

**TRELLECH UNITED COMMUNITY COUNCIL
MINUTES OF MEETING**

held at the Millennium Hall, Llandogo, on Monday 5 September 2016 at 7pm

Councillor	Village	Attendance
John Gooding	Catbrook	Present
Michael Mason	Catbrook	Not present
Bob Dagger (Chair)	Llandogo	Present
Ashley Thomas	Llandogo	Present
Martin Blakebrough	Llanishen	Not present
George Weston	Llanishen	Not present
Steve Coppell	The Narth	Not present
Rosemary Decker-Thomas	The Narth	Present
John Baldwin	Penallt	Present
Tessa Murray	Penallt	Present
Alan Poulter	Trellech	Present
Ed Rogers	Trellech	Not present
Iain Stokes	Whitebrook	Present
County Cllr Debby Blakebrough	MCC	Present

Clerk: Ann Davison

PUBLIC MEETING: Cllr Murray described the amendments to this planning application compared to its predecessor, and expressed her views as a private individual.

16201 **APOLOGIES FOR ABSENCE:** Cllrs Blakebrough, Rogers, Weston

16202 **DECLARATION OF INTERESTS:** Cllr Murray declared a personal interest in item 16203. She took no part in the discussion, other than answering factual questions from councillors, and did not vote on the matter.

16203 **TO CONSIDER PLANNING APPLICATION:**

- 2015/00606, Penallt, residential development of allocation site SAH11 (xii) to provide 10 dwellings (including 60% affordable housing). Amendments to original application. Recommend refusal on the following grounds:

In the council's view none of the objections it raised to the original planning application have been adequately met.

The proposed amendments raise further problems, especially in view of the fact that the site lies within the AONB.

a) The reduced size of the affordable homes brings them below the standard recommended by MCC in its own SPG. This is unacceptable.

b) Replacement of stone finish with brick. Councillors are disturbed and upset by the planning officer's suggestion that "high quality brick ... will work well within these surroundings". There are only two other brick properties in the village, and they are well screened. The overwhelming visual environment is dwellings built of stone, or rendered. Note also para 5.1.4, where the planning officer emphasised the importance of the use of stone in the original plans as "the dominant, primary material". It is not acceptable to replace the stone finish with brick; this move would significantly degrade the AONB.

c) Drainage. It is difficult to believe that the revised drainage plan solves the original problem. The site has a very high water table, with a natural spring rising in the field. Drainage from the undeveloped site, where natural percolation can occur, already causes floods 4 or 5 times each year at the Croes Faen crossroads, and further on down Lone Lane. The development will lead to faster run-off of water due to areas of hard surface and the new drainage scheme will also cause an even faster flow into the ditch following heavy rain. This poses a significant risk. Furthermore, due to the high water table local residents already experience back-flow into septic tanks; this will be exacerbated for both new and existing residents, leading to important health risks.

16204 **DATE OF THE NEXT MEETING:** Monday, 19 September 2016 at the Babington Centre, Trellech

The meeting closed at 20.07