

## Marshfield Community Council

Minutes of the Planning Committee held at Marshfield Village Hall on 31<sup>st</sup> May 2012  
at 7.30pm

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**Present:**

Adam Rowbotham

Mike Woods

Cenydd Edwards

**Apologies:** Victoria Maud

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**2. Declarations of interest**

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

**3. Response to Newport City Council on the Deposit Local Development Plan 2011-2016**

The draft response was tabled and no further comments were made in respect to this item. The agreed response is as follows:

*The Plan was declared as unsound and should be changed. The Council did not wish to speak at a hearing session and is happy for its written comments to be considered by the Inspector.*

**OBSERVATION 1**

*During the public consultation a number of objections were made by local residents expressing concern at the allocation of land for a transit traveller site in a location known as Pound Hill. Numerous reasons were made for the objections which included:*

*I. Access to and from the A48 particularly given the number of historical accidents in the vicinity of the junction with the A48.*

*II. We are led to believe that it is recommended such traveller sites should not be located near dual carriage ways and should be on level land; neither of which apply to Pound Hill as it is located close to a dual carriage way and on a steep hill.*

*III. The proposed site has no mains drainage connection which although could be resolved with significant infrastructure upgrade would need to be considered in the costs.*

*IV. A similar site located in Bristol was cited by Newport City Council at the consultation as an example of a good example of a small traveller transit site. It was then revealed that no-one from NCC had actually been to see this site during operation and a resident at the meeting, who had knowledge of the site in operation highlighted the poor standards and affect it had had on local residents in Bristol.*

*V. There was concern raised by residents regarding crime waves as new families come and go.*

*VI. Concern was expressed by some residents regarding the development growth i.e. site designated for one purpose which evolves into something quite different over time.*

*VII. A concern was raised that children based on this site could potentially be educated in Marshfield Primary School which is already over subscribed.*

*Marshfield Community Council support these views and consider that the proposal to locate a traveller site in this location is unsuitable and should be removed from the plan.*

***OBSERVATION 2***

*During the public consultation a number of residents expressed a wish to see some land allocated for a doctors surgery/medical centre. Whilst it is accepted that NCC has no powers to drive any such development the allocation of some suitable land would signify intent and perhaps generate some interest from a suitable party.*

***OBSERVATION 3***

*We support the use of brownfield sites as identified for residential development to maintain the green belt in and around Marshfield and Castleton.*

***OBSERVATION 4***

*We support the proposal to complete the Duffryn link road to relieve the M4 during times of heavy congestion or incidents.*

**4. Conex – 12/0401**

Proposal: Erection of first floor side extension with front and rear dormers

Site: Craigwood House, Newport Road, Cardiff. CF3 2UR

*No comments were made in respect to this application.*

**5. Conex – 12/0416**

Proposal: Construct 20 Bed Extension to Nursing Home with associated alterations to existing kitchen/laundry facilities and landscaping (resubmission following approval of 08/0425)

Site: Pentwyn Nursing Home, 166 Marshfield Road, Cardiff. CF3 2TU.

*It was noted that a previous application of a larger development on the site had previously been approved by NCC. Given that this proposal was smaller no further comments were made in respect to this application.*

**6. Conex – 12/0426**

Proposal: Retention of Hardstanding

Site: Meadow View, 61B Marshfield Road, Cardiff. CF3 2UW

*No comments were made in respect to this application.*

Minutes submitted by: Adam Rowbotham

Approved by: