

SHIRENEWTON COMMUNITY COUNCIL

Minutes of the Council meeting held at Shirenewton Recreation Hall and online on **Monday 2nd March 2026** at 7.19pm.

Councillors: P. Butterworth (Chair), I Martin, G Todd, S Todd.

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

1. **Minute 5225 – To Receive Apologies for Absence:** Cllrs G Mitchell, & C Martin
2. **Minute 5226 –** To confirm the minutes from Shirenewton Community Council meeting held 5th January 2026 as a true record. The minutes were approved and signed by Council.
3. **Minute 5227 – Public Participation** 1 x Member of the public
 - A) Raising concerns over a planning matter DM/2026/00052 including driveway levels, road access, size and scale.
SCC confirmed they have commented on this planning matter and thanked him for his comments.
 - B) Sought clarification on flooding and drainage in the area.
Concerned over proposed increase in C Tax and the effects on pensioners. C Cllr LB replied stating the Cabinet Member had responded in an unsatisfactory way to questions on the budget by indicating that anyone who was unhappy with the increase should state which services they wanted cut. It was also discussed that other councils receive higher levels of external aggregate funding per head from the Welsh Government, than Monmouthshire. For example, Blaenau Gwent receives £914 extra per head than MCC, with MCC receiving the lowest amount of the 22 Local Authorities.
 - C)
4. **Minute 5228 – To disclose personal and pecuniary interests –** None declared
5. **Minute 5229 – 2 x Items for planning**
 - 1) **DM/2025/01575 -** New rear porch – Archways, off Spout Hill NP16 6AQ

Archways lies behind the houses (9 and 10) at the end of Clearview Close, accessed by a track up from the bend in Spout Hill. The rear of the building is close to the boundary wall for Clearview houses, and that wall is a structural retaining wall.

The proposal is to construct a rear porch, which closes the gap between the building and the retaining wall. It will allow for some internal alterations including the provision of a utility room and back door into the new porch. Three additional roof lights are proposed (presumably) to enhance the lighting of the seating area within the existing building. The roof is to be pitched with slate tiles to match existing roof profile and tiles. There will be a back door with a glazed roof to afford shelter while entering or exiting the new build.

Welsh Water has conditioned that no surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public sewerage system.

Councillors will be concerned that the construction will inhibit access to the retaining wall for maintenance on the Archways side and may affect its structural integrity.

Councillors may also wish to consider whether the proposed roof lights will have light spillage affecting bats and birds. Whilst a GI statement has been submitted, the only works proposed are the provision of 2 bird boxes and a swift box. There is no survey report as to bats birds and other fauna.

Recommendation: Objection on the grounds:

- 1) There is no structural report on the state of the retaining wall forming the boundary with 9 and 10 Clearview;

2) No details are given for the design of the foundations to ensure the preservation of the integrity of the retaining wall.

3) It is not explained how access is to be obtained to the retaining wall on the application site face for ongoing inspection, maintenance and repair.

4) There is no ecological survey showing bat and bird flight paths nor what steps are proposed to prevent light spillage from the proposed roof lights.

Cllrs voted unanimously to object to this matter.

DM/2026/00141 Crossways Cottage Crossway Farm Road Llanfair Discoed – application for change of use for the land for short term holiday letting using a converted bus.

Crossways Farm comprises a farmhouse and various outbuildings, to the south of which is a roughly oblong 1-acre field with hedge borders and a row of mature trees. Along the west boundary under a couple of trees sits a single decker bus, which appears to be in residential use. The bus is 3m wide by 13m long and 3.4m high, laid out with a kitchen area, lounge/dining area, toilet, shower, and double bedroom.

The surrounding fields are flat and the bus can be seen across the landscape though it is not conspicuous as it is coloured dark green.

The GI statement stipulates that all hedgerows and boundary vegetation will be retained, no groundworks are required, existing access routes will be used, and no external lighting will be installed. Planting of fruit trees bushes herbs and flowers in the field is to continue.

