

SHIRENEWTON COMMUNITY COUNCIL

Minutes of the Council meeting held at Shirenewton Recreation Hall and online
on **Monday 6th July 2026** at 7.00pm.

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

Also in attendance: J McLagan Clerk, Cllr Louise Brown, Becky Duffield joining the meeting at 8.05pm

1. **Minute 5333 – To Receive Apologies for Absence:** G Mitchell.
2. **Minute 5334 –** To confirm the minutes with amendments of Shirenewton Community Council meeting held 1st June 2026 as a true record. The Minutes were approved and signed.
3. **Minute 5335 – Public Participation** None
4. **Minute 5336 – To disclose personal and pecuniary interests –** Cllrs S Todd & G Todd expressed an interested in planning matter DM/2026/00769 and therefore did not vote.
5. **Minute 5337 –** 3 x Planning matters were reviewed.
 - a) **DM/2025/00754** Little Cherry Orchard Chapel Lane Earlswood - Proposed extension to dwelling with hard and soft landscaping. Reconsultation

Councillors may recall this application in July last year, when the property could be viewed in detail on Powells' website : [Cherry-Orchard-Farm Earlswood Brochure.pdf](#)

The site is limited to the existing house and its immediate curtilage though the farm itself comprises some 23 acres. The house dates back to the beginning of the last century and has been extended over decades since. Currently it is a brick 1960s 2 storey house containing 3 bedrooms, kitchen, lounge/diner and sitting room – essentially a 2 up 2 down dwelling. The house sits back from Chapel Lane and overlooks the Castroggi brook and Wentwood Forest from the front.

Revised plans have been submitted reducing the overall size and appearance. The proposed 4th bedroom has gone as have the massive twin fully glazed gables at the front. There are now 2 pane patio doors at ground floor with dormer style windows at first floor. The central section now carries glazing from the ground to the roof but limited in width to match the proposed patio doors. The overall impact of the original proposal is reduced with the removal of the upper storey over the kitchen/boot room. The original proposal had a volume increase of 121% over the existing house but no revised figure is given for the new proposal; however, it is likely still to exceed the 30% set down in Policy H6.

SCC had objected to the original plans as follows :

1. The proposed mass of the design and in particular the excessively prominent gables the ridges of which are as high as the main roof ridge along with the 2 storey windows between the gables impose an uncharacteristic dominance over the open countryside and would be clearly visible from the public highway and beyond, contrary to Policy H6, as also is the immense increase in size. The proposed gable windows and the windows in the wall in between bear no resemblance to the existing house and fail to match patterns of openings. The original form of the dwelling is unrecognisable.

2. Insufficient details are given in regard to the external timber finishes including paint colours, foul water drainage, ecology enhancement measures, landscaping, external lighting, parking and carport. Although the Planning Statement refers to car parking and existing outbuildings none are shown within the application site. The site plan will need to be revised to include the parking area, carport and outbuildings needed for the residential use of the house.

3. *There is no detail of the proposed access gating or its location nor what entrance widening requirement might be needed to enable vehicles to wait off the public highway whilst the gates are operated. There is a public footpath along the access which needs to be kept open at all times and there are no proposals as to how this would be achieved.*

4. *Subject to the revision of the site plan as above, there is no provision for outbuildings necessary for the enjoyment of the property.*

SCC reserves the right to make additional comments when these further details are provided.

Councillors may wish to be reminded of the following (lack of) details as to external materials and colours, though may be willing to leave these as a condition subject to MCC's approval:

This render is to be replaced with a breathable lime render finished in white, save where there is an existing stone finish. A stone finish will be applied to the gable projections and as a low-level band all around the property.

Above the stone banding will be vertical timber cladding (species & board spec TBC) weathering to a silver tone blending into its surrounding context. The porches are to be oak and stone in a nod to the old property. The roof will be covered in slates as existing.

Windows are to be black sleek frames. Rainwater goods will be black.

The immediate curtilage of the house is to be hard and soft landscaped, but no details of the soft landscaping are given; likewise, car parking and a proposed car port are not detailed.

