

## SHIRENEWTON COMMUNITY COUNCIL

Minutes of the Council meeting held at Shirenewton Recreation Hall and online  
on **Monday 13<sup>th</sup> April 2026** at 7.00pm.

**Councillors:** P. Butterworth (Chair), I Martin, G Todd, S Todd, G Mitchell, & C Martin

**Also in attendance:** J McLagan Clerk, Mrs. L Brown County Councillor, SPCO Dave Cordingly & member of the public (1)

1. **Minute 5244 – To Receive Apologies for Absence:** None
2. **Minute 5245 –** To confirm the minutes from Shirenewton Community Council meeting held 2<sup>nd</sup> March 2026 as a true record. The minutes were approved and signed by Council.
3. **Minute 5246 – Public Participation** 1 x Member of the public

**James Rattray** updated council on – A new film from the National Emergency Briefing - a public information initiative to ensure the UK is fully briefed on the climate and nature crisis.

Released on 7th April, the film presents the national implications of climate and nature breakdown - along with credible, positive responses - in a single, accessible account designed for screening in communities across the UK. The film is being shown in local communities and encourages debate and discussion.

Mr Rattray kindly arranged a showing of the (45 minute) film on 8<sup>th</sup> April at the Church Room, St Thomas Becket Church, Shirenewton. 40 people attended, partaking in a discussion around renewable energy at the end.

Mr Rattray explained how he had achieved Net Zero using solar panels and heat pumps and an electric car. Mr Rattray also offered some advice to local residents who may be considering going this route or utilising what they currently have. **Email:** [jhrattray@gmail.com](mailto:jhrattray@gmail.com)

If you wish to arrange or attend a showing of the film here is a link - <https://www.nebriefing.org/the-film> for more information.

4. **Minute 5247 – To disclose personal and pecuniary interests –** None declared
5. **Minute 5248 – 3 x Items for planning**

- A. **DM/2026/00052 reconsultation** Tyna Rhos Usk Road Earlswood New access onto highway. Including driveway to barn and to new future house. Part of the road approx. 75 sq. metres will be in the adjacent field so will need change of use.

Councillors will recall this application for a new access onto the highway, the site plan for which denoted a future house in place of the existing and an enlarged barn. SCC raised the following objections:

1. This application and the proposed applications for a new house and barn extension should be considered simultaneously as the outcome of those intended applications may require changes to the driveways shown on this application, bearing in mind that no demolition or site clearance work in regard to the proposed new house and barn extension is permissible until consent is granted for them. Were MCC nevertheless minded to grant consent we would request conditions that no development under such consent can proceed until a full planning consent has been granted for a newbuild house and barn extension.
2. No sight lines are shown, it being acknowledged that Usk Road is a category B highway subject only to the statutory limit of 60mph.

3. There is no Green Infrastructure statement nor any newt and other protected species survey, nor any proposal for the removal of the existing entrance driveway, re-hedging the resulting gap on the Usk Road border, nor the remediation and restoration of the land under the existing driveway.
4. The section of driveway outside the red site line should be included within the application site. SCC reserves the right to comment further when the above details are received.

Highways have requested deferral until the following details are supplied:

- The existing access is not referenced on the proposed site plan; however, we would request confirmation it is to be stopped up
- As a shared agricultural access, the recess should be set back by 6m with appropriate hedge replacement. Gates may stay at the proposed placement.
- Details of what visibility splays are achievable must be provided
- Details of construction materials and measures to prevent run-off into the public highway provided for consideration. The access apron should be of a tarmac construction to tie into the carriageway.

The Biodiversity officer comments that insufficient ecological information has been submitted with the application to enable the biodiversity impacts of the proposal to be adequately assessed.

A resident has commented that the footprint of the proposed new house looks about the same as the current house but from the elevations the new house will be considerably higher than the current house which seems out of character for the area. The proposed driveways are very wide and appear to be designed for large or simultaneous multiple vehicle access and egress. The barn extension will almost double the size of the current building, which for the size of the plot seems excessive. The current access for Tyna Rhos on to the B4235 although not ideal is located almost mid-way between two blind corners to the north and south of the property. The proposed new access is closer to the south blind corner and access and egress to Hillside House and Gwenyn Developments maybe problematic.

Councillors' attention is drawn to the new plan showing a reduced red lined site, still excluding part of the proposed roadway. More significantly, the roadway no longer splits in two (one section leading to the proposed house and the other to the barn) but follows route to the barn and now continues to the proposed house which appears to have a larger footprint than previously plus a new building (type and use unspecified) alongside. There is a wide area on the approach to the barn presumably for parking and turning. A wider access from the road and site lines are now shown.

