

Raglan Community Council
Minutes of the Ordinary Meeting held on Wednesday 28 February 2018
at Raglan School
at 7.00 pm

Present

Cllr Dave Bevan
Cllr Chris Butler-Donnelly
Cllr Hazel Davies
Cllr Marty Dorey
Cllr Charlotte Exton

Cllr Richard Moorby
Cllr Helen Tilley
Cllr Sylvia Price
Cllr Brian Willott (Chairman)
Cllr Andrew Watkins

In attendance: Adrian Edwards Clerk
29 members of the public

4405 Agenda 1:- Apologies for absence.

Cllr P Jones due to sickness
Cllr A Watkins joined the meeting at 19.10 hrs
Cllr H Tilley joined the meeting at 19.20 hrs

4406 Agenda 2:- Declarations of interest.

Cllr H Tilley declared a personal interest in Agenda item 6 DC/2018/00131 & DC/2018/00042
Cllr A Watkins declared a personal interest in Agenda item 6 DC/2018/00131& DC/2018/00042
The clerk explained that he has not received any declarations before the meeting.

4407 Agenda 3:- 15 minutes set aside for Community interaction and members of the community to ask the Chairman or Council questions of local interest. Any questions should be submitted to the clerk 3 working days before the meeting

The chairman asked members of the public if they would like to address members of the community council. A number of members of the public addressed the council and expressed concerns over a consultation which was held in Raglan village relating to the construction of 111 dwellings on land south of Monmouth Road. The clerk gave some background information relating to the planning process and explained that the community council cannot make any objection regarding this proposal as it's not a planning application, it a consultation that developers are required to undertake before submitting a full Planning Application.

A number of councillors expressed some concern at the proposal and the way this proposed site would fit with the current Local Development Plan, which Monmouthshire County Council approved in 2014.

Members of the public expressed concerns over the size of the development, and sited some areas of concern but not limited to:

- how would the school manage the intake of new children of school age,
- the utilities in the community,
- transport issues in the village and the by-pass road,
- general infrastructure in the community.

All the residents who attended the meeting had great concerns over the proposals. It was explained that anyone with a concern should formally write to the Developers Agent and copy it to the Planning Department

of Monmouthshire County Council, detailing their concerns and observations.

A number of residents expressed reservations about this as they thought that their views would not be considered and the agent could or would change the proposals before submitting any Planning Application.

After some further debate it was proposed that the clerk write to Monmouthshire County Council and invite the Head of Planning to a meeting and explain how this application would comply with the current LDP.

4408 Agenda 4:- To receive and if appropriate to adopt the Minutes of the Ordinary Meeting held on Wednesday 24 January 2018.

Proposed: by Cllr C Butler-Donnelly seconded by Cllr R Moorby the minutes of the previous meeting were accepted and signed by the Chair.

All Members Agreed

4409 Agenda 5:- Matters to report.

Cllr C Butler-Donnelly gave members a verbal report from the working group meeting relating to the purchase of a new council laptop. Cllr Butler-Donnelly explained that the working group had invited four companies to submit estimates. Two declined, and an assessment of the other two proposals was undertaken (attached). While both suppliers provided mostly compliant solutions, one supplier was 70% higher than the other for the same functionality. The best value was Vision Computer Centre Ltd, based in Abergavenny with an estimated cost over the next 3 years of £1,025.00.

Proposed: by Cllr Dorey seconded by Cllr Price that the council follows the recommendation of the working group.

All Members Agreed

Cllr C Butler-Donnelly asked about the current situation regarding the MUGA. The chairman gave members an update and explained that he's been in contact with the councils Solicitor. There was some debate about this and it was:

Resolved: the chairman will contact the Solicitor this week or week commencing the 5 March

4410 Agenda 6:- Planning applications.

- **DC/2018/00176:** A new five bedroom dwelling, at Land at Hill House, Monmouth Road, Raglan,

Members discussed this application in great depth and their concerns are primarily:

Drainage:

The design statement makes no reference to the drainage from the dwelling. If the drainage is connected to the Welsh Water System, or the proposed dwelling has an independent system there will be considerable root disturbance, and that goes against the Arboricultural report submitted with the Planning Application.

Building Line:

Concern was expressed over the building line for the proposed dwelling. The location for this proposed dwelling has no building line and it appears that the dwelling will be set in a small copse of trees without

consideration to any other dwelling on Monmouth Road.

Raglan Conservation Area:

The design statement makes very little reference to the Raglan Conservation Area

- **DC/2018/00131:** Llanwecha Farm LlandennyNr Usk, CHANGE OF USE FROM AGRICULTURAL TO MIXED USE. (SEE ENFORCEMENT E17.348).

Members discussed this application in great depth and members expressed concern primarily over the issues relating to the overbearing impact on neighbouring properties. The access to the site operations will create a loss of privacy of the properties on the access/public highway. To protect the amenity of the locality, especially people living nearby, the following will need to be considered as conditions.