Recommendation: Whilst SCC notes the reduced scale and impact of the revised plans our objections set out previously are repeated in the following respects:

1. Insufficient details are given in regard to the external timber finishes including paint colours, ecology enhancement measures, landscaping, external lighting, parking and carport. Although the Planning Statement refers to car parking and existing outbuildings none are shown within the application site. The drainage plan however does include connections to these other buildings. The site plan will need to be revised to include the parking area, carport and outbuildings needed for the residential use of the house.

2. There is no detail of the proposed access gating or its location nor what entrance widening requirement might be needed to enable vehicles to wait off the public highway whilst the gates are operated. There is a public footpath along the access which needs to be kept open at all times and there are no proposals as to how this would be achieved.

3. Subject to the revision of the site plan as above, there is no provision for outbuildings necessary for the enjoyment of the property.

SCC reserves the right to make additional comments when these further details are provided.

Cllrs voted unanimously to object.

- b) DM/2026/00769 Gaerllwyd Bungalow Earlswood** Change of use to equestrian for an outdoor riding arena with timber post and rail fencing, sand and fibre riding surface, no floodlighting with some ecology mitigation.

Gaerllwyd Bungalow sits above and behind the Chapel at the Gaerllwyd crossroads. It overlooks the upper reaches of the Castroggi valley.

The proposal is to install a manège next to the Shirenewton Road on the land above the Chapel. The proposed site will need to be levelled as it slopes away downhill.

Councillors may wish to consider the impact of levelling on ground water drainage and in particular the effect on the neighbouring property. The siting of the manège will also impact on the privacy of the neighbouring properties, the Chapel and Chapel Cottage. Alternative sites should be considered.

The manège is sited adjacent to the Shirenewton road and is currently screened by a high hedge. It is to be expected that the hedge will be cut each season, exposing the manège to view across the upper reaches of the Moun-ton valley.

Recommendation: Objection on the grounds that:

1. The privacy of the Chapel and Chapel Cottage are compromised by the siting of the menage.
2. There are no proposals to prevent surface water drainage from draining onto the Chapel or Chapel Cottage

SCC requests MCC, were it minded to grant consent, to include conditions against any form of lighting, and any business use, as this would further impact on the privacy of the Chapel and Chapel Cottage, and generally on the upper reaches of the Castroggi valley and detrimentally affect the local bat colonies.

Cllrs voted unanimously to object.

c) DM/2025/01452 – Garage Conversion to 1 Bed Dwelling House, Yew Tree Cottage West, Old School Hill, Mynnyddbach, NP16 6RN

Councillors will recall the application last year framed as a Garage Conversion to 2 Bed Dwelling House. In essence the existing building had an extra storey added. This was then revised to remove the additional storey, making the property 1 bed.

The revised application no longer adds a storey. The garage door at the front is replaced with 3 windows, and the door at the rear is replaced with a patio window. The front part becomes a living room and the rear a bedroom, with the lower storey as the kitchen diner.

Whilst the revised plan does not increase the height of the garage, the application still contravenes the previous planning condition tying the use of the extension to storage purposes ancillary to Yew Tree Cottage, nor does it satisfy policies H2, 3 or DES1 and in particular DES1 (I) in that it does not ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Parking provision on site now shows a single vehicle space with the ability to turn to exit forwards.

Neighbours complain that Weyloed Lane is narrow, unsuitable for large delivery vehicles and busy particularly at school start and finish times.

Materials and colours for the roof tiles and rendering are still not specified.

MCC Ecological officer reports that a Bats and Buildings form rather than a Preliminary Bat Roost Assessment (PRA) has been submitted along with photographs of the building. The photographs indicate that the building is in good condition, although there may be some small gaps and crevices around the corners of soffit boxes. Photographs of the loft space indicate that it is lined with insulation panels which reduce the likelihood of access by bats. Therefore, if the main roof will be retained as existing and will not be impacted by the proposals, conditions would be recommended

to secure details of a sensitive external lighting scheme and implementation of measures for net benefit for biodiversity. If the external fabric of the roof will be impacted, a PRA is still required. It is still encouraged that the location of a bat roost feature is indicated on the plans before a decision is made.

Welsh Water has objected as there is insufficient capacity in the public sewerage network. A septic tank is now proposed but its location is not shown.

