

Raglan Community Council
Minutes of the Planning Meeting held on Wednesday 1 August 2018
at Raglan School
at 7.00 pm

Present

Cllr Dave Bevan
Cllr Hazel Davies
Cllr Martine Dorey
Cllr Charlotte Exton

Cllr Richard Moorby
Cllr Sylvia Price
Cllr Helen Tilley
Cllr Brian Willott (Chairman)

4520 In attendance: Adrian Edwards Clerk
Cllr Exton joined the meeting at 19.05 hrs
Cllr Tilley joined the meeting at 19.09 hrs

4521 **Agenda 1:-** Apologies for absence.

Cllr's Penny Jones and Chris Butler-Donnelly

4522 **Agenda 2:-** Declarations of interest.

No Declaration were made by those present.

4523 **Agenda 3:- DM/2018/00769** Outline development of up to 45 dwellings with details of access at Land At Chepstow Road, Raglan, NP15 2EN.

The clerk presented those present with a draft report. The chairman stated that he would like to allow five minutes for members to consider the report.

The chairman made reference to the proposed number of dwellings and the focused number of units in the former UDP. There was some discussion around this.

Members considered this proposed application and a discussion took place with a range of views being expressed by members. After some discussion it was:

Resolved: to make the following observations.

- The site is not over developed;
- The height of the proposed dwellings are no higher than two storeys;
- The development should be of a high quality, contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing environment;
- Respect the existing form, scale, siting, massing, and layout effects on any neighbouring properties;
- Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties;
- The existing flood plain as defend by the NRW should acknowledged and no development should take place, and the flood plain should not be extended to the wider area;

- Improved pedestrian access along Chepstow Road, including the pedestrian access and the visibility at crossings on Chepstow Road and the junction to Fayre Oaks;
- The visibility at the access to the development must not be interrupted and be clear in both directions at all times;
- Trees within the development boundaries with TPOs should be protected during any development and tree surveys are agreed before development starts;
- Any recommendation within the Ecological Survey Report should be followed and agreement is gained before any work starts;
- Affordable housing, should be for local residents within the Raglan Community Council area;

It was agreed that the chairman will address the planning committee on the 7 August at County Hall.

4524 The Chairman thanked everyone for attending. The meeting closed at 20.31 hrs.

The date of the next meeting 26th September 2018

Signed by _____

Chairman Date 26 September 2018