

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

Present

Cllr Vivienne Compton
Cllr Richard Moorby
Cllr Trevor Phillips
Cllr Noel Porter

Cllr Ewen Brierley
Cllr Ray Parry
Cllr Sylvia price
Cllr Peter Williams (Chairman)

4114 In attendance:

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

4115 Agenda 1:- Apologies for absence.

Cllr's Penny Jones, Helen Williams, and Dennis Brown

Cllr Richard Moorby joined the meeting at 7.08 pm
Cllr Vivienne Compton joined the meeting at 7.20 pm

4116 Agenda 2:- Declarations of interest.

Cllr Richard Moorby declared an interest in planning application DC/2016/00769

No further declarations made at this time.

4117 Agenda 3:- Clerk to accept copies of members Register of Members Interests following the 2016 AGM. (Copy attached)

The clerk reminded members, that there are still some members who have not returned the declaration form.

Resolved: outstanding forms will be return by the September meeting.

4118 Agenda 4:- To receive and if appropriate to adopt the Minutes of the Ordinary Meeting held on Wednesday 22 June 2016.

Proposed: by Cllr T Phillips seconded by Cllr N Porter that the minutes are signed.

All Members Agreed

4119 Agenda 5:- Matters to report.

Cllr T Phillips expressed concern over minute 4105. Cllr Phillips expressed concern over the lack of street cleansing by MCC in the village.

Cllr Phillips also expressed concern over Minute 4094 and the total disregard of the efforts of members and the clerk, by MCC regarding the submission of a number of businesses cases relating to the community transfer the MUGA.

After some debate it was:

Resolved: the clerk should amend the business case as required by the Head of Community Delivery at MCC.

If the above officer does not respond to the clerks amendments the community council should inform MCC they don't wish to continue with the community asset transfer.

All members present agreed.

4120 Agenda 6:- Planning applications.

- **DC/2016/00769:** Idlebrook, Station Road, Raglan, NP15 2EP.

RESUBMISSION OF PREVIOUS REFUSED APPLICATION DC/2016/00262 FOR ALTERATIONS AND EXTENSION TO DWELLING AND DETACHED DOUBLE GARAGE

It was proposed to object: on over development of the site.

All members present agreed

- **DC/2016/00624:** Big Wood, Llandenny, Usk, NP15 1DR.

Repair of the existing track, linking that track to the gate that provides the only existing point of entry in to the woodland, and extending the track down to the areas of scrub land coppice are necessary to allow wheeled vehicles in to these areas.

No observation or objections were made.

- **DC/2016/00692:** Cefn Tilla Road, Llandenny, NP15 1DL

Change of use of land from agricultural use to a camping and caravan site for 30 units including associated access roads and a new toilet block

The chairman asked if a member would suspend standing orders to allow the members of the public to address the meeting. Proposed by Cllr Moorby seconded by Cllr Phillips. Two off the members of the public expressed concern over the application and the impact this development will have on the open countryside and roads system. The applicant also presented a number of observations relating to this application, and informed members present that it was his intension to provide six former Shephard Huts, not the number of static units.

The clerk reminded members that they should consider the application in front of them not anything else. The clerk also reminded members that they should be mindful of the clerks report in front of them. After some debate it was:

Proposed: by Cllr Phillips seconded by Cllr Moorby the community council should object to the application.

All those present agreed

- **DC/2016/00730:** Merrystream Farm, Rhiwlas, Raglan. NP15 2JL

Replacement of old poultry shed.

It was proposed that the council has no observation or objections in principle

- **DC/2016/00535:** Chapel Cottage, Elms Road, Kingcoed, NP15 1DS

New stable and tack room.

It was proposed that the council has no observation or objections in principle

4121 Agenda 7:- To note finance matters, including Income & Expenditure

Payee	Amount
Clerks salary & HMRC July	
Merlin Waste	40.68
RCS Grass cutting 'Dog Walk'	£360.00
Tower Mint Medals for the Queens 90 Birthday	£582.12
Blackhill Web Design	£324.25

It was: proposed by Cllr T Phillips seconded by Cllr R Moorby the invoices are paid

All members agreed.

