

SHIRENEWTON COMMUNITY COUNCIL

Minutes of the Council meeting held on Monday 3rd June 2019 at 7.00 pm
at the Recreation Hall, Shirenewton.

Present:

Councillors: Mr P Butterworth (Chair), Mr K Morton, Mrs L Brown,
Mrs J Smith-Haddon, Mrs J McKenna

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:

Councillors I Martin, B Price.

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

There were no applications. The advertised vacancy has a closing date of 21.6.19. Vacancies continue to be advertised on the community noticeboards, in the Parish Magazine and on the website.

4. Monthly police report

There was no police report this month nor representation at the meeting despite the Neighbourhood Team Sergeant assuring the Council that a report would be made. Liaison with the police team to continue, in an effort to improve the information and feedback received in the monthly reports.

Minute 3832 - To disclose personal and pecuniary interests in listed business.

County Councillor Brown gave no opinion in relation to the planning matters considered as she is a member of the Mon CC Planning Committee.

Minute 3833 - To confirm the accuracy of the Annual Meeting minutes and approve and sign minutes of the ordinary meeting held on 13th May 2019.

The minutes of the Annual Meeting were confirmed as accurate and the minutes of the ordinary meeting that followed were approved and duly signed by the Chair.

Minute 3834 - To consider planning matters.

1. DM/2019/00548 Latimer Farm, Earlswood

Extension to existing agricultural building. Change of use to equestrian centre for maximum of 16 horses with external menage.

Pencilled drawings on the Mon CC planning portal, noted 'Not to Scale' are not professional enough.

Latimer Farm sits on land between the Earlswood Road and the ridge road to the Gaerllwyd crossroads. Planning consent was granted in 2015 for the erection of an agricultural building used for storage of agricultural machinery, hay and straw subject to the condition that where the agricultural use of the building ceases within 10 years and planning permission has not been granted for an alternative use, the building shall be removed. It was to be 22.72m (long) x 10.6m (wide), and 3.65m height to eaves and 4.96 high to ridge, constructed with a steel frame having concrete blockwork to 2.43 m height and timber Yorkshire boarding up to the eaves height. The roof was to be box profile sheeting in Juniper Green and interspersed clear Perspex roof lights, and double door width openings to both the west and east. The

original building was partly destroyed by storm damage earlier in 2015 meaning there was no agricultural building of this nature on site and was therefore considered acceptable.

The existing building is to be converted internally with the installation of 12 stable bays, and extended on the longer dimension by a further 5m which will add another 5 bays (17 bays, not 16 as requested on the application) plus a tack room. Therefore the existing agricultural use of the building will cease, with implications for the need for a future agricultural building.

The application is phased to include change of use to equestrian centre. No information is provided on the proposed business nor the extent of the site to which it would apply – the site drawing includes the whole of Latimer Farm which therefore has the potential to become a commercial equestrian enterprise.

Whilst MCC Highways has not raised objection, Councillors were concerned at the limited existing access were a substantial business to emerge. It was noted that horses are already stationed on site as they are pegged out in squares with electric fencing in the field in front of the building. It is unclear from the application whether sufficient grazing land has been set aside for the number of horses proposed.

The proposed location of the manure heap lies close to two soakaways and the application does not address the onward dispersal of the manure nor its potential to contaminate water courses.

Councillors were aware of the planning history of a nearby racing stable, and of the growing trend for farmland to be converted to equestrian activities both private and commercial. Inevitably this trend if it continues will change the local landscape.

Council's recommendation was for refusal of the current application pending clarification of the following points, when members would be prepared to reconsider :

- What the business case is to support the application;
 - How the manure heap is to be managed so as to prevent accumulation of material and contamination of the water courses;
 - The extent of the site to which the change of use is intended to apply;
 - Whether the land set aside for keeping the proposed number of horses is approved as sufficient by Mon CC's animal welfare officer
 - Where it is proposed to store hay and machinery, as this is the present purpose of the existing building.
 - Whether the Right of Way that passes through the property is affected.
- (Voting: 4 for refusal/ 1 abstention).

2. DM/2019/00749 The Old Cock a Roosting, Earlswood

Replacement and erection of boundary fencing along property border with highway. Post and Rail stock fencing for main garden. Cedar lap board fencing for 15 metres alongside side of house, average height 1350mm.

Councillors were aware of the existing fence on the road up the hill at this junction and the obstruction to visibility for vehicles emerging from the Earlswood Road. Also that planning consent is required for the erection of a boundary exceeding 1m height onto a road.