The applicant states that the unit would be made available for short-term holiday accommodation for up to approximately 50 nights per calendar year, with private use at all other times. The intention is to retain a low-intensity, non-commercial character and avoid any form of intensification. The bus is a movable unit and no decking, permanent structures, or additional units are proposed. There would be no material alteration to the land beyond its existing use. Grey water is managed via an existing drainage arrangement, and no mains sewer connection is proposed. No external lighting, signage, or commercial branding is proposed. The proposal is intended to provide a small-scale, low-impact rural accommodation that does not adversely affect the character of the countryside, residential amenity, or highway safety, and does not create a precedent for development.

The applicant further states that the site cannot be seen from a public road public footpath, bridleway, or other public land.

MCC Highways have no objection as they consider the change of use would not occasion significant additional traffic, and that the site has sufficient capacity for additional parking.

MCC policy T2 (visitor accommodation outside settlements) allows new build or self-catering visitor accommodation as ancillary to established medium or large hotels. Otherwise, the provision of permanent service or self-catering visitor accommodation will only be permitted if it consists of the re-use and adaptation of existing buildings (subject to Policy H4). As an exception, visitor accommodation may be permitted:

a) where it assists in an agricultural diversification scheme (compliant with RE3)

b) for the conversion of a modern building provided it is suitable for residential use, not of substandard quality and have been used for its intended purpose

c) for the conversion of buildings that are too small to provide appropriate standards of space and amenity for conversion to permanent residential accommodation but are suitable for tourist accommodation.

By way of comment MCC states in the LDP that conversion of redundant buildings to holiday

accommodation where conversion to residential would not be permitted may reduce the pressure to use other houses for holiday use but such permissions may be granted with a condition specifying use as holiday accommodation. Seasonal occupancy conditions can also be used where the accommodation is unsuitable for continuous occupation especially in the winter months.

Councillors may query on what basis and when the bus was first sited there. The applicant states that it is owned by his daughter and son in law. Being a temporary structure akin to a caravan, if a consent had been granted it would typically have been limited to 5 years. No detail is given of the suitability of the bus as living accommodation, particularly as to heating and insulation.

The bus is being used for family accommodation and at present amounts to a granny annex. In addition to a time limit, consent for this would be conditioned on usage in conjunction with the main dwelling by a single family unit, with services to be provided from the main dwelling.

Although the applicant states there will be no commercial activity, the Planning Statement reveals there is a cookery business run by the applicant's daughter and son in law (thecraftypickle.co.uk) which has manufacturing premises in Crick, but they live in the farmhouse with the applicant. The daughter brings cabbage leaves and stalks and the like that cannot be used in the manufacturing process to the applicant to compost and he then applies the compost to grow some of the higher value ingredients which the business finds difficult to source. The business runs cooking workshops for the public at the Crick facility, and the bus is intended in part to provide accommodation for members of the public who wish to attend cookery classes. Whilst such a business use might be acceptable under MCC's policy to permit diversification from farming, Councillors will note that the main dwelling is a private residence despite its description as a farmhouse and no commercial farming is carried on.

Recommendation: Objection on the grounds that:

1) no planning consent has been produced for the siting of the bus nor for its use as a annex to the main dwelling, nor for use in connection with a business partly carried on in the main dwelling

the bus is not a permanent structure and not within policy T2 or its exceptions;

the bus is not owned by the applicant and ensuring compliance with any planning conditions governing its use would be fraught.

Should MCC be minded to grant consent, SCC requests the following conditions -

- 1) The unit be used only for short-term holiday accommodation for up to 50 nights per calendar year
- 2) No other business, commercial activity, advertising, or branding shall be permitted on site
- 3) The bus shall remain in the location shown on the submitted plans
- 4) This consent shall expire in 5 years when the bus shall be removed, and the land returned to open ground
- 5) No replacement or additional bus or temporary structure shall be placed on the site
- 6) The external colour finish of the bus shall be dark green
- 7) Permitted development rights are withdrawn.