- relevant National and local Planning policies,
- the appearance and character of the development,
- layout and density,
- the traffic generation, highway safety and parking/servicing,
- the overshadowing,
- overlooking,
- noise disturbance,
- odours or other loss of amenity,

Proposed: to object on the grounds above. All those present agreed

- **DC/2018/00042:** CONVERSION OF EXISTING SINGLE STOREY BRICK OUTBUILDING, CURRENTLY USED AS LOG SHED

Proposed: to offer no objection all those present agreed

4411 Agenda 7:- To note finance matters, including Income & Expenditure.

Payments in Jan & Feb	Amount
Clerks salary & HMRC Oct	
Merlin Waste control	40.68
Monmouthshire CC Grass cutting	535.91
Monmouthshire CC Dog Waste Bin	107.40
One Voice Wales Renewal 2018	269.00
Reimbursement to clerk- signs	34.20
Mr Hugh Candler	37.23

It was: proposed by Cllr S Price seconded by Cllr C Butler-Donnelly the invoices are paid. All invoices were available for inspection

All those present agreed

4412 Agenda 8:- Items of correspondence. (Please see appendix)

Welsh Government:

1. Copy letter to MCC Cabinet member for highways
2. A40 Roundabout reply from WG

3. A40 Junction and Entrance to Raglan Village
4. A40 Pedestrian Crossing

Correspondence:

5. Turley agents for land south of Monmouth Road Raglan
6. Tenovus
7. Everett & Tomlin Solicitors
8. Reply from MCC Prince Charles Road and Close Raglan
9. Engagement Event Invitation from the Review Panel
10. 024320 Fountain Parking in Raglan - specifically Usk Road
11. Gwent Music Monmouthshire Schools Chairman's Charity Showcase

4413 Agenda 9:- Consider the draft Allotments Policy

After some discussion it was agreed that the allotment committee would meet and consider the changes to the draft policy.

4414 Agenda 10:- Clerk reports.

Reports to:- Raglan Community Council

Subject:- Pre-application consultation, Land south of Monmouth Road Raglan

Report:- by the Clerk

Date:- 28 February 2018

Under the latest amendments to the Planning Act any applicant submitting a Planning Application for substantial development must contact local communities and councillors. A Planning Application must identify the applicant has carried out a pre-application consultation in accordance with the provisions under the relevant sections in the 1990 Act. The applicant must submit with any application the pre-application consultation report which should include particulars of, for example:

- how the applicant complied with the relevant section of the 1990 Act;
- any response to the consultation received from any person consulted under the relevant sections of the 1990 Act;

and

- the applicant must take account of those responses.

If the applicant then submits an outline or full Planning Application which could include reserved matters, that application will then follow the current planning process, the community council will then be a consultee in the process and the community council can then formally make any observation in line with the current LDP.

If that is the case MCC Planning sub-committee may make recommendations that the Planning Application goes to full council for determination with relevant recommendations. I would think as this parcel of land is outside the current LDP it could be called in by the Welsh Government Minister.

Reports to:- Raglan Community Council

Subject:- Review of Communities and Electoral Arrangements within Monmouthshire

Report:- by the Clerk

Date:- 28 February 2018

Members that make up this current administration may not be aware of the proposed boundary changes that were proposed by Monmouthshire County Council. The Local Government Act 1972 places a duty on all County Councils to keep the community and electoral arrangements within counties under review.

Monmouthshire County Council (MCC) undertook the first consultation from August 2012 through to the end of October 2012, and Community Councils along with other interested groups were invited to make comments and proposals to assist in the formulation of the draft proposals. MCC started the review process of community council areas to consider the need to create, abolish and amend the current community/town council boundaries.

So members have a better understanding it may be worth noting the Electoral Divisions, which form the County Council areas, consists of whole communities, or if warded a whole community ward, then any changes to the boundaries of the community wards may also affect the boundaries of the electoral divisions. Reviewing any of the electoral arrangements will take into account the number of councillors representing individual wards or the whole community. The responsibility for setting the boundaries of any electoral divisions lies with the Local Government Boundary Commission for Wales (LGBCW) and not MCC. MCC needs to apply to the LGBCW to consider changing the boundaries of any electoral division, and therefore MCC will need to comply with all legislative requirements.

MCC will also review and aim to rectify any obvious anomalies in existing boundaries where developments have been situated since the previous review and consider the levels of representation within the community due to developments etc. There were various consultations in the lead up to the publication of the draft proposals in 2012, public notice were published in one stop shops, libraries, as well as included on the MCC website. MCC sent information to each community council in Monmouthshire inviting feedback. The second consultation started with the publication of the notices of intention, which invited comments and proposals from stakeholders (Community and Town Councils) as to any amendments to the existing boundaries and electoral arrangements. The second notice was published in December 2012 which run until March 2013.

Members noted the reports

4415 **Agenda 11:-** Reports from members on outside bodies.

Cllr Watkins gave members a verbal report about the MUGA. The surface has been cleaned and pressure washed.

The chairman informed members that he had contacted the councils legal adviser about the current transfer document, but not received a reply. He will contact him again over the next couple of days.

4416 **Agenda 12:-** Reports from the County Councillor

No further reports to present

4417 The Chairman thanked everyone for attending. The meeting closed at 21.29 hrs.

The date of the next meeting 28 March 2018

Signed by _____
Chairman
Date 28 March 2018

**Raglan Community Council
Action Points from meeting dated. 22 November 2017**

	Action	Allocated to	Date issued	Status	Comments
1	Llandenny Notice board	Clerk	26 April	Ongoing	First Notice Board rejected obtain new board
2	100 th Anniversary committee meeting	Cllr Price	28 June	Ongoing	Ongoing with Cllr's Price and Davies
3	Christmas lights bracket	Cllr Watkins	27 Sept	Ongoing	Cllr Watkins to obtain a bracket
4	Kerbstones in Raglan Village	Clerk	22 Nov	Ongoing	Awaiting reply from Highways
5	Meeting regarding Website	Clerk	22 Nov	Ongoing	
6	Invoice from School for room hire	Cllr CBD	13 Dec	Ongoing	Cllr CBD
7	Clerk to obtain a new laptop and printer	Clerk/Cllr CBD	24 Jan	Ongoing	Cllr's CBD HT and clerk
8	Draft allotment policy	Cllr's CBD/ Tilley	24 Jan	Ongoing	Allotment committee
9					
10					
11					