

**Raglan Community Council**  
**Minutes of the Special Planning Meeting held on**  
**2<sup>nd</sup> April 2014 at the Raglan Junior School at**  
**7.30pm**

**Present**

Cllr Vivienne Compton  
Cllr Dennis Brown  
Cllr Ewen Brierley  
Cllr Penny Jones

Cllr Richard Moorby (Chairman)  
Cllr Helen Williams  
Cllr Peter Williams

**In attendance:**

Adrian Edwards, Clerk to the Council.

Mr Simon Kneafsey MCC.

Mrs Jackie Morris MCC

24 members of the public were in attendance.

**3586      Agenda Item 1:-**Apologies for absence.

Cllr Sylvia Price-Due to Illness.

**3587      Agenda Item 2:-**Declarations of interest.

Cllr Helen Williams declared an interest as a School Governor and a member of the Raglan Village Hall Association (RVHA).

Cllr Dennis Brown declared an interest as a member of the Raglan Village Hall Association.

Cllr Penny Jones declared an interest as a County Councillor and School Governor

The Chairman welcomed everyone and thanked them for attending and explained that the Council will only consider the planning application which is on the agenda.

**3588      Agenda Item 3:-** Consider planning applications

- **DC/2014/00201:** Construction of a single storey 210 pupil place primary school. With pupil drop off and car parking. At Brookes Holding Site, Station Road, Raglan, Monmouthshire.

**3589      Agenda Item 4:-** 15 minutes set aside for members of public to address the Council with any concerns.

The Chairman suspended the Standing Orders.

The Chairman asked if anyone how would like to address the Council relating to the planning application. Mr Colin Knight, explained that he was representing the school governors. He explained that he would hope that everyone in attendance would support the school and the proposed planning application. He explained that the school will provide the community a 21<sup>st</sup> century facility and improved educational facilities. He also explained that the funding has come from the Welsh Government funding. He explained that it is hoped that work will start in June of this year if planning consent is granted.

A member of the RVHA read a letter from the RVHA expressing some concerns over the proposed planning application. Some off the points raised were regarding the effect on traffic and parking

close to the proposed the new school, the appearance of the proposed building, and whether the proposed building is suitable for community use.

It was explained that RVHA is pleased that Raglan is getting a new school, but has concerns over the accuracy of the statement and plans submitted. Concern was expressed over the MUGA being included in the proposed development, but it was explained that the MUGA has been taken out of the proposed area of development. Concern was also expressed over a number of points relating to highway issues on Chepstow Road and Station Road, which will impact on road users.

Concern was expressed over the community car park and the funding to construct a car park for community use. There was also concern over the community use of the building the opening hours and the access during school hours. It was confirmed that the community room can be segregated from the main school. There was also concern over the opening hours of the community room and it would seem the proposed opening hours are inconsistent with the existing arrangement.

- One resident expressed concern over the repositioning of the proposed school which is closer to the properties on Station Road, Raglan. It was explained that the height of the building in relation to these private dwellings will be overbearing. It would seem the proposed application has moved north from the existing outline planning application.
- There was concern over the boundaries and the proposed screening which will be planted. There would seem to be very little area to provide sufficient screen planting between the proposed building and the existing hedge. It is believed that the height of the proposed building will also have an over bearing effect on the dwellings on Station Road. Concern was expressed about the traffic using Station Road when dropping children off or picking up children at the end of the day. It was questioned is 24 parking spaces required in this location.

Concern was also expressed over flooding in this location due to the increase in the ground level, with further hard landscaping which may have an impact on flooding of private dwellings.

A further resident asked why the building has been moved closer to the private dwellings on Station Road.

Mr Simon Kneafsey, introduced himself as the 21<sup>st</sup> Planning Manager for Monmouthshire County Council. He explained that the community car park will be funded; the MUGA will be taken out of the proposed area. He explained that the management of the MUGA will need further discussion regarding the ongoing management.

He explained the out of school hours use will be revisited and further discussion will be ongoing. There was some concern over the community room and more detailed meetings will be required to look at the community focus regarding the community use and formulate a standardised approach. Further meetings will formulate a way forward. He explained about the traffic management in the areas outside the school and the Highway Authority is working with education staff. He explained that the main access will be via Chepstow Road.

He explained that the flooding concern will be investigated and further discussion with outside agencies will take place over the next several weeks before the application is considered by the Planning Authority.

- One resident expressed about the flooding and the onsite lighting. It was explained that the traffic should have further details submitted before the application is considered.

The same resident asked for the proposed building to be moved to alleviate over bearing effect on neighbouring properties.

The Clerk to the Community Council provided a slide show presentation so members of the public were able to see the basic application and the location.

The Chairman asked if anyone wished to ask any further questions in relation to the proposed application.

- One resident asked about the levels in relation to the flooding. It was explained that this will be considered with Natural Resources Wales (NRW).
- One resident asked about the size of the school and will the school have the capacity to accommodate further school children with the future developments in the community.
- One resident asked how anyone receives information if you don't have access to the internet.

The Clerk informed everyone who were in attendance that the Council were unable to vote on the application as the Council did not have sufficient members present. He explained that all points raised will be made to the Planning Authority.

The Chairman explained in principle the Community Council would support the application, but a number of points need further clarification.

**3590** The Chairman thanked members for attending. The meeting closed at 8.45 pm. The date of the next meeting is 23<sup>rd</sup> April 2014

Signed by \_\_\_\_\_

Chairman Cllr Phillips  
Date 23<sup>rd</sup> April 2014