**Recommendation: Objection on the grounds that:**

1. The site red line does not encompass all of the land the subject of the application.
2. A planning application has not been received for the proposed house and barn extension shown on the revised site plan and it has been noted that the size, location and orientation of these has changed from the original plan, as well as the design and route of the proposed roadway. We consider that a coherent application for the whole site instead of piecemeal applications for each individual build is essential. Were MCC nevertheless minded to grant consent we would request conditions that no development under such consent can proceed until a full planning consent has been granted for a newbuild house and barn extension.
3. The comments of MCC Highways and Biodiversity are supported and SCC awaits copies of the further details are requested.
4. There are no proposals for remediation and restoration of the land under the existing driveway.

SCC reserves the right to comment further when the above details are received.

### **Cllrs voted unanimously to Object to this matter**

#### **B). DM/2021/01398** Proposed sheep handling unit and amenity building to serve smallholding North Of New Shire Farm Usk Road Earlswood

Councillors may recall the original version (although dated from 2021 it only came to SCC a year ago) proposed change of use of land to allow for the siting of a mobile home and installation of ground work and drainage, to provide a mobile dwelling adjacent to existing track and demolish and reconstruct existing shed to be used as Dairy and stable and for storage of relevant farming machinery, to enable the proprietor to manage her land and care for her livestock for local produce and ecology.

At the meeting last April, it was brought to Councillor's attention that the smallholding is accessed via a track from the lane that runs from the Gaerllwyd crossroads to Bully Hole Bottom and consists of 6.8 hectares (16.8 acres) of organic agricultural pastureland and some woodland with a natural spring. There were three sheds that were used for hay and wood storage and shelters for sheep, pigs and horses. It was purchased in October 2018 from Mr and Mrs Lewis who used the farm to graze sheep. It sits in the upper Mounon valley and as such is not prominent in the landscape.

That application included a bespoke timber relocatable mobile home (think park home) having 2 bedrooms both ensuite, a kitchen/diner and a utility room. The footprint is some 13m x 7m; construction is with SuperTherm Insulation in a timber frame and wooden cladding (colour not mentioned) to passive haus standard. The roof is grey metal cladding, and there is to be a package sewage treatment plant. The applicant advises the proposal does not include the gain, loss or change of use of residential units as this is intended to be temporary accommodation. There is no existing accommodation on site.

The field shelter was to be demolished and replaced with Sheep and Dairy Stable with drainage, and a solar panel array installed over.

The applicant lives in Chepstow. The purpose of the mobile home was to provide temporary overnight accommodation during busy lambing periods. The proposal was not intended to be taken as an application for a potential dwelling, as the applicant appreciated that the land available to her limits the amount that she is able to physically produce and do on the farm. There is insufficient justification for a full time employee or permanent occupation.

A permanent dwelling such as this in the open countryside would breach MCC planning policy. The applicant sought a temporary consent. Councillors might wish to consider whether it is a necessity to have overnight accommodation when the applicant lives within 20 minutes, although shelter from the elements and sanitary facilities might be. Councillors will also be mindful that a temporary planning consent can accidentally become permanent and that the laying down of a concrete foundation base for the home with no wheels might imply an inappropriate degree of longevity on site.

SCC considered that the application should be refused because the temporary mobile home is in fact a permanent structure and breaches MCC planning policy for building in the open countryside. SCC was not persuaded that the home was justifiable in support of an activity which appears to amount to hobby farming lacking current and future financial viability and employment prospect. Were MCC nevertheless minded to grant consent, SCC requested conditions:

1. that the permission expires in 5 years from its date at which time the structure is to be removed and the land is to be restored to its original state of pasture
2. that the mobile home shall not be occupied other than as temporary overnight accommodation and solely in connection with the rearing of sheep on site.
3. that the external finishes and colours of the mobile home be subject to MCC approval.

Councillors will note the lack of detail in the sheep handling unit now proposed. Construction materials are not specified, nor their external finishes, nor the material for the roof or its colour. The roof is to be a monopitch but its height is not specified, and no solar panels are shown. The building will be 20m x7m (cf the mobile home of 13m x 7m). The sheep section occupies 9m (ie less than half) of the length, with a garage, store, boot room and bedroom accommodation with ensuite and kitchenette the remainder. No equipment, animal feed and medicine store is shown. No mention is made of the unit being temporary, and the sewage treatment plant that was to have served the mobile home is carried forward. There is already a field shelter for the sheep.

