

**DRAFT MINUTES**

**1. Attendance**

Colin Deakins, Jenny Carpenter, Julian Sargent-Bowen, Hannah Dando

Tony Kear & Meirion Howells

Non-Attendance: Jo Storey, Ann Bowyer, Janet Clarke

**2. Apologies**

Janet Clarke

**3. Declarations of Interest**

Colin Deakins declared an interest in the matter and decided to leave the meeting / discussion.

Meirion Howells declared an interest in that he is a member of the Planning Committee. He will be present for the discussion but will leave prior to voting take place.

**4. Planning Matters**

- a. Planning Application for Little Mill **DM/2020/01438** - Development of 15 dwellings (9 affordable and 6 open market) and other associated development and infrastructure. Land off Ty Gwyn Road, Little Mill, NP4 OHU

Jenny Carpenter chaired the meeting and gave a breakdown of why the application is being re-visited. She invited members of the public to make any comments.

- Concerns were raised about the capacity for wastewater treatment and the phosphates being deposited. A phosphate permit has been allocated to the pumping / waste station in Little Mill and that there is sufficient capacity for waste treatment with the new development. As the matter has now been rectified the development can move forward.
- Concerns have been raised over parking particularly tandem parking although this is something that is commonplace in the village already.
- There are no allocated charging stations for EV in the development and none in Little Mill.
- Hannah Dando asked about the alternative 'candidate sites' within the area given that this particular site refers to the LDP 2020-2021 (the RLDP for current year has different candidate sites) The voting has been deferred until August / September time and it is currently unknown whether the current candidate site is included.
- The overall application has been deferred due to significant changes in boundaries and insufficient notice to Llanbadoc Community Council and County Councillors.

Tony reported that the development is designed to deal with the shortage of affordable housing in Monmouthshire. 9 properties will be 'affordable' and the remaining 6 will be open market.

Tony explained S106 and how that may be presented within the community. Whether it's direct funds or other improvements (provision of park etc...) this scheme suggests that the provision of affordable

developments is sufficient for S106 requirements and that no additional funds would be available due to the scale of the development.

The S106 would not only allocate nine properties as affordable but it will be in perpetuity (the houses will not be able to be sold / privatised).

Concerns were raised that affordable housing is not prioritised to people who wish to remain in the village or local community and that once the properties are transferred to the Housing Association they can be tenanted by people from elsewhere.

It was noted that Little Mill is a rural village with poor transport links, a minibus currently transports pupils to Junior school. Access to the school is very difficult without a vehicle. Bus routes are irregular and if travelling North (towards Abergavenny) it is required to cross the A4049 which is a dangerous dual carriageway.

Tony contends that there should be a provision of S106, and that the affordable property offset is not significant.

Julian attended the planning meeting online. He commented that he has spoken to residents who have concerns with the lack of bus links and overall infrastructure and that the New Inn train station is still not in operation and that there is no footpath between Little Mill and the train station. No EV charging points in Little Mill at all.

The Mamhilad development has not yet been started despite there being an inclusion of schools and doctor surgery. It will be some years before the development is completed.

It has been identified that various facilities in Little Mill are in a poor state of repair

Jenny was disappointed that no site meeting took place and that overall LCC are 'green' to a large-scale planning application and have been given inadequate information on the application process.

Questions over whether there is sufficient local demand for affordable / social housing in Little Mill.

Consensus: the application is supported but there are concerns that need noting.

- Passing place Ty Draw Lane
- Improvements to railway (frequency of trains)
- There's been a waiver on the expiration of the ecology survey (no evidence provided) (Hannah Dando)
- non-opening windows on properties
- Fence around big tree?

The planning application will be revisited on the 16<sup>th</sup> of July 2024. (Deferred due to general election)

Six members of public were in attendance and there was an overall appreciation for the meeting being held and for the efforts that LCC are putting into local matters.

Jenny thanked all members of public and councillors for attending the meeting.

**The meeting closed at 18:57**