

# LLANVACHES COMMUNITY COUNCIL

Minutes of the Extra Ordinary Meeting of Llanvaches Community Council  
Held via Microsoft Teams remote meetings on  
**Tuesday, 5<sup>th</sup> January 2021 at 7pm**

## Present

Chairman: Cllr Dan Boulton  
Councillors: E Addis, K James, D Kew, R Mogford, C Wynn  
In Attendance: Mrs Lucy Allen (Clerk)  
Public Attendance: 0

**3366 Apologies for Absence**  
None.

**3367 Declarations of Interest on items on the agenda**  
None.

**3368 Budget**  
Members considered the draft budget, which had been prepared by the Clerk, for the financial year 2021 - 2022. Members noted the projected year-end balance of £8,201.86.

### Resolved:

Agreed the budget of £7,788.00 and to submit a precept request to Newport City Council for the financial year 2021 - 22 of £5,448.38. This is calculated as follows:

Tax Base 242.15	Precept per property £22.50	Precept Amount £5,448.38
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The balance of the budget of £2,287.88 to be met by the general reserves which the Community Council are holding.

Proposed by Cllr Wynn, seconded by Cllr James and agreed unanimously.

*With consent of the meeting the Chair reported the following items received too late for the agenda for decision:*

### Planning Matters

To consider the following planning application:

**Planning Application:** 20/1193  
**Type:** Renewals and Variation of Conditions  
**Address:** Avarla Tabernacle Road Llanvaches Newport NP26 3BL  
**Proposal:** VARIATION OF CONDITION 01 (PLANS), CONDITION 07 (GARAGE USE) AND 08 (ANNEX) AND REMOVAL OF CONDITION 05 (MATERIALS) OF PLANNING PERMISSION 16/1047 FOR DEMOLITION OF AN EXISTING DWELLING AND RETENTION AND COMPLETION OF DETACHED GARAGE/ANNEX BLOCK

**Recommendation:** To respond as follows:

Members of Llanvaches Community Council are disappointed that this planning application to vary and remove conditions has come before them and strongly recommends refusal.

Right from the beginning of this development there have been several breaches which the City Council have not enforced. In November 2018, the garage was being used as residential accommodation which, when we questioned NCC at the time, were informed it was a temporary situation whilst the house was being built. The house is nearing completion and this garage is still being used as accommodation and again when questioning NCC we were verbally advised that NCC were working with the agents - following which we receive this planning application.

We note from this application that the applicant would like to have flexible use of the garage which goes against the original consent that states it can be used for no other purpose, including any other purpose incidental to the enjoyment of the dwelling house and further note that this building has a separate postal address. Please could you provide clarification as to why NCC are now considering a change to the original consent and explain how this building now has a separate postal address.

NCC has a duty to enforce breaches in planning at the time of the breaches and it appears that lack of enforcement on this development has resulted in a noncompliance notice being issued to the applicant and seemingly obvious right from the start that this building would become some sort of a residential dwelling.

**Further comments for future consideration**

To agenda an item at the next meeting to discuss Environmental Issues in the village to include flooding, sewerage, water damage and state of roads.

**3369**

**Date of next meeting**

Confirmed that the next meeting of Llanvaches Community Council will take place on Tuesday, 19<sup>th</sup> January 2021 at 7.00pm via Microsoft Teams.

The meeting closed at 8.10pm

Signed ..... **CHAIRMAN**

**Date**.....