

## SHIRENEWTON COMMUNITY COUNCIL

Minutes of the Council meeting held on Monday 13<sup>th</sup> May 2019 at 7.40 pm  
at the Recreation Hall, Shirenewton.

### Present:

**Councillors:** Mr P Butterworth (Chair), Mr I Martin, Mr K Morton,  
Mrs J Smith-Haddon, Mrs J McKenna, Mrs B Price, Mrs L Brown (from 8.20pm).

### Also in attendance:

Mrs H Counsell (Clerk to the Council)

The Chair welcomed all to the meeting.

### 1. Public Participation.

There was none.

### 2. Apologies for absence were received and accepted from:

There were no apologies.

### 3. To consider applications for one co-opted vacancy in the Shirenewton ward.

There were no applications. Due to receipt of the resignation of Cllr B Allen at the earlier Annual Meeting, a second vacancy was created in the Shirenewton ward. Clerk to inform Democratic Services, Mon CC.

### 4. Monthly police report

07/04/19 – Report of 5 motorbikes stolen from 2 garages at a property. Entry was gained via taking the door off its hinges. The motorbikes were the only items stolen. The report noted that there have been a number of rural break-ins in other parts of Chepstow of late, targeting outbuildings/sheds where garden machinery and tools have been taken.

Members felt that there was a lack of information and action taken resulting in prosecutions in the police reports being received. Clerk to contact the Police Inspector.

### Minute 3820 - To disclose personal and pecuniary interests in listed business.

There was none.

### Minute 3821 - To confirm and sign minutes of meeting held on 1<sup>st</sup> April 2019.

The minutes were approved and duly signed by the Chair.

### Minute 3822 - To consider planning matters.

#### 1. DM/2019/00444 1 Usk Road, Shirenewton

Construction of a first floor extension to improve the accommodation.

Council recommended approval subject to the materials, appearance and external colour finishes matching those of the existing terrace. (Voting: Unanimous (6))

#### 2. DM/2019/00466 Red Barn Farm, Crick Road, Shirenewton

Construction of calf rearing unit and workshop extension.

#### 3. DM/2019/00467 Red Barn Farm, Crick Road, Shirenewton

Demolition of existing dwelling and construction of a rural enterprise dwelling.

Both applications at Red Barn Farm were considered together.

Taking application 466 first, an agricultural case was set out for a new calf rearing barn on account of the poor quality of the existing pair of barns and to minimise the risk of diseases spreading from calves to older cattle in particular TB. The application is for a new barn (approx 42x12m) to sit alongside the existing pair (approx 30x15 each) and was intended to be in keeping with those existing, would be largely screened from view from the Crick Road

and no new access was required . However, notwithstanding that the application speaks of Red Barn Farm it seemed to be part of Coombe Farm and a precursor to the building of (and the benefit of) a new dwelling yet to be constructed which may be regarded as a farmhouse for Red Barn where none currently exists.

Council then considered this application in relation to 00467 (new rural enterprise dwelling and calving shed). Planning consent exists for the replacement of an existing mobile home/chalet dwelling (set in open ground and visible from the Crick Road) with a new, replacement dwelling (DC/2017/01219). There are no pre-commencement conditions. The new dwelling would have two storeys with three bedrooms and a floor area of 107sqm. It does not have a boot room, farm office, medical storage area or garage. The applicant's case is that it is not suitable for a farm worker which he says he requires. He is prepared to accept an agricultural occupancy restriction.

Councillors took particular note of the Planning Assessment analysis by Richard Anstis dated 15.4.19. In brief, this demonstrated that Red Barn Farm was part of Coombe Farm. It appeared to have no separate buildings (other than the caravan/chalet) nor business separate from Coombe Farm and failed to satisfy the MCC tests for either an additional farm workers house or a new rural enterprise permanent dwelling. No business case in support of a full time worker had been submitted.