All invoices were available for members to inspect

The Chairman to sign the annual return. The clerk explained that the return was late being returned from the internal auditor. After some discussion it was:

Proposed: by Cllr T Phillips seconded by Cllr Moorby the chairman signs the return.

It was resolved: the chairman should have devolved powers to sign or agree to matter of importance, during August.

All those present agreed

Agenda 8:- Members concerns on highway issues.

Cllr P Williams and the clerk gave members a verbal report following a meeting with MCC and the landowner of the land adjacent to Pen-y-parc road and the industrial estates on Pen-y-parc road. After some debate it was:

Proposed: by Cllr T Phillips and seconded by Cllr Porter the community council supports the application by the land owner to remove the dangerous corner. The clerk should formally write to MCC highways.

All those present agreed

Concern was also expressed over the build-up of loose gravel on the A40 roundabout. After some debate it was:

Resolved: the clerk should write to MCC and SWTRA

All those present agreed

4122 Agenda 9:- Items of correspondence.

Welsh Government:

1. Written Statement from the Cabinet member for finance
2. Planning appeal Decision APP/E6840/A16/3143186 Old Shop Cottage, Star Hill, Llanishen

Monmouthshire County Council:

3. Council Emergency contacts
 4. Letter from Paul Matthews following Joint meeting
- Members noted the letter from the CEO

Other Correspondence:

5. Ombudsman annual return
 6. HAGS summer news letter
 7. Raglan Festival
 8. Older Peoples Commissioner for Wales Newsletter
 9. Abergavenny Eisteddfod
 10. Friends of Llangovan Churchyard
 11. Invitation from the Gwent PCC to a meeting 27 September
 12. Came and Co changing Trading Name
 13. The Parish Church of Raglan
 14. One Voice Wales area AGM and meeting
- Agreed: Cllr's T Phillips and H Williams attend the AGM, and agreed to accept the proposed Ltd Company to be set up by OVW.

Emails

15. The Good Practice Exchange at the Wales Audit Office

16. Gwent PCC Outlines His Vision for Policing and Community Safety
17. Active Travel Consultation
18. Monmouthshire on the Maes – National Eisteddfod, Abergavenny 29th July to 6th August
19. Sustaining Welsh Communities meeting
20. WG seeking your views Technical Advice Note (TAN) 24.
21. Higher rates of tax on purchases of second homes: Have your say
22. Response to the Draft Local Government (Wales) Bill

Members noted the above correspondence

4123 Agenda 10:- Clerk reports.

See appendix

4124 Agenda 11:- Reports from members on outside bodies.

- Cllr P Williams gave members a verbal report following the Raglan Teas meeting.
- Cllr T Phillips gave members a verbal report following the last meeting joint meeting with MCC. Cllr Compton asked about the current situation relating to the transfer of the MUGA.
- Cllr S Price gave members a verbal report relating to the recycling waste bins on Prince Charles Close. After some debate it was:

Resolved: the clerk should contact the relevant department with MCC.

4125 Agenda 12:- Reports from the County Councillor

The clerk explained that County Cllr Penny Jones informed him the lights in the carpark have been inspected by MCC. No further reports

4126 The Chairman thanked everyone for attending. The meeting closed at 8.45 pm. The date of the next meeting 28 September 2016

Signed by _____
Chairman Cllr Peter Williams
Date 28 September 2016

Report to:- Raglan Community Council
Subject: - Planning application at Cefn Tilla Road, proposed caravan park
Report:- by the Clerk
Date:- 27 July 2016