Recommendation: Objection on the grounds that :

1. The revised application still flies in the face of previous planning consents imposing conditions tying the use of the extension to storage purposes ancillary to Yew Tree Cottage.
2. The proposal does not satisfy policies H2, 3 or DES1 and in particular DES1 (I) in that it does not ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling. There is a fundamental difference between a garage in which to store vehicles and a self-contained dwelling.
3. Road safety remains compromised. The site is on a very narrow lane at a busy road junction on safe to school route

Materials and colours for the roof tiles and rendering are not specified

The location of the proposed septic tank and the layout of the outfall pipes is not shown. SCC being concerned that the outfall should not prejudice the properties adjoining the rear of the site.

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

Cllrs voted unanimously to object.

Action: Clerk to notify planning.

6. Minute 5338 – Finance: To approve a list of expenditure as detailed

EXPENDITURE AND INVOICES – July 2026

Expenditure -

Clerk's salary/allowances.

Clerk's Pension (Council 15.8% & Clerk's contribution)

HMRC Employers NI Contribution

June 2026 £989.60

June 2026 £253.98 includes £20 clerks AVC to Stand'd Life

June 2026 £219.86

Payments

Payee	Reason for expenditure	Amount £	Vat £	Total £
Clerk	Monthly Microsoft 365	8.51	1.70	10.21
Clerk	Monthly Google storage	1.33	0.26	£1.59
Clerk	June Expenses	49.90		49.90
Merlin Environmental Services Ltd	July Collections – Invoice	132.60	26.52	159.12
Chepstow Accountancy Services Ltd	Inv June payroll	30.00		30.00
Dorothy Brabon	Plants for planters	51.96	0	51.96
Safety Signs for Less	3 x No parking signs/Welsh Engl with 2.9 meter pole	366.39	73.28	439.67
Distinct IT,	New email set up	18.75	3.75	22.50
One Voice Wales	Training Inv 10854, 10873 & 10885, 10881	88.00	0	88.00

Clerk	P & P pest control, Wasp nest	95.00	19.00	114.00
Shirenewton Rec ASS	Annual hall rent	250.00		250.00
Clerk/ Ebay	Inks	23.33	4.66	27.99
Bank Charges	May 26	4.25		4.25
To fulfil Expenditure		2,728.00		

Breakdown of Clerk's expenses June

Mileage = 97.8@45p per mile (Meeting, noticeboards & park,) £44.01
Purchases 11.23
Underpayment 6.00
Total = £61.24

Balances: -

Bank Account £11,484.51

Savings account £81,604.20

Holding bank account £708.55

Clock (holding) account £0.26

The above liabilities were read and approved for payment,

Items for Discussion:

7. **Minute 5339– Memorial Clock repair** – Ongoing
8. **Minute 5340 – Earlswood field rental** – Potential Grazier has shown interest, Cllrs **resolved** to go ahead with the Field cut at the agreed price. **Action:** Clerk to arrange.
9. **Minute 5341 – Traffic events, (speeding etc)** - 1 traffic incident was noted, where a car was overturned near to the Huntsman, and its understood the driver ran away. Not heard back from MCC regarding recent walk through regarding road safety **Action:** Cllr G Todd to chase MCC
10. **Minute 5342 – Cllr Vacancy** – Cllrs welcomed Becky Duffield as elected Councillor for Shirenewton & Mynyddbach.
11. **Minute 5343 – No Parking” sign quotes** – It was **resolved** to go ahead with the quote and type of Welsh/English sign. **Action** Clerk to arrange meeting with Cllr Butterworth and Builder to agree locations.
12. **Minute 5344 – - Grant applications** - 7 Applications received and will be reviewed at the next meeting.
13. **Minute 5345 – Survey** Cllr S Todd agreed dates to meet and discuss Survey. **Action:** Ongoing
14. **Minute 5346 – Planters, Flowers and Scouts.** Cllr Butterworth was pleased to visit the Scouts and accept the 4 planters they had made for the Village. The Scouts also planted them ready and intend to locate them around the Village. SCC would also like to thank Dorothy Brabon who has planted out the remaining planters in the village. Thanks, are also given to the Church Fete, who kindly donated their unsold plants to these planters. SCC is very appreciative of these efforts for the village. **Action** Clerk to confirm final location.
15. **Minute 5347 – Bank Signatories** – New bank signatories have been completed, with additional ones in action.
16. **Minute 5348 - Quarterly Accounts and Reconciliation,** Approved.