**Recommendation** : It has come to SCC's attention that a substantial change has been to the application has now been proposed in that (presumably) in lieu of seeking consent for a mobile home the application has been rewritten as a sheep handling unit , but still with accommodation even though there is no update on the lack of viability for a part time worker. SCC restates its objection to the previous proposal to erect a mobile home on site in contravention of MCC planning policy and objects to the current proposal for the same reason, the structure not being solely for the purpose of handling sheep which could be achieved with the existing field shelter. SCC further objects for want of detail as to construction materials and finishes and reserves the right to make further comment when these are provided.

**Cllrs voted unanimously to restate their Objection to this matter**

**C). DM/2024/00131** Reserved matters for Eleven Dwellings adjoining Clearview Court to include - access, appearance, landscaping, layout and scale.

**Several residents have raised concerns regarding this matter.**

It was agreed to contact MCC Planning for clarification regarding the site being advertised for sale with outline planning permission, whilst there has been a reserved matters application, the planning register does not contain all the details and documents required to be submitted and approved by MCC. SCC request what progress has been made on those details and documents and requests confirm that when this information is available, they are reconsulted.

Cllr C Martin raised the DM/2019/01495 Tan House pub as a recent amended site plan has been added to the still current planning matter and discussed the current enforcement in place.

**Action** Clerk to notify above 3 matters.

5. **Minute 5249 – Finance:** To approve a list of expenditure as detailed

**EXPENDITURE AND INVOICES – April 2026**

**Expenditure -**

Clerk’s salary/allowances.	March 2026	£ 977.26
Clerk’s Pension (Council 25% & Clerk’s contribution)	March 2026	£ 349.50 includes £20 clerks AVC
HMRC Employers NI Contribution	March 2026	£ 212.27

**Payments**

Payee	Reason for expenditure	Amount £	Vat £	Total £	Type
Clerk	Monthly Microsoft 365	8.51	1.70	10.21	BACS
Clerk	Monthly Google storage	1.33	0.26	£1.59	BACS
Clerk	Mar Expenses	70.12		70.12	BACS
Merlin Environmental Services Ltd	April Collections – Invoice 2320	132.60	26.52	159.12	BACS
Chepstow Accountancy Services Ltd	Inv March payroll 3324	25.00		25.00	BACS
Chepstow Accountancy Services Ltd	Year end 3333	15.00		15.00	BACs

Clerk	Cam Lock	16.62		16.62	BACS
Cumbria Clock Company	INV 21657	8,755.00	1,751.00	10,506.00	On Hold
SLCC	Annual Membership 258140-3	126.50	0	126.50	BACS
Beverly Lindsay	Annual play park checks	100.00		100.00	BACS
One Voice Wales	Annual Membership	226.00	0	226.00	BACS
Zurich Insurance	Annual Premium	971.99		971.99	BACS
Bank Charges	Feb 26	4.25		4.25	Deduction
To fulfil Expenditure				<b>13,780.00</b>	Transfer £

**Breakdown of Clerk's expenses March 26**

Mileage = 112.5 @ 45p per mile (Meeting, noticeboards & park visit) £50.63  
Purchases £19.49 ink and paper (50%)  
**Total = £70.12**

<b>Balances:-</b> <b>Bank Account £1,370.70</b> <b>Savings account £7,6077.99</b> <b>Holding bank account £708.55</b> <b>Clock (holding) account £6,209.95</b>
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The above liabilities were read and approved for payment, excluding the Clock Invoice

**Items for Discussion:**

7. **Minute 5250 – Memorial clock repair** – Clock semi completed, 1 set of hands remain to be fitted and the 3 other sets are not functioning correctly. **Action** Clerk to hold payment till clock is functioning correctly.
8. **Minute 5251 – Earlswood field rental** – Clerk has chased Powells for the agreement. **Action** Clerk to rebase
9. **Minute 5252 – Traffic events, (speeding etc) Traffic control Meeting with MCC.** Speeding events as discussed in police report, no other incidents reported. Walk and Talk meeting with MCC – **Action:** Clerk to arrange with MCC & Cllrs.
10. **Minute 5253 – Auditor** – Resolved to use local Auditor P Brabon. **Action** Clerk to progress with Audit.
11. **Minute 5254 – Play Park Inspections** - Deferred to next month.
12. **Minute 5255 – Monmouthshire RLDP – Hearings** - Cllr I Martin confirmed that SLCC would be attending online over the course of 8 days during June/July, the days run 10 – 5pm. **Action** Cllrs
13. **Minute 5256 – Cllr Vacancy** – Cllrs agreed to arrange interviews for 3 recent applicants. **Action** Clerk to arrange.
14. **Minute 5257 – Mynyddbach Village Green/parking update** - Waiting to see if signs help with the parking issues (once installed).
15. **Minute 5258 – “No Parking” sign quotes** – Resolved to purchase 3 signs and poles plus a Welsh version of the notices to be fitted at the same time. Pole size and design and wording agreed. **Action** Clerk to purchase and obtain quotes to fit.
16. **Minute 5259 – OVW Digital health** – Noted, no change for current year. **Action** none
17. **Minute 5260 – Clerks Incremental pay rise** – Resolved to increase from April 26. **Action** Clerk
18. **Minute 5261 – Cllr Remuneration** – Agreed payment (in arrears) for year 25/26 – **Action** Clerk to contact Cllrs regarding allowances.
19. **Minute 5262 - Insurance Policy** - Resolved to accept quotation – no changes to policy. **Action** Clerk