Council recommended refusal of both applications on the basis of the applications failing the findings in the above Assessment and pending further clarification from Planning Officers. This council requested a site meeting with Planning Officers. (Voting: refusal 4/2 abstentions)

#### **4. DM/2018/01981 Rhewl Farm, Shirenewton**

Reconsultation on the conversion of existing redundant farm buildings to four dwellings. Council recommended refusal of the application and expressed concern at the high density development of four redundant farm buildings at this site. There are currently proposals to build 11 houses adjacent to Clearview, plus at least two new dwellings at Little Grondra Farm, all of which will use as access this very narrow country lane which has no passing places.

Council was further concerned about the over subscription of pupils to Shirenewton Primary School.

The revised plan showed Barn 4 as withdrawn from the application and there were various comments on hedging and bird nesting but the changes were unclear as the original plans are no longer viewable on the portal.

Barn 4 had been withdrawn but public Rights of Way 373/66/7 and 2 run through barn 4 and should be realigned through the farmyard before any development takes place. This Council requested clarification on the use of the proposed properties ie, residential or holiday lets as this would affect the amount of traffic on this very narrow country lane. Council also requested a site visit with planning officers. (Voting: Refusal 5/1 abstention).

#### **5. DM/2019/00574 Grove View, Bully Hole Bottom, Earlswood**

Retrospective application for the erection of a close boarded stock fence. It was noted that although not situated on the horizon the fence is prominent in its position, however it does not appear to affect the outlook of any of the neighbours. Council recommended approval subject to the exterior colour being specified as dark green to blend in with the surrounding gardens and fields. (Voting: Unanimous (6)).

#### **6. DM/2019/00690 Little Bushes Farm, Earlswood**

Council was aware that it was unable to recommend refusal for an agricultural application but requested further clarification on why this was an agricultural application in the first place, also why a lean to was required for fodder when it was proposed to replace the building, Council asked whether fodder storage could not be incorporated into the building.

**Reconsultation on DM/2018/02066** Outline application for 11 houses adjacent to Clearview, Shirenewton. Council noted the response made on 15.4.19.

Councillor L Brown arrived at the meeting at this point.

**Minute 3823 – Finance.** To approve items listed for payment –  
**Expenditure (by Standing Order)**

Clerk’s salary/allowances - April 2019 £654.20  
Clerk’s Pension (Council & Clerk’s contribution) - April 2019 £177.95

**Items for payment**

| Payee          | Reason for expenditure   | Amount £                  | Vat £ | Total  | Cheque No. |
|----------------|--|---------------------------|-------|--|------------|
| Mrs H Counsell | Expenses   | 38.91                     |       | 38.91  | 101498     |
| Mrs H Counsell | AVG Antivirus  | 49.99                     | 10.00 | 59.99  | 101499     |
| Mrs H Counsell | <b>Village survey costs:</b><br>Post box<br>Printing costs<br>Stamps/envelopes | 25.99<br>156.00<br>114.92 |       | 25.99<br>156.00<br>114.92<br><b>Total</b><br><b>296.91</b> | 101500     |
| Jeremy Hughes  | 5 new planters/<br>one bench   | 500.00                    |       | 500.00   | 101501     |
| SLCC           | Annual subscription  | 136.00                    |       | 136.00   | 101502     |
| ALCC           | Annual subscription  | 40.00                     |       | 40.00  | 101503     |
| Merlin Waste   | Bin emptying (April)   | 37.50                     |       | 37.50  | 101504     |

Council resolved to make all payment as listed.

- Council noted that a payment of £1,000, third payment of community benefit had been received from ReneSola for the solar park at Rhewl Farm.
- Council further noted that £295 had been received for the tenancy of the Earlswood field for 2019/20.

**Minute 3824: To consider annual insurance quotes for 2019/20**

Three quotes had been received for a Long Term Agreement of three years, as follows:

| Name of Insurer                     | Three year quote |
|-------------------------------------|------------------|
| Zurich Insurance (current insurers) | £732.68          |
| BHIB Insurance<br>Leicester         | £657.82          |
| Came & Co<br>Guildford (Inspire)    | £718.65          |

As all quotes were like for like, Council resolved to accept the cheapest Long Term Agreement quote from BHIB Insurance, at £657.83.

