

Raglan Community Council
Minutes of the Ordinary Meeting held on Wednesday
26 October 2016 at Raglan School, Station Road, Raglan,
at 7.00pm

Present

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

Cllr Noel Porter
Cllr Ray Parry
Cllr Trevor Phillips
Cllr Sylvia Price
Cllr Peter Williams (Chairman)

4143 In attendance:

Adrian Edwards, Clerk to the Council.
Nine members of the public were in attendance

4144 Agenda 1:- Apologies for absence.

Cllr Helen Williams

4145 Agenda 2:- Declarations of interest.

No declarations made at this time.

Cllr P Williams asked the members of the public if they would like to address the council on any matters of concern. Cllr Williams asked if a member would propose that standing orders are suspended to allow the members of the public to address the meeting. Proposed by Cllr Brown seconded by Cllr Price. All members agreed.

One resident explained that residents of Fairfax View have been experiencing a number of issues with individuals parking cars in this area and travelling to and from work. One resident explained that someone parked a vehicle over their driveway and they were unable to attend a pre-arranged appointment, and the Police were called, due to the obstruction. A number of residents expressed concern over the number of vehicles parking in this area and residents believe the problem is increasing and they believe it will only be time before an accident occurs.

It was explained that on the occasion the Police were called the vehicle was removed by the Police for causing an obstruction. It was explained that the owner of the vehicle knocked on the house owner's door and made some inappropriate remarks and comments, and the Police were contacted again. A number of residents expressed concern that they feel that they are becoming intimidated by the situation. The matter was debated fully with members along with residents and it was:

Resolved: the clerk will try to convene a meeting with the Highways Authority and officers from the Local Police.

All those present agreed.

4146 Agenda 3:- To receive and if appropriate to adopt the Minutes of the Ordinary Meeting held on Wednesday 28 September 2016.

Proposed: by Cllr T Phillips seconded by Cllr Penny Jones that *the minutes are signed.*

All Members Agreed

4147 Agenda 4:- Matters to report.

Cllr Phillips informed members that MCC provided a new waste bin at the entrance to the carpark, and didn't move the existing waste bin from Chepstow Road as agreed.

Minute 4137 Cllr Price asked about the tree over growing the footpath between Main Road and Caestory Avenue not Prince Charles Road.

Resolved: The clerk will contact the street lighting department and ask if the tree can be cut back.

Cllr Price also expressed concern over the drainage on Usk Road, Cllr Price explained that one of the drains is full and the surface water is just standing and unable to drain away.

Resolved: the clerk should write to MCC Highways

Cllr Jones informed members that she has been in contact with MCC Planning Department about the ongoing issue of unlawful tipping on farmland in Kingcoed. It was explained that MCC Planning and Environmental officers are monitoring the matter.

4148 Agenda 5:- To receive and if appropriate to adopt the Minutes of the Special Meeting held on Wednesday 19 October 2016

Proposed: by Cllr Richard Moorby seconded by Cllr Vivienne Compton that *the minutes are signed.*

All Members Agreed

4149 Agenda 6:- Matters to report.

No matters to report

4150 Agenda 7:- Planning applications.

- **DC/2016/01132:** 5 Ethley Drive, Raglan, NP15 2FD

Alterations including extension.

After considering the application members offered no objection

- **DC/2016/01073** Treworgan Court, Llandenny, Usk, NP15 1DN

Extend planning consent for previous application reference number DC/2011/00952

After considering the application, members proposed that a 2 year extension should be given.

- **DC/2016/01172:** The Old Vicarage, Penyclawdd, Monmouth. NP25 4BN

Conversion of coach house to dwelling. (renewal of planning application M/12050)

After considering the application, members proposed that a deferral is requested to ask for further information

- **DC/2016/01128:** Cefn Tilla, Llandenny, Usk, NP15 1DG

Change of use of land from agricultural use to a camping site for 7 temporary shepherd huts to be occupied between the 1st March and the 31st October annually and associated access roads and a new toilet block.

After considering the application, it was proposed that a site meeting should be convened so all members can inspect the proposed site and its layout. It was proposed that members reconvene on the 5 November.

