

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

Present

Cllr Dave Bevan  
Cllr Chris Butler-Donnelly  
Cllr Charlotte Exton  
Cllr Penny Jones

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

**4418** In attendance: Adrian Edwards Clerk  
Mr Mark Hand MCC Director of Planning  
Mr Andrew Jones Area planning officer  
5 members of the public

**4419** **Agenda 1:-** Apologies for absence.

Cllr's H Davies Family commitment, M Dorey Family Commitment  
Cllr H Tilley joined the meeting at 20.06 hrs

**4420** **Agenda 2:-** Declarations of interest.

The clerk explained that he has not received any declarations before the meeting.

**4421** **Additional Item:**

The chairman introduced the Mr Mark Hand and Mr Jones to the meeting and explained that Mr Hand will give members some information relating to the current Local Development Plan (LDP).

Mr Hand introduced himself and Mr Jones and he explained that he would provide members an overview of the current LDP and the proposals MCC are considering, including the future Monmouthshire. He explained the following:

Future Monmouthshire:

It was explained that between 2011 and 2027 the forecasted increase in the population of 85+ years will go from 2.9% in 2011 to 5.2% in 2027 increasing to just over 8.2% in 2036. He explained that work will start on the new LDP looking at growth needs and options, along with strategy and policies and allocations. This will seek to tackle some of those challenges which are likely for adoption early 2022. One of the main elements of the LDP and any changes will be the provision of land for housing for the supply challenge remains in the short term. It was explained the starting point for all decisions is with the LDP. Section S.38 (6) Planning & Compulsory Purchase Act 2004 states planning decisions should be made in accordance with the LDP unless material considerations indicate otherwise.

The National Planning Policy (PPW) and Technical Advice Notes (TAN), TAN 1 Housing Land Supply are 'material considerations'. LPAs are required to maintain a 5 year housing land supply, TAN 1 sets out the method for this. Monmouthshire estimates that it has a four year land supply. This is a widespread issue in Wales.

Mr Hand explained that TAN 1 is clear that if an LPA does not have a 5 year land supply for housing, it is a significant consideration, and if any Planning Application are otherwise acceptable those planning proposals

should be approved. It was explained that a number of planning appeal decisions clarify this.

Mr Hand explained the main planning considerations include the following:

- National policy e.g. flood risk
- Fit with LDP strategy
- Landscape designations (none)
- Conservation Area (adjacent)
- Traffic
- Visual impact
- Local infrastructure
- Need for housing and affordable housing
- Must make meaningful and timely contribution to housing supply

There was some discussion over the average property price in Monmouthshire and it was thought the average was £300k. There were a number of questions about the current proposals for two development sites in Raglan and it was suggested that these sites will change the characteristics of the village and its unique community. A number of questions were asked about development of brown field sites in Monmouthshire before consideration is given to green field sites. Mr Hand explained the Planning Authority can only consider Planning Applications when an application is made. A land owner submits land for inclusion in any LDP process.

A question was asked could any land be CPO under the planning regulations. It was explained that this has only been done once within the county.

There were a number of questions relating to volume of traffic currently and with any future developments the increase will be substantial. Mr Hand explained that he would provide the council with a note regarding the traffic issues.

The chairman thanked both officers and they left the meeting at 20.10 hrs

**4422**      **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

A number of members of the public asked if they could address the council with regard to a Planning Application to the rear of Castory Avenue, Raglan. There was concern over these proposals and a number of points were raised and to date (28 March), 18 objections have been made from 12 local residents, on the following grounds. Out of character, overbearing, privacy, water logging, sewage floods and blockages, along with vehicle access.

After some discussion, the clerk explained the community council had not received any notice of the application prior to the meeting, but he forwarded all the details to members to consider the application from the planning portal and the community council would make the relevant observations.

All those members present agreed.

The chairman thanked the public some members of the public left the meeting at 20.40 hrs

**4423**      **Agenda 4:-** To receive and if appropriate to adopt the Minutes of the Ordinary Meeting held on Wednesday 28 February 2018.

**Proposed:** by Cllr R Moorby seconded by Cllr S Price the minutes of the previous meeting were accepted and signed by the Chair.

**All Members Agreed**

**4424**      **Agenda 5:-** Matters to report.

Cllr Butler-Donnelly gave members a verbal report on the purchase of the laptop.

One member asked about the consultation plan for the proposed 111 dwellings. It was explained that the consultation is now closed.

A question was asked about the current status of the MUGA, and the chairman gave a verbal report.

A question was asked about the boundary review of Community and Town Councils. The clerk explained that this was a requirement of the principle authority every 10 to 15 years. Some members expressed concern over this proposal.

**4425**      **Agenda 6:-** Planning applications.

- Application Number: **DM/2018/00284**

The clerk explained that this application will be determined by the planning officer. The proposed tracks pass through hedgerows using existing gateways. The tracks will be 2.7 m wide and formed by removing the top soil to a depth of 150 mm – 200 mm and replacing with hardcore and road plainings to form a track suitable for tractor and trailer and quad bikes.

