

Shirenewton Community Council

Minutes of the Council Meeting of Shirenewton Community Council held on January 8th 2007 at Shirenewton Recreation Hall.

Present:

Councillors:

Ms B Moore
C Crundwell
K Morton
C Eickhoff
Mrs S Saysell
Mrs J Morgan
R Mitchell
Ms S Bushell
J Eede
J Harvey

In attendance:

Councillor Graham Down. Monmouthshire County Council
Mrs Alison Broughton
Mrs C Jones Clerk
Eight members of the public

Minute 1927 To Disclose personal and pecuniary interests in any item of listed business.

Cllr Morgan declared an interest in a Planning item, Seaview Nursery. Cllr Bushell declared an interest in a Financial Matter, Shirenewton and Mynyddbach Fields Association. Both Cllrs left the meeting room while the relevant items were discussed.

Police Report

PC Mason gave his report covering the period 5th December 2006 to 8th January 2007

Crimes

On Wednesday 13th December a stables in the Earlswood area was broken into overnight. Riding equipment and a generator were stolen.

On Tues 2nd January a local hotel was entered during the early hours and the alarm was activated. Nothing was stolen.

Road Traffic

On Friday 8th December there was a tragic fatal accident at Weyloed Lane.

On Sunday 24th December there was a hit and run collision. The offending driver was traced and arrested on a positive breath test.

Other Incidents

On Thursday 28th December there was a complaint regarding off-road bikes driving erratically around lanes. This was spotted by a police patrol. The six to eight bikes involved failed to stop for the Police Officer and made off. Enquiries are continuing.

On Sunday 7th January a tree came down blocking the Crick road.

PC Mason went on to discuss a new website www.police.uk. He wants to encourage as many residents as possible to register in order that they receive information, messages, alerts etc. direct from the police via telephone e mail or text.

PC Mason informed the Members that the Police/Community Council joint surgeries that were agreed last month would begin on February 17th and be held on the third

Saturday in each month. The meetings will be held in the Recreation Hall and run from 10am until 12 noon. Cllrs had agreed to attend on a rota basis and the Clerk will circulate the rota to all Cllrs.

PC Mason will advertise the meetings and also the new website in the Parish Magazine. The Clerk will place notices on the Boards and on the Church Website. Cllr Moore, as Neighbourhood Watch co-ordinator, will circulate the details of the website to her groups.

Minute 1928 To approve and sign minutes of the Council Meeting held on November 6th 2006

The minutes of the meeting were agreed and signed as a true record.

Minute 1929 Planning

The following applications were received for recommendations:-

Shirenewton Golf Club

Retention of two lampposts

Recommend refusal as objections raised as to the brightness, height and permanence of these lights. They appear to be on continuously. They are unshielded and clearly do not enhance the conservation area. Not in line with the UDP Section 2.25 and Policy ENV14. The Community Council is not averse to some form of lighting but believe it should be less conspicuous and of the 'on demand' type

Seaview Nursery, Earlswood

Widening of existing driveway

Recommend approval

Tan House Public House, Shirenewton

The closure of the public house and outbuildings and conversion and extension into two family dwellings. The building of three new stone cottages on the existing car park with garages and gardens. The provision of a small 'green' common space to the front.

Recommend refusal.

Members felt very strongly that the Tan House is an amenity which the village should not lose and an objection should be made to any change of use. They also felt that the building plans appeared un-realistic with regard to design, density and layout. They discussed many material facts which should be incorporated into the report to be compiled by the Clerk. These included loss of village amenity including loss of facilities related to this particular pub e.g. beer garden, outside play area for children, music festivals. It was felt that some locals would have to travel by car to enjoy the same facilities at another pub.

Members also cited the following reasons for refusal - inadequate access, inadequate parking, too much development for site, out of keeping with village, loss of employment for locals, loss of historic parts of existing building, loss of visual amenity, only possible designated retail area, sewage problems.

The Clerk informed Members that the Planning Officer has received between 60 and 70 letters of objection to date. There has been a previous change of use application approved by MBC and renewed by MCC in 2000. Approval has also been renewed in 1999 for a bungalow and a garage on the site of the play area and car park. Both had lapsed in 2004/2005. This hopefully would not have set a precedent as Planning should now be working within the new UDP.

A date has not yet been set for the hearing. The Planning Officer has received a request from Glamorgan and Gwent Archaeological Trust. Apparently MCC have to produce an archaeological brief. This means that the Developers have to pay archaeologists to do the field evaluation and write a report. The application cannot be determined until this process has been completed.