Resolved: to convene a site meeting on the 5 November 2016

Cllr Penny Jones left the meeting at 8.20pm

4151 Agenda 8:- To note finance matters, including Income & Expenditure

Payee	Amount	Cheque No	Cashed
Clerks salary & HMRC August & September			
Merlin Waste August 8 & 22	£40.68		
E.W Thomas Agricultural Services	£642.00		
RCS Grass cutting 'Dog Walk'	£72.00		
Raglan Parish Church Payment agreed in last meeting	£100.00		
Royal British Legion	34.00		
Merlin Waste 3, 17 and 31 Oct	61.02		
Set office supplies	37.19		
Set Office supplies (stamps)	63.00		
MCC relocation of waste bin	103.14		
Clerks reimbursement (Printer ink)	49.96		
Clerks reimbursement (Postage & Recorded delivery)	14.61		

It was: proposed by Cllr Richard Moorby seconded by Cllr Sylvia Price the invoices are paid

All members agreed.

All invoices were available for members to inspect

4152 Agenda 9:- update relating to the outstanding issues at the allotment site 'Clerk'

The clerk gave members a verbal report on the outstanding issues with Mrs Powell as a tenant of one of the allotments. He explained that Mrs Powell had contacted Cllr P Williams as chairman and Cllr S Price as Chairman of the allotment committee and turned down the two dates suggested for a panel meeting so she was able to present her case. The clerk refereed again to his report were as he believes the community council are finding itself in a position where the community council is being placed in a high risk situation as Mrs Powell and the other people are continuing to cultivate the allotment, and without a formal agreement they are not insured. After some debate it was:

Proposed: the clerk should engage the services of a Solicitor to send a letter to Mrs Powell asking her to vacate the allotment plot.

All members agreed

4153 Agenda 10:- Members concerns on highway issues.

Cllr Moorby expressed concern over the condition of the roads around Llandenny following farm machinery transporting mud onto the roads. This has become dangerous following rain or damp conditions.

Proposed: the clerk should write to MCC Highways

Cllr Price explained that she had been contacted by a resident form Castle Road, expressing concern over the amount of brambles overhanging the road.

Proposed: the clerk should write to MCC Highways expressing concern.

Cllr Compton expressed concern over the number of lighting columns that are on 24 hours a day. It was explained that MCC have some technical issues following the replacement of the lighting columns to LED units.

Cllr Phillips raised the issue over the open ditch on the roundabout adjacent to the allotment site. He explained that it was his impression that MCC were going to fill the ditch in and reseed the bank.

Proposed: the clerk should write to MCC Highways expressing concern

Cllr Moorby, informed members that the hedge on Pen-y-Parc Road has been removed, and the land owner

has done a very good job reinstating the ground. Cllr Porter explained that the removal of the hedge has improved the visibility and the road is a lot safer.

4154 Agenda 11:- Items of correspondence.

Welsh Government:

1. Collection and Management of Devolved Taxes
2. A guide to the Wellbeing of Future Generations Act (3 Documents)
3. Appeal Decision White House Farm, Llanvair Kilgeddin

The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.

- The appeal is made by Dr Lucy Allen against the decision of Monmouthshire County Council.
- The application Ref DC/2015/00808, dated 29 June 2015, was refused by notice dated 24 November 2015.
- The works proposed are described as 'the retention of French doors to south elevation'.

Monmouthshire County Council:

4. Usk and surrounding area, Cluster meeting 15 September Notes
5. MCC Emergency contacts
6. Town & Country Planning Regulations 1999. Tree preservation Order 263 (2016) Idlebrook, Station Road, Raglan.

Other Correspondence:

7. One Voice Wales Consultancy services
8. Conclusion of end of year accounts.

The clerk informed members the end of year accounts have been returned from the external auditors and the comment made by the auditor was note and any relevant amendments will be adopted.

9. One Voice Wales Area agenda
10. The pension Regulator
11. Mr David Davies Regarding Mrs Powell allotment

Emails

12. Email from Mrs Powell
13. Email from Cllr Ann Webb
14. David Bevan, Vice Chair, Raglan Conservation Group
15. Invitation to participate in the UK Web Archive.

The clerk gave members a verbal report on the archive with the National Library of Wales. After some debate it was agreed that the community council return the agreement.

