Institute could be involved in decorating the village Christmas tree.  ***The Council agreed that the WI could be involved and asked the Clerk to pass on this decision.***  **FINANCIAL MATTERS**  107. Local Government Services Pay Agreement 2025/26  The Council received details of the pay award for Clerks which took effect from 1st April 2025 and agreed to implement the award for the Clerk.  108. Payments & Invoices  ***The Council agreed to make the following payments:***  Greenbarnes Ltd – 2No. Aluminium Notice boards, etc - £2282.00  G Thomas – Reimbursement Zoom subscription September - £16.79  G Thomas – Reimbursement stamps, stationery, etc - £34.71  **109. UPDATE ON NEW NOTICE BOARDS**  The two notice boards had been delivered and will soon be fitted to replace the A48 board and a new board at Marshfield Village Hall, to be shared with the Marshfield Village Hall Management Committee.  **110. SIX BELLS PROJECT**  The Council confirmed the content of a letter to be sent to the Six Bells Project providing its support for the project. The Council pledged support for The Peterstone Wentlooge Community Benefit Society Limited which aims to purchase and refurbish the former Six Bells Public House as a Community Asset. The Council supports the local residents who ‘aspire to create an energy efficient community amenity within the Six Bells’.  **111. WASTE SAVERS VISIT**  Councillor Davis is arranging a visit to Wastesavers on 20th October and invited Members to join the visit.  **CORRESPONDENCE**  112. Accessibility to Junior Football Pitches and W.C. Facilities  The Council received an email dated 6th September from a resident expressing concern that a wheelchair user experienced difficulties accessing the junior pitch to watch football and that there were no disabled toilets available at the time.  ***The Council agreed to contact the Village Hall Management Committee for comments and will reply to the email when these have been received.***  **113. COUNCIL POLICIES**  This item was postponed until next month.  **114. NEWSLETTER**  The latest newsletter has been published and should be added to the Council website.  **ANY OTHER BUSINESS**  115. Waste Recycling Cardiff  Councillor Davis and Councillor Roberts had visited the Cardiff food waste recycling depot and passed on information to the meeting.  **MEETING ENDED 21:27** | **Actions**  **AS**  **GT**  **AS**  **GT**  **GT** |