The application relates to the construction of a camping site and touring caravan park at Cefn Tilla Road, Llandenny. The proposals are to change the use of pasture land which is part of the Cefn Tilla House Estate. The proposed change of use is to construct a camping site and touring caravan park in open county side. The applicant's agent explains that the proposed change of use is not farm diversification as the current land is considered unsuitable for current farming practises in the 21 century. The agent also makes reference to the high cost and low return for stock proofing the land. The agent makes reference that the best way for diversification is by providing holiday accommodation. The applicant's agent makes reference that the parkland is registered parkland. At the time of writing this report it is not clear if the applicant's agent has entered into pre-application discussions with officer from Monmouthshire County Council. From Monmouthshire's Planning portal it's not clear if this site has been subject to any earlier planning applications, but this will be made clear in the planning officer's report, when published.

The applicant's agent has made a number of statements in the design and access statement which members must be made aware of. The applicant's agent explains that the proposed change of use is not farm diversification as the current land is considered unsuitable for current farming practises in the 21 century. Members will note from the LDP document the development proposals will need to make a positive contribution to agriculture or its diversification will be permitted where the new use or building meets the following criteria:

- a) *the proposed non-agricultural development is run in conjunction with, and is complementary to, the agricultural activities of the enterprise.*
- b) *the proposal is supported by an appropriate business case which demonstrates the link to existing business activity and the benefits of the scheme in terms of sustaining employment / the rural economy;*
- c) *in relation to new build, the applicant must demonstrate that there are no existing buildings suitable for conversion/re-use in preference to new build.*
- d) *with regard to diversification, new build will only be permitted where it consists of the substantial rebuild of a building within the curtilage of an existing and occupied farm property, as specified in the LDP Policy T2*

TAN 6)

3.7 Farm diversification - When the Planning Authority are considering planning applications for farm diversification projects, Planning Authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network.

3.10.1 Farms plans may usefully support applications, relating to farm diversification proposals. All such plans should demonstrate how the diversified activity fits into the wider farming practise, and set out its environmental consequences highlighting how any significant adverse effects will be mitigated. Any planning application for land based 'One Planet Development' located in the open countryside will need to be supported by robust evidence, and a management plan that should cover the following areas:

- i) *Business and Improvement plan to identify whether there is a need to live on the site and establish the level of the inhabitants' requirements in terms of income, food energy and waste assimilation that can be obtained directly from the site.*
- ii) *Ecological footprint analysis of the development. Carbon analysis of the development.*
- iii) *Biodiversity and landscape assessment.*
- iv) *Community impact assessment to identify potential impacts on the host community (both positive and negative) and provide a basis to identify and implement any mitigation measures that may be necessary.*
- v) *Transport assessment and travel plan to identify the transport needs of the inhabitants and propose sustainable travel solutions.*

Applications, Design statement 3.0; in the design statement the agent describes the site as a relatively level site.

Clerks observations: The site is on a steep incline from the road edge to the hedge line on the west side of the proposed development.

Applications, Design Statement 4.0; The applicant's agent makes a statement the site is a small site which is integrated into an enhanced natural environment.

Clerks observations: The proposed site is in the middle of the parkland where there are no existing hedges or tree cover to screen the proposed site. The agent explains that the proposed development will include planting of hedges to screen the development, hence taking away the current registered parkland

The agent makes reference to Policy S17 – Place Making and Design;

The development shall contribute to creating high quality, attractive and sustainable places. All development proposals must include and promote high quality, sustainable inclusive design which respects local distinctiveness, respects the character of the site and its surrounding in order to protect and enhance the natural, historic and built environments and to create attractive, safe and accessible places.

Clerks observations: The current design and application is in conflict with Policy S17- the application does not respect the character of the site and its surroundings in order to protect and enhance current parkland, and would not appear to be attractive and sustainable.

The agent makes reference to Policy S13 – Landscape, Green Infrastructure and the Natural Environment,

Clerks observations Again this application is in conflict with Policy S13, by not maintaining the character and quality of the landscape and conflicting with sub- sections in policy S13, 'preserving local distinctiveness' 'sense of place and setting' 'respecting and conserving specific landscape features, such as hedges, trees and ponds' and not 'protecting existing key landscape views and vistas'.

