

Raglan Community Council
Minutes of the Ordinary Meeting held on Wednesday
26th September 2012 at the Junior School Raglan at
7.30pm

Present

Clr Trevor Phillips (Chairman)
Clr Mrs Helen Williams
Clr Richard Moorby
Clr Dennis Brown
Clr Peter Williams
Clr Ewen Brierley
Clr Ray Parry
Clr Noel Porter

Two seats are still vacant.

3218 In attendance

Adrian Edwards, Clerk to the Council.
County Councillor Penny Jones.
Three members of the public Mrs S Danzinger, Mr Chris Shaw and Mr Robert Heath.

3219 Agenda item 1:-Apologies for absence

Clr Mrs Sylvia Price

3220 Agenda item 2:-Declaration of interest. Cllr's Phillips and P Williams declared a personal interest in Item 10a on the agenda. Other interests would be declared if and when needed

3221 Agenda item 3:-15 minutes set aside for members of public to address the council with any concerns.

The chairman welcomed the members of the public to the meeting and invited them to address the council on their concerns. The three members of the public were allotment holders and they had concerns over the allotments in general and a number of rumours which seem to be around the village about the increase in rents etc.

Mrs Danzinger expressed concern over the rumour about the rent increase and the lack of maintenance on the allotments including the boundary fences. Mr Shaw expressed concern over the letter which the allotment holders received over the last couple of weeks; Mr Shaw was making observations of his own and concerns of other allotment holders.

Mr Shaw stated that there has been discussion between the allotment holders about rent increases. Mr Shaw believes there is a lack of transparency and openness and the allotment holders are having trouble in getting answers to questions posed by allotment holders.

Mr Shaw explained that allotment holders are not against increases in rent but would like

to be involved in the process and what the rent has been spent on over the years. Mr Shaw stated that he is unable to find what the expenditure has been over the years.

Mr Shaw stated that discussions between allotment holders have taken place and there is concern about the lack of say the allotment holders have in the running of the allotments. Mr Shaw raised points under the Allotments Acts 1905 to 1950. The allotment holder may wish to apply for charity status and apply for grants and funding. Mr Shaw stated that it had taken the council a year and a half to resolve an issue a number of years ago. Mr Heath asked about the rent which has been received over the years and what that money has been spent on.

Cllr Phillips Declared an interest in this, but explained the rental income goes into the council account.

The clerk gave an explanation on the retention of the income from the rents. The council retains the money which complies with good governance and provided any funding necessary for the maintenance or upkeep.

The clerk explained why he was seen on the allotments. He met a number of allotment holders and explained what he was doing and what the next step will be. He also explained the letter which allotment holder's received was to enable him to have an accurate record of tenants. The content gave the tenants his contact details and assured them the council have not made any decision on rent increases.

The clerk confirmed the total income from the allotments is £240.00 PA, and since 2009 the council have paid out £595 on ground maintenance. Mrs Danzinger raised a point about representation on the committee, and asked how any complaints get resolved. Mrs Danzinger was invited to make any observation to the clerk and that would be reported to the council.

The clerk informed the allotment holders that the council has a subcommittee and that committee carried out a site inspection and made some observation to me as clerk. Mr Shaw was not aware of any meeting and asked if the committee met with any allotment holders. The clerk informed them that no meeting has taken place between the council and tenants.

It was explained that no changes will be made to the current agreement without holding a joint meeting with the allotment holders. The clerk raised some concerns over health and safety issues on the site, forks, rakes, glass panels left about the site.

Cllr Moorby informed the allotment holders at the last meeting that some of the plots differ in size and some plots are 51m² and one plot is 147m². This is why the rent was debated and the clerk has provided a report. Mr Shaw asked how many of the allotments met the requirements of the Allotment Act. The clerk informed them no plot on the site meets the size in the Act but the allotments were divided a number of years ago to provide more residents the opportunity to grow their own produce. Cllr Phillips informed the meeting the allotment site was gifted to the community from a Mr Powell from Llanarth but he cannot find how the council became custodians. The allotments were

divided over forty years ago.