**Items for Information**

**Minute 5263** - To receive reports from County Councillor & Clerk.

**COUNTY COUNCILLOR REPORT APRIL 2026**

County Councillor Brown advised:

*Note that all the Monmouthshire County Council (MCC) meetings below can be found and watched on you tube by pressing Your Council at the top of the Monmouthshire County Council website and then press meeting Calendar and adjusting the date and pressing the relevant meeting.*

### **Performance and Overview Committee 10<sup>th</sup> of March 2026**

The above meeting provided details of the Estyn report on educational services in Monmouthshire County Council, the School examination results and school attendance record, and the draft minutes provide the answers to the various questions raised on these reports. On capped 9, Chepstow school pupils perform approximately half a grade better in every subject compared to peers in the family. Capped 9 includes reporting on GCSE's which indicate pupils' outcomes in literacy, numeracy and science. This has been the case for the last 2 years. The overall school's deficit has increased rapidly from around £4 million to £7.5million to 7.6 million. This is not confined to a single school.

The Overall school attendance record in Monmouthshire between the 1<sup>st</sup> of September 2024 to July 2025 is 92.2%, placing Monmouthshire first in Wales. From that average there was 93.9% attendance in Primary schools compared to 92.7% in Wales and 89.5% in Secondary schools compared to 89.1% in Wales. There was better attendance pre-Covid for 2018-19 of 95.4% in Primary compared to 94.7% in Wales and 95.1% in Secondary compared to 93.8% in Wales. Overall, the LA is performing above the national average in most measures and in the primary phase attendance is returning to pre-pandemic levels. However, overall attendance in secondary schools, particularly e-fsm attendance is not improving rapidly enough.

### **Place Committee 19<sup>th</sup> of March 2026**

The Place Committee considered a report on the prohibition of driving except for access, Goldwire Lane Monmouth in order to scrutinise the consultation and options regarding Goldwire Lane Monmouth. The proposal was to make permanent a traffic regulation order to prohibit driving along Goldwire Lane. The experimental order was for a period of no longer than 18 months from the date of implementation.

The report came to scrutiny far too late at the 17-month point. The Goldwire Lane campaign had 334 signatures across 2 petitions saying no to restricted access of Goldwire Lane. The reason for the order was to improve pedestrian safety, but it was pointed out that there was a safer route for pedestrians only by a hotel in Monmouth and the request was to explore this option further. The Committee voted to recommend against the order being made permanent by the Chairs casting vote and to explore other options but the decision rests with the Cabinet member.

There was an interesting discussion on Animal welfare and to understand the roles and responsibilities of the council's Animal Welfare team and its relationship with the RSPCA.

Cabinet have subsequently decided to confirm this as a permanent traffic order.

### **People Scrutiny Committee 31<sup>st</sup> of March 2026**

The People Scrutiny Committee scrutinised how assistive technology is assisting people in living healthy independent lives. Whilst a number of measures were noted to be green in the report, the waiting list for installations and maintenance was marked in red for Q3 of 2025. The report and discussion can be seen in the meeting details, and the meeting can be watched online.

### **Let's Talk Residents Survey**

Between 23 September and 31 October 2025, the council conducted the National Resident Survey for the second time. The goal was to better understand residents' views on living in Monmouthshire, including their experiences in the local area and their opinions on the council's services. Hosted by Data Cymru and published through Let's Talk Monmouthshire, the survey is part of their National Resident Survey, which helps local councils gain insights into their performance and public perception. The council received 1,064 responses.

Whilst the results showed a general satisfaction with the local area and community, the results were less positive about their local council. Only 35% were satisfied with the way the council runs things, only 44% of those who contacted the council were satisfied with how their query was handled and only 43% of respondents trust Monmouthshire County Council.

If you have any questions about the survey, please get in touch with Richard Jones, Performance & Data Insight Manager, at [richardjones@monmouthshire.gov.uk](mailto:richardjones@monmouthshire.gov.uk).