The agent makes reference to Policy RE6 – Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside.

Development proposals for recreation, tourism and leisure uses in the countryside will be permitted provided they are of a small-scale, of an informal nature and subject to detailed planning considerations, including adequate safeguards for the character and appearance of the countryside (particularly its landscape, biodiversity and local amenity value).

Clerks observations: Again this application is in conflict with Policy RE6. The proposed development is small in scale but is in conflict in appearance and character as this development is in open county side and will be visible from a number of vantage points.

The agent makes reference to Policy T1 – Touring Caravan and Tented Camping Sites.

Touring caravan and tented camping sites are a main source of holiday accommodation and an important part of the visitor economy. However, such sites–caravans in particular–can be visually intrusive and detrimental to the appearance and character of an area. New touring caravan and tented camping sites and the expansion of such sites will only be permitted where:

- a) *there is no unacceptable impact on the countryside having regard to biodiversity, landscape quality and the visibility from roads, viewpoints and other public places.*
- b) *there are no permanently sited caravans.*
- c) *the development can be satisfactorily supervised without the need for additional permanent living accommodation for wardens; and*
- d) *there are no adverse safety and/or amenity effects arising from the traffic generated and access requirements.*

Clerks observations: Again this application is in conflict with Policy T1, the proposed development is small in scale but is in conflict with:

a) above in open county side and will be visible from a number of roads and viewing points from local panoramic vantage points. The applicant or his agent has confirmed c) above will be required. It is clear from the application and the road infrastructure; this proposed development will have a detrimental effect on road safety due to movability of caravans and motor homes as d) above.

Policy DES2 – Areas of Amenity Importance, Development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on any of the following:

- a) *the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;*
- b) *the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;*
- c) *the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;*
- d) *the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance;*
- e) *the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features (policy NE1 applies)*

Clerks observations : Again this application is in conflict with Policy DES2. Areas of Amenity Importance. Again the proposed development is small in scale but is in conflict with a) above in open county side and will be visible from a number of roads and viewing points from local panoramic vantage points.

The following Policy S10 – Rural Enterprise Development:

This policy is to enable the farm diversification of the rural economy and could be permitted development outside settlements and development outside the local boundaries, where it is of a scale and type compatible with the surroundings and will cause no unacceptable harm to the surrounding landscape.

Clerks observations : Again this application is in conflict with Policy S10 on the ground of development in open countryside.

Clerks observations:

The proposed application has offered none of the following and members should be mindful of this if they agree or disagree with the observations, before making a formal response.

Information within the design statement is insufficient and provides no robust information.

- There are no landscaping statements, identifying a planting schedule.
- Landscape Character Assessment, is required to demonstrate how the landscape character has influenced the design and, scale of the development
- No comment or report from CADW or the registered Landscapes of outstanding historic interest in Wales & registered landscapes
- There is no land survey to identify the existing ground levels and the amount of excavation and engineering required
- There are no engineering drawing showing construction levels of the proposed toilet block and utility area.
- There are no drawings or statements identifying green sewage system.
- There is no evidence provided that an application has been submitted relating to the diversion of the existing public Right of Way
- There is no environmental impact assessment.
- There is no waste collection policy for storage and collection.
- There is no traffic impact assessment.
- There is no highway maintenance programme or assessment.
- The proposed site layout plan would indicate the existing public Right of Way is further west than it would appear on the ground.
- There are no reports or recommendations from NRW relating to the construction of the green sewage system.
- There is no evidence how the applicant will conform to Policy DES4 – Advance Tourism Signs.
- There does not appear to have been any consultation with MCC Environmental Health Department

The proposed application is in conflict with the following policies in Monmouthshire County Councils LDP that was adopted in February 2014.

Policy LC1, Policy S10, Policy S13, Policy S17, Policy DES2, Policy T1, Policy RE6