The above application was noted

- Appeal Ref App/**E6840/A/17/3187998** Llan y Nant Farm

The above appeal was noted

- Appeal Ref APP/**E6840/E/17/3189971** 5 Welsh Street Chepstow

The above appeal was noted

**4426**      **Agenda 7:-** To note finance matters, including Income & Expenditure.

Payments in Jan to March	Amount
Clerks salary & HMRC	
Vision Computer	871.00
Merlin Waste control 29-1, 12-2, 26-2, & 12-3- 18	81.36
MCC maintenance	873.04
Karl Davies hedge cutting	165.00
Clerk Office allowance balance 2017/18	87.50
ICO	35.00

*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**

Cllr Watkins asked about the hire of the Old School for a meeting place for the council meetings. There was some discussion whether the room would be available on the Wednesday meeting nights as the building has

a long term booking that day every week. After some discussion it was:

**Proposed:** by Cllr S Price seconded by Cllr C Exton the clerk contacts MCC to enquire if the building can be used.

**All those present agreed**

Cllr C Butler-Donnelly stated if the building was free there would be no room hire charge.

**4427 Agenda 8:-** Items of correspondence. (Please see appendix)

**Welsh Government:**

1. None

**Correspondence:**

2. Proposed Dwelling Caestory Ave
3. Advanced local Government Finance training
4. Multi Use Games Area and adjacent playing field, Raglan v1
5. Multi Use Games Area and adjacent playing field, Raglan
6. Update on implementation of new planning application system
7. Annual Eisteddfod Children & Young People's Competitions

The clerk asked if members would consider making a grant towards the Eisteddfod Children & Young People's Competitions. One member explained that the school cancelled attendance at this event. After some discussion it was proposed that the community should consider making a £250 grant available to the school to attend if it was a financial matter. It was:

**Proposed:** the clerk should write to the school in the first instance

**All those present agreed**

8. GWENT Police Report for RAGLAN area for the month of January and February 2018
9. Responding to Planning Applications & maximising your community influence through pre-applications – PLANNING TRAINING SESSION.
10. UK Government call for evidence to examine how charges or changes to the tax system could tackle the problems associated with single-use plastic waste
11. One Voice Wales SLCC Joint Event – 16 May 2018
12. Fellowship Centre Opening
13. One Voice Wales AGM on Saturday 29<sup>th</sup> September 2018
14. Strengthening Local Government
15. Auditor General is conducting a study looking at how well Local Authorities provide services to rural communities
16. Brian Smith Llangovan Church Yard
17. Kidney Wales Walk for Life
18. Nick Ramsay meeting
19. Monmouthshire LDP Revision

**4428            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. This item was deferred.

**4429            Agenda 10:-** Clerk reports.

No further reports

**4430            Agenda 11:-** Reports from members on outside bodies.

Cllr R Moorby gave members a verbal report, relating to the ongoing concern over the condition of the road surface to roads in and around Llandenny. It was explained during the inclement weather the road clearance has dragged some of the banks onto the roads and the conditions are now very poor. After some discussion it was:

**Proposed:** the clerk contact MCC Highways

**All those present agreed**

**4431            Agenda 12:-** Reports from the County Councillor

Cllr Jones reiterated the comments she made during the meeting. Cllr Watkins, asked Cllr Jones about the meeting she attended on the 18 October 2017 relating to the proposed development on Monmouth Road, in Raglan. Cllr Watkins asked Cllr Jones why she didn't inform the community council about any such proposals. Cllr Jones informed Cllr Watkins that she was asked to look at plans when she was attending a council meeting in County Hall. Cllr Watkins explained that he has correspondence from a FOI request made to Monmouthshire County Council identifying Cllr Jones attended the meeting. Cllr Jones explained that she was invited into the meeting by a planning officer, and she explained that there were a number of people in the room she didn't know and plans were presented to her. Cllr Jones explained she made no comment on the plans at that stage and she attended the public consultation like all the other councillors in February. There was some robust debate around this subject.

- Cllr Watkins requested that an item is included on the next agenda relating to this consultation
- Cllr Watkins requested that an item relating to the school is included on the next agenda
- Cllr Watkins requested that an item relating to Christmas decorations is included on the next agenda

**4432            The Chairman thanked everyone for attending. The meeting closed at 21.36 hrs.**

The date of the next meeting 25 April 2018

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

Chairman  
Date 28 March 2018

**Raglan Community Council  
Action Points from meeting dated. 28 March 2018**

	<b>Action</b>	<b>Allocated to</b>	<b>Date issued</b>	<b>Status</b>	<b>Comments</b>
1	Llandenny Notice board	Clerk	26 April	Ongoing	New notice board ordered awaiting delivery
2	100 <sup>th</sup> 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	Clerk to contact MCC
7	New laptop and printer	Clerk/Cllr CBD	24 Jan	Ongoing	Cllr's CBD HT and clerk
8	Draft allotment policy	Allotment committee	24 Jan	Ongoing	Ongoing
9					
10					
11					