**Minute 3825: To receive an update on the Village Plan Survey**

58 survey forms had been returned so far, using all methods of response – post boxes, via the website and by post to the Clerk. Cllr Butterworth gave a presentation on the trends that have been produced and will continue to update this as more forms are received. In order to remind residents to return the surveys by the end of the month the Clerk will put a reminder in the Parish News, posters on the noticeboards and arrange for a note to be issued via 'pupil post' at the school. Residents will be reminded at the Coffee Morning on Saturday 18<sup>th</sup> May and Cllr McKenna will post a Facebook reminder. Councillors agreed that a further meeting was required to discuss findings and how to build them into the updated Village Plan.

Members wished to record their thanks to Cllrs Martin and Butterworth for their work in producing the form and analysing the survey results.

**Minute 3826: To discuss producing an annual report to residents.**

Council felt this would be a worthwhile form of contact with residents and that the results from the residents' survey could form a major part of it.

**Minute: 3827 - To receive information on community defibrillators**

Council noted that this issue had been raised by Mr B Allen, but that he had contacted the Clerk to request that this item is considered at a later date as he had further information to gather.

**Minute: 3828 - To make Best Kept Village Competition arrangements.**

The Clerk had received information from GAVO that the Competition rules would change this year, but no details had been received as yet.

Clerk to collect new planters from B Allen on Monday 20<sup>th</sup> May and install them.

Clerk to purchase compost, plants etc., and contact Mrs Bailey re planting the triangle.

Clerk and Cllrs Butterworth and Smith-Haddon to plant up on Saturday 25<sup>th</sup> May from 2pm.

**Minute: 3829 – To receive the Clerk's Report**

**Refurbishment of Tan House pub** – owner confirmed on 15.10.18 that internal work is taking place. There is currently an Enforcement case open – E18/340. Update requested 25.2.19, G Delamere advised that he has tried to make contact with the owner for a site visit. GD advised that he had seen nothing significant enough for action.

**Play area equipment** - Home multi seesaw installed. Total cost of item and installation = £3151.30 + vat where applicable.

**Village planters** – Five planters have been completed and are ready for installation. Mon CC agreed to remove and replace the damaged concrete planter at Blethyn Close at their own cost as it is on their land.

**Mynyddbach bench:** Bench replaced and installed.

**Fence at Old Cock-a-Roosting** – advised by G Delamere that as fence is over one metre high and adjacent to the highway, permission would be required - reported to Enforcement on 21.3.19 and new case opened.

**Community benefit – Rhewl Farm Solar Park** – Invoice submitted to ReneSola on 11.4.19 for £1000 benefit for 2018/19. Payment received 25.4.19.

**Financial Regulations action plan** –the external hard drive of the Council pc was passed by the Chair to the Clerk for backing up.

**Minute 3829 - Items of local concern** (information only)

- It was reported that a motorcycle scramble had been held at Church Farm, Newchurch during April. Clerk to make enquiries as to whether it was officially

- organised, with permits etc and whether any complaints had been received from neighbouring community councils.
- Information had been received from Monmouth Pollinators, Cllr Smith-Haddon to investigate.

### **Minute 3830 - Correspondence.**

Council noted receipt of the following correspondence:

1. Letter from Abergavenny Town Council regarding the possibility of changes to emptying of dog waste bins. All Councils invited to send a representative to discuss possibility of future changes with Mon CC officers – nomination to be made by 24<sup>th</sup> May 2019. The Clerk advised that there had been no past problems with Merlin Waste, the current provider.

### **Monmouthshire County Council**

Monmouthshire Adopted Local Development Plan (LDP) 2011-2021.  
Consultation on the Draft Infill Development Supplementary Planning Guidance.  
The Draft SPG is available for public consultation from Thursday 28<sup>th</sup> March to Monday 13<sup>th</sup> May 2019.

Monmouthshire Home Search – Review of Housing Allocation Policy drop-in session at County Hall, Usk on 3<sup>rd</sup> June 2019 from 10am – 2pm.