Mr Shaw asked about an allotment association and what the council would consider. The clerk explained the association would need to form a committee with a constitution and enter into an allotment agreement, provide their own insurance cover and provide the council with an annual report.

CLlr Porter asked about the fence on Usk Road and who was the responsible for it.

Resolved to hold a joint meeting in the next couple months.

Members of the public left the meeting at 7.55pm

3222 Agenda item 4:- To receive and if appropriate to adopt the Minutes of the Meeting held on Wednesday 22nd August 2012

CLlr Brown explained that its Miss Sheila Hughes not (Mrs)

Proposed by CLlr P Williams seconded by CLlr Moorby that the minutes are signed as a true record.

All Members Agreed

3223 Agenda item 5:-Matters to report.

- The Chairman asked about the inspection cover in minute 3210 point one. The cover has been dropped but the tarmac is now higher than the frame.
- The Chairman raised the point about OVW meeting officers from MCC. The Chairman informed the members that the CEO will be attending the next OVW area meeting.
- CLlr Moorby asked about minute 3213 the work still has not been done; concern was expressed about the depth of the rut and the danger to motorists.
- The Chairman asked about minute 3213 and the complaint regarding the water course.
- The clerk informed the meeting MCC states it's not a responsibility for MCC.

Resolved to contact MCC on all of the above.

Action Clerk

3224 Agenda item6:-Planning Items

- **DC/2012/00167** Field 7900, Old Clytha Road, Raglan. One bed Bungalow

Members debated the application in full. Members expressed concern over the layout of the proposed dwelling and the close proximity to the stable block. The construction of this property does not form part of any activity for commercial animal husbandry. Therefore the activity does not give rise to the essential functional need for an available worker. Therefore the application is most clearly outside the scope of the rural enterprise dwelling policy.

Members from RCC consider it unreasonable that such an application can be granted planning consent without conditions, due to the volume which is available for extending the living accommodation of the dwelling into the garage area and stable block.

*Members considered the application and after some debate it was **resolved** that there is **no objection** to the application, but the planning authority consider placing conditions within the consent that no extension will be afforded for any further amendments to change of use to the internal layout or extending the dwelling into the garage and stable block areas of the dwelling.*

- 3225**
- **DC/2012/00502** Raglan Northern Division, Highways Depot, Station Road, Raglan. Proposed new car parking and office extension. Proposed new altered entrance into new car park

CC Penny Jones declared an interest in this application as a member of MCC and made no comment

Member debated the application. Members expressed concern over the traffic volume on station road and the amount of traffic which will travel through the village of Raglan.

A member asked if the community council could be provided with the traffic survey with projected use and a traffic impact assessment on the village of Raglan and the junction of Monmouth Road.

Members considered the above application and after some debate it was:-

Resolved that the council offer **No objection**, but a condition should be placed on the planning approval for traffic using the site. Access to the site should be directed to the depot via A40 junction on Monmouth Road.

- 3226**
- **DC/2012/00682** Chepstow Road Raglan. Access formation to land on Chepstow Road, Raglan.

CC Penny Jones declared an interest in this application as a member of MCC and made no comment

Members debated the application in full. Members expressed concern over the traffic flow and the impact.

Resolved that the council ask for a deferment for further information to be sought and meet with the MCC estates department.

Action Clerk and County Councillor

- 3227**
- **DC/2012/00708** The Lodge, Pen-y-Clawdd, Monmouth. Erection of new three bay agricultural building for use as an agricultural store and workshop at Trefaldu Farm. The building is proposed adjacent to the existing dwelling, The Lodge.

Members considered the above application and after some debate it was resolved that the council offer **No objection**.

- 3228**
- **DC/2012/00725** Travelodge Hotels Ltd. A40 Monmouth North Bound Services,

Mitchel Troy, Dingestow, Monmouth. Work to replace existing onsite sewage treatment plant that discharges treated final effluent to a watercourse with a pumped connection to public sewers. Existing forward feed pump station to treatment plant will be fitted with new correctly-sized pumps to discharge to public sewers, existing STP tanks to be dismantled & recycled.

