



RAGLAN COMMUNITY COUNCIL

Minutes of the Council Meeting held on Wednesday 27 July 2005 at Raglan Junior School at 7.30 pm

Present: Councillor Mrs. H. Williams (Chairman),

Councillors D. Brown, A. Crump, T. Phillips, R. Moorby, Mrs. M. Chilcott, Mrs. J. Harry, R. Parry, D. Watkins, N. Porter and R. Watkins

In Attendance: The Clerk, Mr. P. Ellis and Mr. M. Moran for the first part of the meeting and Pc W. Bolwell for part of the meeting.

919. The Chairman welcomed Mr. Ellis and Mr. Moran to the meeting and invited them to explain their proposals.

Mr. Ellis explained that after protracted negotiations a proposal had been prepared for a Multi-use games area on land adjacent to the school which could be used by the community and the school. A link footpath from Chepstow Road to the Village Hall site off Station Road could also be provided together with some off-road parking and a football pitch for the school. A letter had gone to Lovells to ask for an extension of 12 months to enable the S106 money to be used for this project. The reason for the delay was given as the land only just becoming available.

A number of questions and comments were raised by Members, particularly about the need for parking and the issue of how the usage of the MUGA would be decided between school and community. A further meeting with Village Hall Committee representatives would be held in early September and the Council will be kept informed of developments.

The County's Landscape Consultant will start preparing a scheme to try to get construction done in this financial year.

The Chairman thanked Messrs Ellis and Moran for attending and they left the meeting at this point.

920. The Chairman then welcomed Pc Wayne Bolwell who is the new Neighbourhood Police Officer at Usk.

PC Bolwell explained that his role is to be available in the Community to ascertain problems and to attend meetings etc. He would not normally be a response officer.

There should soon be an officer based in Raglan as well and it was anticipated that the local Police House would be open more often when that happened. He invited Members to tell him of any problems in the community.



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Favourable comments were made about visible policing and the value of having a local officer who knew the terrain and the people. Concerns expressed to Pc Bolwell were speed of traffic in the Village, particularly “boy racers” late in the evening and children on school premises after school hours. Pc Bolwell gave Members a direct line phone number to contact him, 01495 232719. He will be in his post for at least 3 years, as will the new Raglan officer when appointed.

The Chairman thanked Pc Bolwell who then left the meeting.

921. The Minutes of the Meeting held on 22 June 2005 were received and adopted as a correct record.

922. Matters Arising

It was noted that the double yellow lines have been painted in the Village.

It was also noted that the problem of replacing a high hedge with a fence was not to be pursued in the short term.

923. Planning Matters:

a) Correspondence, Plans Lists and Agendas were received.

A letter about enforcement action at Trostrey House, High Street, Raglan where a wall had been partly demolished was noted. Concern was expressed that the wall had been severely damaged.

b) The following decisions of the Planning Authority were noted:

M11133 - Demolition of store, construction of new single storey store and conversion of first floor above shop into two flats - Central House, High Street, Raglan - Granted conservation consent.

M10390 - Provision of new external male and female toilets - Castle Farm, Raglan - Permitted.

M11621 - Two storey extension - Llandenny Court Farm, Usk - Permitted.

M11676 - New building to extend repair business - Rhiwlinon, Ton Road, Raglan - Refused.

M11388 - Two storey extension and alterations - Trostrey House, High Street, Raglan - Permitted.



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M10565 - Conversion of two barns and stable block to two dwellings - Pencarreg Farm, Kingcoed - Permitted.

M11382 - Single storey extension to kitchen and study and porch to side of dining room - Elston Cottage, Elms Road, Raglan - Permitted.

M11465 - Rebuild and extension to porch - 5 Fairfax View, Raglan - Permitted.

M10526 - Detached double garage and workshop - Fleur de Lys, Llandenny - Refused.

M11545 - Erection of steel frame building - Springfield Cider Orchard, Llangovan - Acceptable.

M11209 - Demolish front porch and replace with two storey extension plus side extension - 1 Hillside, Kingcoed - Refused.

M11282 - Demolition of existing store, construction of new single storey store and conversion of part of first floor into flat - Central House, High Street, Raglan - Refused.

M8500 - Demolition of unsound redundant warehouse, rebuild/repair of structure to form 2 bed dwelling. Change of use of ground floor shop storage to retail use - The Old Shop, Raglan - Permitted.

M11309 - Refurbishment of existing warehouse space and demolition and construction of smaller section to west of main warehouse - The Old Shop, Raglan - Granted listed building consent.

M11098 - Alteration of roof pitch, Cartref, High Street, Raglan - It was noted that a S106 Agreement had been made with the applicant when this was approved, and the agreement is available for inspection.

M10511 - Alteration to roof pitch, Southern Cross, High Street, Raglan - had been approved with the same conditions as M11098 above.