Information regarding the changes to Waste Recycling sites in Monmouthshire from 1<sup>st</sup> June. Usk facility to be closed on Tuesdays and Fridays, Five Lanes to be closed on Thursdays.

### **One Voice Wales**

Motions for Annual General Meeting - Member councils invited to propose a **maximum of two** motions for debate at the AGM on Saturday 5<sup>th</sup> October 2019, which must arrive **no later than noon on Thursday 20<sup>th</sup> June 2019** for consideration by the Conference Agenda Committee.

### **Welsh Government Consultations**

- Healthy weight, healthy Wales
- Agricultural tenancy reform
- Measuring Our Nation's progress
- Vessel monitoring systems for fishing boats in Wales
- Easy access to listed buildings in Wales
- Deposit return scheme for drinks containers

### **Minute 3831: To receive short reports from meetings attended:**

No external meetings had been attended this month.

### **County Councillor's monthly report –**

County Councillor Brown advised the following:

#### **Lower Wye Area Committee**

The agenda for the last Lower Wye Committee on the 17 April at 10am at Chepstow Leisure centre with a public forum, included Chepstow Hospital/Chepstow school/Mounton House School and Chepstow Police station.

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=150&MId=2587&Ver=4>

Brief points from the meeting:

- Chepstow hospital will have a community hub/ information point at the entrance and the

accommodation at the hospital will be rearranged to move the 2 wards downstairs.

□ Chepstow School is expected to be in the next 21 st century building programme with bids to Welsh Government starting in 2024.

□ The consultation on the proposal to close Mounton House School was discussed with the financial argument coming under fire as reported in the local area press, in the following link: <https://www.southwalesargus.co.uk/news/17581056.financial-plans-to-close-mouton-house-special-needs-school-under-fire/>

□ The front desk at Chepstow police station will be closed to the public although it will be still have police officers working in the office.

### **Adults Select Committee**

There was a special meeting of the Adults Select Committee on the 29 th of April with the Health Board to discuss Chepstow, Royal Gwent and Neville Hall hospitals, which can be watched at the following you tube link: <https://www.youtube.com/watch?v=oxSsv0nUFtE>

### **Education**

Monmouthshire County Council (MCC) The Chief Education Officer has produced an annual report for council. There is still a concern about the educational gap between those with FSM (free school meals) and other pupils. There has been a 50% change in Head teachers in our secondary schools (2 out of 4 schools) and a 30% change in the Head teachers of primary schools. The full report can be found at the following link:

<https://democracy.monmouthshire.gov.uk/documents/s21204/CO%20Report%202019%2004052019%20v1.0%20Council.pdf>

### **Welsh Government**

The Welsh Government are currently consulting on the substantial changes being proposed to the new curriculum for Welsh schools which will have different areas of learning covering a number of subjects. You can have your say on the new curriculum and the different areas of learning until the 19<sup>th</sup> July 2019. The link to the consultation can be found here:

<https://gov.wales/education-changing>

### **Waste**

There are to be changes to the recycling centres so that Monmouthshire residents will be issued with windscreen permits from the 1<sup>st</sup> June and Five Lanes will be closed on Thursdays. Details can be found in the following link:

<https://www.monmouthshire.gov.uk/recycling-and-waste/household-waste-recycling-centres/>

### **Water Board**

Pleased to note that Welsh Water has at last started the pipe lining repair work to a section of the main sewerage pipe which serves the local villages of Pwllmeyric, Mathern, Mouton and Shirenewton villages. The work has commenced following a meeting with Welsh Water with the County Councillor. Chairman of Mathern community council and now Chairman of Shirenewton community council and the Environmental Health Officer (EHO from MCC).  
Highways.

County Cllr Brown also reported that Shirenewton Primary School had an ‘Excellent’ rating in its recent Estyn inspector report. Clerk to send a letter of congratulation to the Headteacher.

**Minute 3832: Date of next meeting – Monday 3<sup>rd</sup> June 2019 at 7.00pm** at the Recreation Hall, Shirenewton.

There being no further business the meeting closed at 9.50 pm.