Items for Information

17. **Minute 5349 -** To receive reports from County Councillor & Clerk.

COUNTY COUNCILLOR REPORT JULY 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 9th of June 2026

The above committee had reports on Building the Foundation for Data and A1 Enabled Public Services, with a three-year SRS partnership programme based on a total one-off contribution from earmarked reserves of £851,154. The meeting also provided an update on the Pupil Referral Services (PRS) and Additional Learning Needs (ALN). The number of PRS pupils has increased from 74 in 2024 to 119 in May 2026 the increase being attributed to medical and permanent exclusion reasons. The number of ALN pupils projected on the roll for September 2026 is 207 with most needs being met locally in Monmouthshire schools in Specialist Resource Bases (SRB) but there are still 37 out of County placements for those with more complex needs.

Cabinet 10th Of June 2026

The Cabinet meeting considered the same report on Building the Foundation for Data and A1 Enabled Public Services, as described above. It also approved the allocation of Crick Road offsite recreation funding. There was a report on strategic risk assessment and an update on the active travel bridge from Llanfoist to Abergavenny.

In addition, the council considered the need for a pilot Specialist Resource Base (SRB) for learners with Social, Emotional and Mental Health (SEMH) needs.

The notes for the meeting indicate that the proposal responds to a clearly identified insufficiency in local Additional Learning Provision (ALP), particularly for learners with complex autism and Social, Emotional and Mental Health (SEMH) needs who cannot be supported within current school or SRB models and seeks Cabinet's approval to establish a new Specialist Resource Base (SRB) with a therapeutic environment for learners with complex SEMH needs at the former Ysgol Y Fenni site, and to approve the associated capital and revenue costs.

One stated aim is to help to reduce the costs of out of county placements. It comes as no surprise that this is needed as a number of people, including myself campaigned to try to prevent the closure of the former Mounth House School Pwllmeyric, as the only specialist SEMH needs provision in the County.

Special People Scrutiny Committee on the 18th of June 2026

The People Scrutiny meeting had reports on the Welsh in Education Strategic Plan (WESP) and Welsh language to scrutinise these plans, as well as the Strategic Equality Plan 2025-26.

County Council on the 25th of June 2026

The County Council had a number of reports included in the agenda. Firstly, on the proposed Chepstow by-pass which is at a funding standstill with this administration and were accused by opposition members in lacking ambition to at least try to progress it. Secondly, the Code of Corporate Governance. Thirdly, WG Salix Loan Funding Bid for Energy Retrofit works. Fourthly, a Panel Performance Assessment of the Council. Fifthly, the Caldicot Leisure Centre- First Floor Fitness Suite Investment. And Lastly, Political Representation of members on committees.

The Opposition Leader challenged the administration in relation to the Code of Corporate Governance in view of its emphasis on values and integrity which was seen to be in conflict with the allegations of bullying of an elected member by the Labour group. The Leader indicated that these allegations were under investigation.

There were a number of motions and questions asked by members. One motion on healthy rivers and a number on local issues outside the Chepstow area. There was a motion on asking the Council to ask Openreach to delay the turnoff of copper lines by the 31st of January 2027 due to recognising that many properties in rural Monmouthshire do not have access to Fibre to the property (FTTP).

The question I asked was how the administration is communicating with stakeholders, elected members and residents about the Cardiff Capital Region Strategic Development Plan.

Performance and Overview Committee on the 30th of June 2026

The Committee reports firstly, covered the financial update for 2025/6 with an overall message that the 2025/6 outturn is a positive but prudent end of year position, one off improvement has been used to strengthen reserves and financial resilience but does not remove the underlying structural pressures on the need for continued close financial management through 2026/27 and beyond. It is of concern that the school balances continue to require close monitoring, with deficits worsening by £2.8 million in year to a cumulative year end deficit of £6.9 million reducing the overall benefit of the positive outturn.