M11868 - Provision of polythene tunnel for overwintering of lambs at New Trecastle Farm, Llangovan was agreed as permitted development.

c) The following planning applications were considered (Councillor Crump declared a general interest as a Member of the County Planning Committee and took no part in the discussion)

M11745 - Change of use and alteration to provide 4 units of holiday accommodation - Talygarn Farm, Llangovan - Agreed.

M11753 - Amended plans, Raglan Ford signage - Agreed.



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M11765 - Conversion of redundant barn to dwelling. Llanwilcae Farm, Rhiwlas - Agreed.

M11766 - Two storey plus loft dwelling including garage, car port and external works, Curtilage of the Grange, Llandenny - Agreed.

M11781 - Hedgerow removal to form new ditch, Lane between Llandenny and Twyn y Sheriff - Agreed.

M11809 - Single storey extension to provide dining/day room, West Barn, Fedw Farm, Llandenny Walks - Agreed.

M11818 - Provision of covered yard for stock and lean-to feed area, County Farm, Brooks Farm, 3 Chepstow Road, Raglan - Agreed subject to the roof colour being unobtrusive.

M11803 - Provision of covered yard area for livestock County Farm, Llanishen 3/4 Old House Farm, Llangovan - Agreed subject to the roof colour being unobtrusive.

M11836 - Conversion to two residential properties, garages and gardens, Courtyard Farm Buildings at Count Farm, Brooks Farm 2 The Brooklands, Chepstow Road, Raglan - Agreed (Councillor Brown declared an interest in this application as a neighbour and took no part in the decisions.

924. Finance Matters

a) Agreed to pay Clerks Salary £226.50

b) Various letters of thanks were noted.

c) The Clerk told Members of an issue that had arisen from the 2003/04 audit of which he had just been notified.

925. Highway Matters

a) A letter concerning a sign opposite Tump Cottage, Llandenny Road was considered - Agreed to express a preference for restoration of the sign.

A letter about Vehicle Activated signs was noted.

A note concerning a sign to the Grange Business Park being the responsibility of Capita Symonds was noted. The Clerk will contact them.

Formal notice of the new car park charges was noted.



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b) Members Concerns

Councillor Parry noted that in two and a half hours 64 cars had used the Graig Road which still needs attention.

He also noted the Penyclawdd Sign is now in place at a better height. It was agreed that the local person who had sponsored the sign could write to the Council for a contribution to his costs.

Councillor Porter noted that the fence on the Usk side of the Llansoy Cross-roads had rusted away.

Councillor Moorby noted that the Coldharbour to Llandenny Walks hedges were badly in need of cutting.

Councillor Parry asked if it was possible to have a speed limit on the Usk to Monmouth Road at Penyclawdd. Traffic travelled much too fast.

926. General Correspondence

A number of items of general correspondence were received.

Councillors Mrs. Williams and Phillips would attend the One Voice Wales Conference.

Councillors Mrs. Chilcott and Brown had attended the Equal Opportunities Working

Group at County Hall. A further meeting would be held in October when a report would be made as the possibility of a travellers site in the north of the County had been investigated and discussions with Police and the Gypsy Council about potential user numbers had been completed. Education was an issue with most primary schools full.

Some discussion had also taken place about rural isolation but no decisions had been made.

927. The Report of the Conference of 27 May 2005 was discussed. It was agreed to await outcomes from the County Council.

928. Councillor D. Watkins raised concerns about fees for off-licences and the cost of over 16s school transport and the trend that it represented of transferring costs to the community. Councillor Crump pointed out that the Assembly has no tax-raising powers but it can transfer functions to local authorities and require them to raise local taxes to pay for the services. The County Council faced a funding shortfall this year and some difficult decisions would be needed.



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929. Members Reports

a) Councillor Parry expressed concern about problems with Broadband in Penyclawdd. It was pointed out that this is an issue for BT which is usually addressed when there is a critical mass of customers to subscribe. It is possible the problem may be more complicated than that however.

b) Councillor Mrs. Chilcott reported on the Wales in Bloom inspector's visit when he had particularly expressed positive comments about the business-owners' hanging baskets in the Village. She also asked for a letter of thanks to Mr. Glyn Edmonds and his team for the clean-up work done before the visit.

The Village had achieved a good standard but no honours in the Best-Kept Village Competition.

c) Councillor R. Watkins reported on the Police Liaison Committee held at Police HQ. He expressed concern about the problem of getting past the call centre who insisted on taking spurious details even when an urgent call was being made. He had emphasised the need to listen to the public and not to overlook urgent issues.

d) Councillor Mrs. Chilcott noted that no press reports of our meetings were being made. It was agreed to write to the Beacon to see if someone else could attend if Mrs. Pike is unable to.

930. a) The next meeting will be a week early on 17 August 2005.

b) Councillor Moorby queried the County Council's policy on Ragwort. Several Members noted that teams are out now pulling it up. The timing is important. It needs to be just before the flowers go to seed.

The Meeting ended at 9.45 pm.