**Please note that consultations and the full report on the above survey can be found on the Let's Talk section of the Monmouthshire County Council (MCC) website.**

**This can be found by typing in Let's Talk in the hourglass search engine for the MCC website.**

**Clerks report** as circulated and taken as read.

**20. Minute 5264 - Police report** – SPCO Dave Cordingly introduced himself giving his March report (below) in addition:

- a) An accident occurring on the 8<sup>th</sup> April was discussed between a car and motorbike. **Action** SPCO to update Council on next report.
- b) The Huntsman also discussed; Police are aware and do have a presence.
- c) Confirmed there will be more patrolling in the area.
- d) Discussed several concerns reported by local residents, not all incidents were linked to The Huntsman. **Action** Clerk to forward emails to DC
- e) offered to do more speeding checks in the area. Usk Road & around the Village.
- f) Looking to arrange Bimonthly meetings in the village to enable residents to speak directly regarding any concerns they have.
- g) Keen to attend any local meetings (teas, Scouts, regular social meets) held in local halls so people can get to know him. **Action** Local groups to contact the clerk
- h) Dave has a vast career of full-time policing and is now doing community policing in the area of Shirenewton, Devauden, Mathern and surrounding areas.

### **Welcome to the March 2026 Edition of the Shirenewton Community Council Report**

#### **Crime in Shirenewton:**

During the month of March 2026, a total of three incidents were recorded within Shirenewton and the surrounding areas.

Encouragingly, none of these incidents were classified as serious offences, which reflects positively on the safety of our community.

Overall, the area has remained relatively calm and free from significant criminal activity throughout this period.

If you would like any Police representation at any of the Community Council upcoming meetings, please feel free to contact me via email with the relevant dates and details.

I will make every effort to schedule attendance and support these meetings where possible.

#### **Summary of Recent Incidents in the Shirenewton Area During March.**

All incidents reported to Gwent Police were assessed as non-serious and were managed effectively by attending officers from both the Police Response teams and the Neighbourhood Policing Team (NPT).

One incident of indecent exposure was reported, involving a male individual observed walking naked past the Carpenters Arms.

Response officers attended the scene promptly, and the individual was located and apprehended for further investigation.

A number of parking-related concerns were also raised by residents in Shirenewton.

The Neighbourhood Policing Team attended these reports where possible and addressed the issues appropriately, taking action as required.

No additional crimes or incidents of note were recorded throughout the remainder of March.

**Continued Plan of Action:**

To support ongoing community safety and engagement, the following measures are in place:

Monthly speed monitoring will be conducted in the area to address traffic-related concerns and promote road safety.

**Proposed Community Engagement**

To further strengthen engagement with residents, I propose holding Police Surgeries every two months. These sessions would provide members of the community with an opportunity to:

- Raise any concerns
- Seek advice
- Speak directly with their local police representative

I will be raising the matter of hosting Police Surgeries at Shirenewton Recreational Hall at the upcoming SCC meeting.

I would welcome the opportunity to discuss potential dates and availability, where appropriate.

These initiatives are part of my continued commitment to maintaining a safe and connected community.

Cllrs thanks SPCO Cordingly for attending.

**21. Minute 5265 - Meetings attended** – Cllr I Martin and G Todd confirmed attendance at a recent planning meeting with MCC and updated the council. Cllr Butterworth recently attended the AGM and bimonthly meeting of Shirenewton Recreational Association. The next multiagency meeting will be held next month C Cllr Brown and Cllr G Todd to attend. **Action** Cllrs to complete a Planning Policy.

**22. Minute 5266 - AOB and ward reports –**

**Cllr I Martin** – No issues to report

**Cllr G Todd** – Nothing extra to report

**Cllr Butterworth:** Nothing new to report.

**Cllr S Todd** – Keen to discuss the Survey, deferred till June.

**Cllr G Mitchel-** Discussed traffic loops in place on B4235 near Cottages

**Cllr C Martin** - Discussed several concerns and incidents raised by residents in connection with The Huntsman and confirmed these have been raised with police and noted by those present.

**C Cllr Brown** - Nothing extra to report.

**23. Minute 5267 - Correspondence** - As circulated and taken as read

**24. Minute 5268 - To agree the date of the next monthly meeting**

Councillors agreed the date of the next meeting on **Monday 11<sup>th</sup> May 2026 at 7.30pm** by public meeting in Shirenewton Recreation Hall or remotely via Google meet. (Following on from SCC AGM at 7pm)

**There being no further business the meeting closed at 9.15 pm.**