Councillors considered that in view of the road safety hazard the fence should be reduced to no more than 1m in height or by sensible agreement between the Highways Dept and applicant to reduce the hazard. Recommendation: Refusal because of the road safety hazard. (Voting: 4 for refusal/ 1 abstention).

3. DM/2018/02028 Ty Cubby, Old School Hill, Mynyddbach

Retrospective planning permission for wooden summer house with Perspex windows.

Ty Cubby is a semi-detached house the back of which faces across a field and the B road to Usk. The summerhouse was constructed last summer and is the subject of a retrospective planning application. It sits on a wooden deck with a small viewing platform for the vista

across the valley. It does not appear to be compliant with any building insulation requirements and is described as a summer house. Councillors recalled this retrospective application coming before them in February 2019 when it was refused and felt that the same objections still applied.

Council recommended refusal of the application as the structure is not in keeping with the countryside. Although not situated on the horizon the building is on stilts and prominent in its position. Council recommended that it be reset into the bank and painted dark green to blend in and make it less intrusive. (Voting: 4 for refusal/1abstention).

Minute 3835 – Finance. To approve items listed for payment –

Expenditure (by Standing Order)

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

Items for payment

Payee	Reason for expenditure	Amount £	Vat £	Total	Cheque No.
BHIB Insurance	Annual insurance	587.34	70.48	657.82	101505
Mrs H Counsell	Expenses – May 2019	58.50		58.50	101506
Information Commissioners Office	Annual Data Protection fee	40.00		40.00	101507
Age Cymru Gwent	Donation of Internal Audit fees 2017/18 and 2018/19	100.00		100.00	101508
Merlin Waste	Bin emptying (May)	37.50		37.50	101509

Council resolved to make all payment as listed.

- Council noted that in April two payments had been made in error by HSBC bank to HMRC as the Standing Order amended from 1st April had been paid and the original had not been cancelled so a second payment had been made. As the difference is only £1.16 for the month, amended standing order form raised to cancel the June payment. Usual monthly payments to be resumed from July 2019.

Minute: 3836: To receive an update on the Village Plan Survey.

118 survey forms had been returned so far (24%), using all methods of response – post boxes, via the website and by post to the Clerk. Cllr Butterworth gave an informative presentation on the analysis showing the trends that have emerged. It was agreed to extend the closing date into the month of June. Clerk to notify other local organisations that they can use the post box at the Recreation Hall.

Minute 3837: To discuss future website maintenance.

Due to the expertise of Councillor Butterworth and his willingness to maintain the Council website, members agreed to him taking over this role from the Clerk in the future. Clerk to provide cover in Cllr Butterworth's absence. He asked members for comments on the current layout and future ideas.

Minute: 3838 - To receive information on the condition of The Spout

The WI had reported that the steps on the right hand side of The Spout were in a poor condition and a concern to the WI members who used them to gain access. Clerk to contact Mr J Saysell for his advice.

Minute: 3839 - To make Best Kept Village Competition and litter pick arrangements.

Clerk had received information from GAVO on Friday 31st May that the Competition was now called 'Be Proud of Your Community Gwent Awards' and the categories and entry rules had changed significantly, the closing date for applications was 21st June and the information on judging criteria was not available yet. Clerk to check out information with GAVO.

Community Litterpick to take place on Weds 26th June 2019 from 6.30pm. Cllr Smith-Haddon had obtained a promise of pickers, bags, gloves and hi-viz jackets from Mr Ward-Jackson at Mon CC. Local Cubs Group will also help. Clerk to complete risk assessment. Cllr Smith-Haddon to work out walking routes.

Minute: 3840 – To consider information from One Voice Wales on a model Informal Resolution Protocol.

Council agreed to the Clerk bringing this Protocol to the next meeting for adoption.

Minute: 3841 - To receive the Clerk's Report

Village planters – All planters have been installed and planted up for the summer. Triangle round tree not yet planted as unable to contact Mrs Bailey. Council agreed to plant up.

Mon CC agreed to remove and replace the damaged concrete planter at Blethyn Close at their own cost as it is on their land – reminder sent 28.5.19.

Fence at Old Cock-a-Roosting – planning application DM/2019/00749 received on 17.5.19.

Removal of hedge on Earlswood Road – asked Mon CC if the landowner had permission to remove the hedge on 17.5.19. Report no: 3782089. – advised on 22.5.19 that request had been passed to Jim Keech, Tree Officer, Mon CC to pursue.

