



GRAIG COMMUNITY COUNCIL

Planning Policy

Introduction

Graig Community Council is the recipient of Planning Applications submitted to Newport City Council within the areas of Bassaleg, Rhiwderin, Lower Machen and part of Afon Village in Rogerstone as part of their consultative process. Graig Community Council may make comments and/or recommendations on any Planning Application but the final resolution is made by Newport City Council.

- Graig Community Council shall inspect all relevant planning applications during its Council meetings.
- All decisions made shall be recorded along with the reasons for those decisions.
- Any recommendations, along with the reasons for those recommendations, shall be sent to Newport City Council as soon as possible after the meeting.
- Minutes shall reflect decisions made and comments to be submitted.

Timescale

- Normally the consultative period is twenty one days.
- Any minor applications that are received and cannot be dealt with at a meeting before the consultative period expires shall be dealt with by the Clerk in consultation with the Chairman under delegated powers.
- The Clerk should use best endeavours to notify Council members of any major applications that cannot be brought before the next regular meeting before the consultative period expires.
- Members should deal with these major applications at an ad hoc meeting or by any other convenient means.

Public Attendance

Any member of the public can attend Council meetings and may be allowed to speak, either for or against any application, at the discretion of the Chairman.

Appeals/Planning Application Amendments

Any decisions or recommendations made will not be amended unless additional information is submitted that is relevant to the original application.

Site Visits

Site visits will not normally take place unless the exact location of the site is not clearly identified or a site visit would add to the written information and plans already supplied.

Acceptable Grounds for Refusing Planning Permission

- Welsh Assembly Government policy and guidance - Acts, Circulars, Planning Policy Guidance Notes etc.
- The Local Development Plan
- Adopted supplementary guidance - for example car parking standards.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority who will be consulted anyway.)



- Representations from others - neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area - this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues - such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services - such as drainage, water supply and availability of schools.
- Public proposals for using the same land.
- Effects on surrounding buildings - such as overlooking, loss of light, overshadowing, visual intrusion, noise, overbearing impact, design out of character, disturbance and smell.
- Effects on a specially designated area or building - such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests - such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site - including existing permissions and appeal decisions.
- A desire to retain or promote certain uses - such as playing fields, village shops and pubs.
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Precedent - but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development.