Cllrs voted unanimously to object to this matter. Action Clerk to notify all of above

6. Minute 5230 – Finance: To approve a list of expenditure as detailed

EXPENDITURE AND INVOICES – March 2026

Expenditure -

Clerk's salary/allowances.	Feb 2026	£ 977.26
Clerk's Pension (Council 25% & Clerk's contribution)	Feb 2026	£ 369.50 includes £40 clerks AVC
HMRC Employers NI Contribution	Feb 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 Microsoft 365	8.51	1.70	10.21	BACS
Clerk	Monthly Google storage	1.33	0.26	£1.59	BACS
Clerk	Feb Expenses	46.99		46.99	BACS
Merlin Environmental Services Ltd	March Collections – Invoice	127.50	25.48	152.88	BACS
Chepstow Accountancy Services Ltd	Inv Feb payroll	25.00		25.00	BACS
Clerk	Black bin/container for litter pick	5.99		5.99	BACs
Cumbria Clock Company	INV-21304	6,566.00	1,313.20	7,879.20	BACS
Cumbria Clock Company	INV -20918	6,566.00	1,313.20	7,879.20	BACS
MG Building Services	Noticeboard fitting	235.00		235.00	BACS
Bank Charges	Feb 26	4.25		4.25	Deduction
To fulfil Expenditure				17,800.00	Transfer £

Breakdown of Clerk's expenses Feb 26

Mileage = 91.10 @ 45p per mile (Meeting & noticeboard visits) £40.99

Purchases £6 electric & stationery

Total = £46.99

Balances:-

Bank Account £1,391.64

Savings account £78,088.26

Holding bank account £708.55

Clock (holding) account £21,961.65

The above liabilities were read and approved for payment.

Items for Discussion:

7. Minute 5231 – Memorial clock repair – Clock works completed and refitting commenced 02/03/26

8. Minute 5232 – Earlswood field rental – Powells have visited and are preparing an agreement

9. Minute 5233 – Planters and verges – Ongoing,

10. Minute 5234 – Traffic events – 0 incidents reported,

Cllrs discussed speeding in the village, meeting being arranged with MCC, Cllr L Brown & SCC.

Action: ongoing.

11. Minute 5235 – Noticeboard: Delivered and fitted.

12. Minute 5236 – Survey – Cllr ST offered to look at the arrangements of the 5-year survey, suggested date Sept 26.

13. Minute 5237 – Mynyddbach Village Green/parking issue. Cllrs resolved to purchase and fit 3 notices for 'please no parking on grass'. **Action** Clerk to gain quotes. Clerk to contact local resident regarding placement of bollards and check land registry boundaries.

Items for Information

Minute 5238 - To receive reports from County Councillor & Clerk.

COUNTY COUNCILLOR REPORT MARCH 2026

County Councillor Brown advised:

Performance and Overview Committee 10th of February 2026

The above meeting discussed the draft revenue and capital budget for 2026/27, and the minutes provide the answers to the various questions raised on this draft. The meeting reports can be found at the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=305&MId=6359>

Cabinet 11th of February 2026

The Cabinet covered the feedback from the Performance and Overview Committee on the 2026/7 budget; the Revenue Budget update; Monmouthshire Cultural Strategy 2026 – 2036; the development of supported accommodation in Monmouth for 16 + care experienced leavers by the purchase of a property and Place Making delivery for the towns in Monmouthshire using transforming towns placemaking grant. For Chepstow this included grants for conversion of a shop at 18 High Street into 10 one-bedroom flats on first floor, refurbishment of toilets, Thornwell allotments new site and the funding for shop front improvements in Bulwark.