16. CONTROL OF GOODS DISPLAYED ON THE PUBLIC HIGHWAY COMMERCIAL OBSTRUCTIONS IN THE HIGHWAY POLICY
17. Email from Cllr Price relating to Mrs Powell and the allotment
18. Email from Mrs Powell and the allotment
19. OVW Community Asset Transfer/Assets of Community Value questionnaire

All the correspondence was available for members to inspect. Members noted the correspondence received.

4155 Agenda 12:- Clerk reports.

See appendix 1

4156 Agenda 13:- Reports from members on outside bodies.

Cllr Phillips informed members that a footpath had been constructed in the field adjacent to the MUGA. A

number of members asked who constructed the footpath and who will be responsible for the ongoing maintenance. Neither Cllr Phillips nor any other councillor was unaware who carried out the construction works.

Cllr Phillips explained that he has spoken to officers from MCC about the lights and meter located at the MUGA and he explained that someone had fitted new locks to the meter cabinet. He confirmed that the lights are still not working and he is not aware who has the keys to the cabinet to collect the tokens.

Cllr Phillips gave members a verbal report following the last One Voice Wales meeting; he explained that the CEO from Monmouthshire County Council attended the meeting.

4157 Agenda 14:- Reports from the County Councillor

No report received

4158 The Chairman thanked everyone for attending. The meeting closed at 9.06 pm. The date of the next meeting 23 November 2016

Signed by _____
Chairman Cllr Peter Williams
Date 23 November 2016

Report to:- Raglan Community Council
Subject: - Planning briefing note for councillors
Report:- by the Clerk
Date:- 26 October 2016

Town and Country Planning (Development Management Procedure)(Wales) Order 2016

What is changing? Pre-application publicity by major developer (not to be mistaken for pre-application advice from LPA!)

- Applies to full and outline major* applications only (not reserved matters, non-material amendments, variations of conditions, etc);
- Developer must consult a minimum 28 days before submitting their application. Publicity includes site notice in a prescribed form on site and consultation with adjoining neighbours; consultation with community consultees (local elected members and community councils) and specialist consultees (we think of them as statutory consultees such as Natural Resources Wales, Cadw, Welsh Water, etc);
- The developer will need to make the draft planning application available for public view and comment (any such consultation is entirely by the developer, with comments back to the developer (not the LPA));
- Consultees will have a minimum of 28 days to make a response;
- From 1st August 2016, major applications must be accompanied by a pre application consultation document (PAC) in order to be valid and this must include a copy of the site notice; a declaration to confirm they have placed the notice and undertaken the relevant consultations; a list of people notified; a summary of issues raised; whether such issues have been addressed and how; copies of all specialist consultee responses and an explanation of the account taken of them. So long as the document complies with these requirements, the planning application is valid. If challenges arise from individuals that claim they were not consulted when the applicant says they were, this does not render the application invalid.
- The provision does not apply retrospectively and consultees cannot veto the application. Instead it is an opportunity to provide material planning comments (negative or positive) or amendment suggestions for consideration by the developer.

**major applications = development involving any one or more of the following—*

(a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling houses where— (i) the number of dwelling houses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;

Development of National Significance categories

- Electricity generating station: construct new with/expand existing by capacity of 10MW+ (many of our solar farms are just under 10MW)
- Underground gas storage: construct new with/expand existing by capacity of 43 million standard cubic metres or a flow rate of 4.5 million standard cubic metres per day
- Liquid Natural Gas facility: as above
- Gas reception facility: construct new with/expand existing by a flow rate of 4.5 million standard cubic metres per day
- Airport related development: construct new/expand existing capacity by 1 million+ passengers or 5000+ cargo movements per year
- Railway: 2km+ track within Wales (includes railways, trams and most types of guided transport)
- Rail freight interchange: construct new with/expand existing by capacity to handle 2+ [sic] goods trains per day
- Dam or reservoir: construct new with/expand existing by capacity of 10 million cubic metres
- Development to transfer more than 100 million cubic metres of non-drinking water between river basins/water undertakers' area
- Waste water treatment plants: construct new with/expand existing by capacity to serve population of 500,000 people or capacity of 350,000 cubic metres
- Hazardous waste facility: construct new/expand existing with capacity exceeding 30,000 tonnes per year or 100,000 tonnes per year if deep storage

There are various associated caveats but the above is a summary from 18 pages of legislation.