The Developers have not yet been approached about this work as MCC feel it is not considered reasonable to put them to this expense until rejecting the application for other reasons has been ruled out.

Cllr Harvey suggested that he would set up a sub-committee to discuss who should be lobbied to help the cause of retaining the Tan House as a Public House. **C/FWD**

Land at Great House Farm, Earlswood

Retention of use of land for purposes incidental to the enjoyment of the dwelling, The Roost, including the retention of play equipment, green house, oil storage tank with screen. Excavation of land beyond the area required for the permitted building, steps, ramp and proposed decking area adjacent to building.

Recommend refusal.

Members expressed strong views about the way in which this type of development has been allowed to develop seemingly without hindrance. It was felt that some of the buildings on this site may not have approval as dwellings but are being used as residential properties.

Members requested that the whole site is looked at again as there appears to be confusion over what has approval and what does not. Members feel that planning laws should be enforced much more rigorously to stop this type of creeping development. The Clerk informed Members that the Enforcement Officer had told her that they were about to serve some notices on the owners when they submitted this application.

1, Clearview, Shirenewton

Rear single storey kitchen extension

Recommend approval

Minute 1930 Clerk's report

To consider items C/FWD from previous meetings.

Stiles at Shirenewton Golf Club.

It would appear that all of the seven styles with an order on them have been completed. The Clerk has questioned the Enforcement Officer about who has paid for them and he will check this information. **C/FWD**

Rubbish in field near school

The Clerk is still waiting for confirmation that notice has been served on the owner to remove the remaining rubbish. **C/FWD**

Inaccessible footpaths in Earlswood

Notice has been served to remove the obstruction on footpath 121. However an appeal has been received from the landowner and also a request for a Definitive Map Modification Order application form. The Enforcement Officer has said that he feels there is little basis for an appeal and thinks that a date will be set during the month for the work to be carried out. **C/FWD**

Additional post box in Shirenewton.

Cllr Down is still waiting a response and will chase this up.

C/FWD

Maintenance of school routes.

Cllr Down is still investigating the matter

C/FWD

Minute 1931

Action List arising out of previous month's meeting

Recreation Association Lease

It was agreed to offer the Recreation Association the same terms and conditions as in the previous lease. The lease will run for seven years and the rent will be £5 per year. It was suggested and agreed that Francis & Co., Solicitors be approached for the drawing up of the Lease. The Clerk will do this.

Members were told that Shirenewton Cricket Club were laying claim to the land on which they built a shed approximately eighteen years ago with the consent of the Community Council. The Clerk had spoken to MCC Legal department and it was confirmed by them that the land does not belong to the Cricket Club, although as they built the shed they own the building. The land is held in trust by the Community Council. It was agreed that the Chairman and Vice- Chairman should meet with members of the Cricket Club to informally resolve this matter. The Clerk will make arrangements for the meeting.

C/FWD

Minute 1932 To consider Financial Matters

Bills presented for payment:-	£
Clerk's salary	390.96
Stationery and Expenses	8.40

Donations made to the following:-

Shirenewton PCC	150
Earlswood Methodist	60
Earlswood Hope	60
Gaerllwyd Baptist	60
St Peters Newchurch	60
Chepstow CAB	60
Shirenewton recreation Association	300
Earlswood Hall	300
Community Carol Concert. J Nicholas	50

A request for assistance with set up costs for Shirenewton and Mynyddbach Fields Association was received.

It was agreed to donate £300 to the fund for set up costs. It was further agreed that the Community Council would assist with a loan of £200 if necessary. The Fields Association requested a letter from the Community Council showing support for the venture. This would be used in support of future grant applications. It was agreed that Cllr Crundwell who is the Community Council representative on the Fields Association Committee would draft a letter for the Chairman to sign. C/FWD

Minute 1933

Items of local concern

Cllr Saysell had been requested by a member of the public to raise the matter of overgrown hedgerows. It was agreed that the member of the public would have to be more specific about the area of concern. Cllr Saysell will follow this up and provide information to the Clerk
C/FWD

Cllr Bushell suggested that Members could send the Clerk details of any suitable projects for the CEDS grant. The closing date was 19th January which allowed very little time to prepare the application. The power to submit an application was delegated to the Clerk
C/FWD

Minute 1934

Items of local concern for information only

Cllr Harvey is progressing the complaint to the Welsh Assembly regarding the processing of the Golf Club planning application.

Minute 1935 to confirm the date of the next meeting

The next meeting of the Council was confirmed as being February 5th 2007

Chairman.....

Date.....