The reports can be found at the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=144&MId=6111>

People Scrutiny Committee 24th of February 2026

The People Scrutiny Committee scrutinised the Corporate Parenting Strategy 2025-28 for care experienced children and young people. The Committee also covered a report on the Council as a Disability Confident Employer (Level 2) to show that the Council is a disability inclusive employer. The reports can be found at the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=304&MId=6360>

Individual Cabinet Member Decisions- 25th of February 2026

The report was to endorse the Biodiversity and Ecosystem Resilience (Environment Wales Act Section 6) report. The report can be found at the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=147&MId=6232>

Cabinet 4th of March 2026

The Cabinet report includes the minutes of the Performance and Overview Committee scrutiny of the budget 2026/27. The Cabinet is requested to approve the purchase of a low-cost home ownership Property at Usk. Also to consider the refurbishment of the vacant Deri View primary school in Abergavenny to make it suitable for a 2 form Welsh Medium Education primary school.

The Draft Monmouthshire local growth fund report details projects proposed in relation to the previous levelling up fund, many of which are a continuation of existing work but there is more of an emphasis on capital than revenue spending.

The Cabinet report details the proposals for the revenue and capital budget following scrutiny and public consultation. The Council tax increase is proposed to remain the same with a 5.95% increase for 2026/27 but with an additional capital investment of £2 million, phased over 3 years of approx. £667K per year, to address potholes and improve the condition of the County's road network.

Whilst the percentage funding increase of 4.4% from the Welsh Government from last year's amount, Monmouthshire ranks 10 out of 22 LAs in Wales in terms of a percentage increase. However, Monmouthshire still receives the lowest amount of external aggregate amount funding (RSG plus NNDR) per head of population for 2026/7 of £1,525 of the 22 LAs with the top-ranking Blaenau Gwent receiving

£2,439 per head of population. (See Supporting Documents Tables in 5j. Appendix J- Welsh Government Funding Settlement).

The full details of these reports can be found in the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=144&MId=6112>

County Council on the 5th of March 2026

The County Council meeting covers the corporate parenting strategy, the Council tax resolution and capital and revenue budget for 2026/7, together with a couple of motions and some questions. The Council tax resolution report details the different council tax bands. The detailed revenue and capital budget information can be found in the Cabinet report of the 4th of March including the consultation responses. The first motion to full Council is about Magor and Undy Station and the second about potholes. The reports can be found at the following link:

<https://democracy.monmouthshire.gov.uk/ieListDocuments.aspx?CId=143&MId=6089>

RLDP (Revised Local Development Plan 2018-2033) Update

The RLDP Inspector hearings are starting on the 16th of June 2025 with various dates and ending on the 16th of July. The website from the programme officer gives details of the hearings and examination dates and participants. It is assumed (unless I hear otherwise) that the participants are those that made written representations and asked to attend the hearings, with the notification to the programme officer required of their attendance by noon on Friday the 20th of March 2026. The details can be found at the programme officers' website in the following link:

<https://www.hwa.uk.com/projects/monmouthshire-rldp-examination/>

Clerks report as circulated and taken as read.

14. Minute 5239 - Police report – February report had not been received at time of meeting.

15. Minute 5240 - Meetings attended – None, next Water Board meeting will be in April. MDT meeting will be in May.

16. Minute 5241 - AOB and ward reports –

Cllr I Martin - Mentioned hedging at Earlswood field needing cutting. Birds will be nesting so no action till Sept.

Cllr G Todd – Interested in looking at the Data traffic loops, **Action** Clerk to forward. MCC planning meeting date confirmed.

Cllr Butterworth: Nothing new to report.

Cllr S Todd – No issues to report.

C Cllr Brown - Nothing extra to report.

17. Minute 5242 - Correspondence - As circulated and taken as read

18. Minute 5243 - To agree the date of the next meeting

Councillors agreed the date of the next meeting on **Monday 13th April 2026** at **7.00pm** by public meeting in Shirenewton Recreation Hall or remotely via Google meet.

There being no further business the meeting closed at 8.55 pm.