



MINUTES

(264)

A meeting of Newcastle Emlyn Town Council was held on Thursday 17th December at 7:30pm in the Teifi Valley Day Centre, Newcastle Emlyn, the Mayor Cllr Peter Lewis presided.

Present:

Cllr Cefin Evans, Cllr Hazel Evans, Cllr Odette Little, Cllr Pauline Evans, Cllr Alan Jones, Cllr Alan Davies, Cllr Maureen Webley, Vanessa Owens Clerk, Members of the press and public.

(265)

Apologies were received from Cllr Kelvin Baker, Cllr Fiona White and Cllr Haydn Jones

(266)

A special meeting was called to discuss planning application W/22109:
Demolition of existing car showroom and office/former motor factors outlet/residential bungalow and construction of a retail convenience store with associated parking and ancillary infrastructure. Land off Tanyard Lane, Newcastle Emlyn.

(267)

Cllr Cefin Evans and Cllr Odette Little declared their interests.

(268)

Mr Barry Rogers addressed the meeting and raised his concerns regarding the Impact assessment reports and questioned the accuracy of the data and the affect on existing business in the town.

(269)

Mr Richard Vale expressed his concerns about the content of the geology report. He specifically noted the contamination issues and the instability of the land in that area.

(270)

Mr Tim Swann raised his concerns regarding the transport impact and flaws in the data; he felt that the existing road network was inadequate and that there were real safety concerns at the junction he called for a 20 mile per hour speed restriction.

(271)

Ms Helen Hatt addressed the meeting, she highlighted a need for the community to become more green and sustainable with a need to establish farmers market, a community centre, and a town with local shops to attract tourism.

(272)

Mr Kevin Davies, planning applicant, feels that the town needs a retail facility, that it is losing business to other similar towns with such a facility. He noted that the store will be smallish in comparison to other towns and there will be no café or delicatessen. He continued that it will make the town and encourage people to spend and do their weekly shop in Newcastle Emlyn.

(273)

Cllr Peter Lewis thanked the public for their contribution to the meeting.

(274)

Cllr Hazel Evans noted that she was expressing representations that had been made to her. Residents have concerns regarding the size of the floor space and that it is now going to be closer to their properties with an impact of noise. The traffic at the location is cause for concern and felt that the traffic is greater than indicated in the report. The traffic survey has only been undertaken twice and she felt that this was insufficient data; the junction is not safe now and increased traffic and heavy goods vehicles will make it worse. She highlighted potential loss of public car parking spaces.

Signed _____ Date _____

(274)

Cllr Alan Jones expressed his feeling that an element of residents would welcome the store rather than going to Carmarthen or Cardigan.

(275)

Cllr Alan Davies also felt that some residents would like to see the development in the centre of town rather than outside as it will encourage users to visit the other shops.

(276)

Cllr Maureen Webley noted that a valid planning objection is that of design, appearance and layout; she continued that whilst not technically a conservation area it does border it in a number of locations and will have an impact on a conservation area. Its close proximity to a conservation area calls for special attention to its immediate locality and it is of significant contrast to the other buildings, does nothing to enhance the area and it does not integrate with the rest of the town. She felt that it was detrimental to the nature, character and commerce of the town.

(277)

Cllr Peter Lewis thanked everyone present for their views both for and against the development. He noted that the concerns of the town council to the previous application have not been addressed in the new application. Other than the provision of a footway to the town everything is outstanding.

(278)

It was agreed that a letter should be sent to the planning department.

(279)

Observations to be included:

Conservation of buildings; the convenience store is not aesthetically pleasing to the area and not in keeping with existing properties.

Design; design is significant contrast to existing properties and its proximity to private properties is of concern.

Character of area. It was felt that it would alter the town.

Noise, disturbance & smells; concerns regarding the impact of noise, deliveries and volume of traffic on the neighbouring properties.

Highway safety & traffic; the traffic survey is not a true reflection, the junctions proximity to Water Street, safety at both junctions, call for speed restrictions, impact on the town' provision of adequate pavements.

Privacy of neighbours, the store will have a huge impact and an overbearing affect on neighbouring properties.

Visual impact; the architectural design & construction materials does nothing to enhance the area and does not sustain or enhance the environment.

(280)

The question of stability of the site was noted and concerns were expressed about the amount of pile driving required as noted in the reports. The detrimental affect on the town and near by housing whilst this level of work was being undertaken was felt to be unacceptable.

(281)

Clerk to circulate a letter to the councillors.

(282)

Cllr Hazel Evans requested that a representative attend the planning meeting.

(283)

There being no further business the meeting was closed at 8:50pm.

Signed _____ Date _____

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