Continued refurbishment of play area - £3151 is total cost of new seesaw (although Mon CC installation invoice not received yet). To remind Mon CC that annual safety inspection is due in June, also ask for a quote to refurbish the playhouse. Replacement item is very similar (costing £4,000 - £5.500) and if all chipboard walls/floors were replaced with high density polyethylene and the steel framework is in good enough condition, this may remove the need for total replacement.

Grass collecting costs – Following complaint made to N Leaworthy on 14.5.19, the grass is to be cut weekly until the Fete on 8th June. However, the problem is caused by the grass being cut fortnightly and not collected. Clerk to obtain rough quotes for weekly cuts for next season.

Financial Regulations action plan – a backed up copy of the external hard drive of the Council pc was passed to the Chair for safe keeping off-site.

Minute 3842 - Items of local concern (information only)

- It was reported that a scramble meeting at Newchurch had been scheduled for 2.6.19 but no noise had been heard, so assumed it was not held.
- Temporary traffic lights on the B4235 were for the installation of a private sewer.

Minute 3843 - Correspondence.

Council noted receipt of the following correspondence:

1. **WALES & VE DAY 75 - 8TH MAY 2020** – invitation from Bruno Peeks, Pageant Master to take part in celebrations/commemorations of 75th anniversary of the end of World War 11 in Europe on Friday 8th May 2020.
2. Spring Edition of GAVO's Voluntary Voice magazine.

Monmouthshire County Council

Information received on Mon CC becoming responsible for Civil Parking Enforcement (CPE) which will be enforced from 30th May 2019 to improve safety for pedestrians and road users. Further information available on <https://www.monmouthshire.gov.uk/parking-enforcement/> Information posted to website and displayed in noticeboards.

Welsh Government Consultations

- Amendments to Welsh food legislation
- Draft National Framework for continuing NHS healthcare

Minute 3844: 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:

Local Issues:

Main Sewerage Pipe

Pleased to hear from Welsh Water that they have at last completed the pipe lining work to a section of the main sewerage pipe which covers the local villages of Shirenewton, Mounon, Pwllmeyric and Mathern.

Road Works

The traffic lights on the B4235 Usk road are due to nearby sewerage works.

Council Issues

County Council

At the last meeting the Council passed a motion on a climate emergency, which covered most of the wording found in the agenda in the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=143&MIId=3758>

Cabinet

The Cabinet have a report on 5th June on the Replacement Local Development Plan, issues, visions and objectives paper, which is said to be endorsed but subject to further refinement, the report together with appendices can be found at the following link as item 3d:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=143&MIId=3758>
The Replacement LDP Issues, Objectives and Visions paper can be found at the following link:

<https://democracy.monmouthshire.gov.uk/documents/s21315/1a.%20Appendix%201%20Replacement%20LDP%20Issues%20Vision%20and%20Objectives%20Paper.pdf>

Whilst, it may be argued that the Welsh Government planning policy wales PPW 10 states that developments need to consider walking, cycling, public transport and then car last, there needs to be some realism here in the Monmouthshire Replacement plan particularly for villages which have limited public transport and rely on the car. It is important in my

opinion that in the development of the replacement LDP, Monmouthshire maintains its supplementary planning policy parking standards, otherwise streets on new developments will be littered with cars.

<https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

The references at point 5 in support of the Replacement LDP have failed to mention the important CAPITA Chepstow Transport study on the impact of the removal of the tolls and transport in the Replacement LDP. Transport tends to be seen as public transport and encouraging non- car modes of transport but fails to recognise that there already exists the need for new roads in the Chepstow area in relation to the current traffic congestion and air quality issues due to the 23% increase in traffic as a result of the removal of the tolls:

<https://democracy.monmouthshire.gov.uk/documents/s21317/1c.%20Appendix%203%20Future%20Gens%20Evaluation%20Equal%20and%20Sus%20Assessment%20-%20Issues%20Vision%20and%20Objectives%20Pape.pdf>

Chepstow Transport Study Stage 1 (see pages 17 and 18 on increase in traffic)-CAPITA report.

<https://www.fdean.gov.uk/media/6312/chepstow-transport-study-final-report-p02-dec-2018->

Minute 3845: Date of next meeting – Monday 1st July 2019 at 7.00pm at the Recreation Hall, Shirenewton.

There being no further business the meeting closed at 9.45 pm.