Secondly, there was a report on a self-assessment of the Council's Community and Corporate Plan with assessments given on a traffic light colour basis across a wide range of issues.

Thirdly, a report on the Council's strategic risk assessment which included the additional risk of a possible disruption of global supply of fuel, impacting council's delivery of services and a re-escalation of the possible risk of the rising cost of living tipping more families into crisis requiring public services intervention.

Cabinet Report 8th of July 2026

This Cabinet meeting has reports on firstly, the Social Duty to engage unions on procurement that impacts the work force. Secondly, the proposals on Durand Primary school to change the age limit from 4 to 11 rather than 3 to 11 as early years education will be provided by an approved non-maintained setting on the site of the Durand Primary. Thirdly, the financial update, as referred to above in the Performance and Overview Committee. Fourthly, the adoption of the Charter of Rights for Rivers. Fifthly, the disposal of land adjacent to Leechpool Holdings. Sixthly, the development of supported accommodation provision for 16+ care leavers in Monmouth. And lastly reports restricted from the press and public on land acquisition for active travel routes Undy to Rogiet Severn Tunnel junction and a path alongside the B4245 between Undy and Rogiet.

The RLDP

The Inspector hearings on the RLDP for Monmouthshire have been postponed due to the failure of Monmouthshire County Council to follow the regulations to advertise them on its website at least 6 weeks before the start date. The Inspectors considered that just a link was not sufficient in order to do so. The hearing dates are now expected to start in September 2026. The website for up-to-date information and documentation can be found at the following link from the Programme Officer for the RLDP Examination. Hearing dates have been amended a few times, but updates can be found on this link:

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

Cardiff Capital Region Strategic Development Plan (CCRSDP) 2026-2051

This CCRSDP plan will look on a regional basis at development across the whole of the Cardiff capital region, which is composed of 10 Local Authorities including Monmouthshire. The first stage of this has started with an 8-week period of call for Candidate sites from the 26th of May 2026 to 21st of July 2026. My question to Council on the 25th of June was based on the lack of information provided by the administration of Monmouthshire County Council to elected members, stakeholders and residents. It is important to keep an eye on the CCRSDP as this may consider sites anywhere in Monmouthshire in the same way that the RLDP has done but may have more limited procedural safeguards on local consultation.

The details of this CCRSDP can be found at the general website at the following link including links to other documents under summary documents and above that a link to guidance on the Candidate sites:

<https://www.cardiffcapitalregion.wales/governance-transparency/strategic-development-plan/>

Summary Documents

[Approved Delivery Agreement](#)

[Appendix 1- Evidence Base Assessments](#)

[Appendix 2 – A summary of community and stakeholder involvement in the SDP key stages](#)

[Appendix 3 – General Consultation Bodies](#)

[Appendix 4 – Local Government Principal Offices](#)

[Appendix 5 – SDP Detailed Timetable SDSC](#)

[Appendix 6 – Risk Assessment](#)

Clerks report as circulated and taken as read, it was noted that the Wasp nest by the See Saw has been treated.

18. Minute 5350 - Police report – No June report received.

19. Minute 5351 - Meetings attended – Cllr Butterworth recently attended the Rec Association meeting. Minutes to follow.

20. Minute 5352 - AOB and ward reports –

Cllr I Martin – No issues to report

Cllr G Todd – Suggested an informal WhatsApp group chat. **Action** To give some consideration and relook at next month.

Cllr Butterworth - Reported overgrown vegetation at the Barn opposite the TA. **Action:** Clerk to notify MCC

Cllr S Todd – No new issues to report

Cllr G Mitchel - Not present

Cllr H Berry - No issues to report

Cllr B Duffield - No issues to report at this time.

C Cllr L Brown - Updated upon the street lights at Ditch Hill and suggested Clerk contact MCC for update. **Action** Clerk

21. Minute 5353 - Correspondence - As circulated and taken as read

22. Minute 5354 - To agree the date of the next monthly meeting

Councillors agreed the date of the next meeting on **Monday 3rd Aug 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 9.02 pm.