Members considered the above application and after some debate it was resolved that the council offer **No objection**.

- 3229**
- **DC/2012/00744** Elms Cottage, Elms Road, Raglan. Demolition of existing dwelling and replace with new 3 Bedroom Dwelling and Double Garage

Members considered the above application and after some debate it was resolved that the council offer **No objection**.

3230 **Agenda items 7:-** Finance Matters.

Clerks salary Agreed pay scales	
HMRC	
Council office copying "August & September" 2012	£13.40
Clerk's office costs "May to September"	£84.00
Merlin Waste 3 rd and 17 th September 2012	£29.70
Web-Site Without Worry "Standing order"	£35.24

3231 **Agenda items 8:-**Members concerns on highway issues.

Cllr Porter raised a point about the corner on Penny-y-Pac Lane. The road is being used more with traffic using the units in that area. Some traffic do not drive with care and most cars are in the middle of the road. The HGV's are getting larger and it will only be time before an accident.

After some debate it was:-

Resolved that CC Penny Jones meet with Highway officers and contact the Cabinet member.

Action Point

3232 **Agenda items 9:-**Items of correspondence.

General

1. Web-Site without Worry
2. Greener Deal 4u
3. Voluntary Voice
4. One Voice Wales The Voice & One Voice Training programme
5. Aneurin Bevan CHC Area meeting
6. Letter from Mr R C Bradly
7. Monmouth Citizens' Advice Bureau
8. Agenda Rural Forum

Monmouthshire County Council

9. School Admission Forum Vacancy (Clerk informed members about the forum)
10. MCC Planning Committee meeting

Monmouthshire County Council Planning

Proposed Public Path Diversion Order of Public Footpaths No's 100 & 4 (part) in the community of Raglan

Members noted the correspondence

3233 **Agenda items 10:-**Clerk reports, members to consider the following reports

No further reports to make.

3234 **Agenda 10(a)** Report on the community allotments (Report circulated in the last meeting)

The clerk went through his report and provided members with a plan of the allotment sites. He explained that the plan is not to scale but it will give members a good understanding of the plot sizes and the different sizes. He explained it would seem from the records retained by the council, there has been very little investment on the allotment sites for a substantial number of years. Since 2009 there has been £595.00 spent on minimum maintenance. The income from the allotments is £240.00 per annum. One member asked about the liability on the council.

Members debated and considered the report and it was:

Resolved: The council's allotment committee invite the tenants from the allotment sites to an open meeting after the clerk has obtained further information.

All members agreed

3235 **Agenda items 10:-**Reports from members on outside bodies.

Cllr Moorby gave members a summary of the twinning visit he attended and the welcome everyone received so fantastic. The weekend was very enjoyable and the signed agreement between both communities is on display in the post office window. This agreement would need to find a home. Cllr Moorby explained that one of the main points of the visit was the unveilings of the signs entering the community.

After some debate it was agreed that the council would source prices for road signs in the community

Resolved the clerk obtain estimates

3236 **Agenda items 11:-**Reports from the County Councillor.

The chairman invited CC Penny Jones to update members on issues in the community. Cllr Jones explained that she has visited some of the areas which were highlighted in the last meeting. Cllr Jones has visited the drainage problem on Usk road and it was clear of

standing water tonight and Cllr Jones has also inspected the brook but was unclear which side the main issue was. Cllr Jones will contact Officers from the highways department and ask if the issue has been resolved. Cllr Jones also raised the point about the drop kerbs on Usk Road.

The main issue since the last meeting has been school transport. She believes that the issues have been resolved, and a new strategy is being considered for next year. All pupils and parents will need to visit MCC stands on open evenings so transport arrangements can be agreed before the start of term.

3237 The Chairman thanked members for attending and closed the meeting at 9:15pm. The date of the next meeting October 2012

Signed by _____
Chairman Cllr Trevor Phillips

Date 24th October 2012