

Raglan Community Council
Notes from the Public Consultation held on
Monday 30 July 2018
at Raglan School at 7.00 pm

Present

Cllr Dave Bevan
Cllr Hazel Davies
Cllr Martine Dorey
Cllr Charlotte Exton

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

In attendance: Adrian Edwards Clerk

51 Members of the public.

Apologies for absence.

Cllr's Chris Butler-Donnelly and Penny Jones

The chairman opened the meeting and thanked everyone for attending. He explained that this is a consultation relating to the Planning application for land at Chepstow Road. He explained that the community council's observations will need to be submitted to the Planning Authority for consideration by the Planning authority.

County Councillor Jones explained that the proposed application is an outline Planning Application, where Monmouthshire County Council (MCC) are the applicants for this application. MCC will sell the land with outline consent. Cllr Jones explained that the proposed development land is currently in the Local Development Plan (LDP). Cllr Jones explained that this is the first stage and a more detailed application will be submitted at a later stage.

The chairman invited the clerk to the community council to make a short presentation. It was explained that the application is an application with reserved matters. The chairman asked the clerk to explain what reserved matters are, and the clerk gave a brief explanation.

35 minutes: Presentation included in appendix 1.

Q Is it a coincidence that the application has been made at this time of year, with a number of residents on holidays, and can the application be deferred until a later date.

A Cllr Jones will ask the Officers within the Planning department, if it can be deferred. It was explained that the time line is not a community council time line. The time line is set out in Planning Law, and if the Planning Authority don't determine the application, the applicant could go to Welsh Government and ask for a Planning Inspector to determine the application not the Planning Authority.

Q A question was asked how the Planning Authorities can determine a Planning application that has been submitted by another department within that authority.

It was explained that if a Planning Application is submitted by a department that application should be

determined by a different Planning authority

Q It was asked if the proposed development is for 45 dwellings. A comment was made that the Planning inspector apparently said the site is only sufficient for 35 dwellings as the site would not accommodate 45 dwellings.

There was also some discussion about the height of the proposed dwellings that will be to the back of Fayre Oaks and the Willows.

A Cllr Jones explained that this is only an advisory application, as when the developer submits a full application that is when the community council and residents will be able to make full comment.

Q Concern was expressed that it will be too late if consent is granted for two and half storey dwellings to be built. It was also felt that the words high density or mid density should be removed from the plan. It was felt that the higher dwellings should be facing Chepstow Road, not Fayre Oaks and Brooks Farm.

A The community council could make observations that the two and half story dwellings should not be built to the rear of Fayre Oaks and the Willows.

Q It was felt that 30 dwellings would be more in keeping with the village rather than the proposed 45 dwellings. It was asked if anyone can say that to the Planning Authority, and will they take any notice.

Q A question was asked about the social housing in the village as the village needs housing for young families that are affordable. This development needs to be advantageous to the village.

Q It was explained that this land was classed as unsuitable for development a number of years ago. The access and flooding were the main reasons. So what is different from then to now?

A Cllr Jones explained that a report had been done in 2012 when the land was proposed before the LDP was adopted. Although all the points were raised then, the inspector included it in the LDP.

Q It was explained that one resident pays thousands of pounds in excess for insurance every year. A question was asked if the county council can guarantee that the land will not flood or will the county council pay the insurance. There was concern that building on this land is currently a flood plain, and the proposal is to build dwellings on this land and the application has identified that the floor level needs to be higher to prevent water going into the houses.

Q Concern was expressed about the number of vehicles that will need to go through the High Street or use roads like Fayre Oaks to bypass the village.

Q It was explained that when Ethley Drive was proposed it was recommended that the floor level was 750mm above the water level. When the contractors dug the sink holes to do a "percolation test" the holes were dug around the perimeter of the site. It was explained that concern should be expressed about the way the percolation test was undertaken as it would appear to be insufficient.

Some residents have photographs showing the centre of the field in flood after heavy rain. It was explained that a number of dwellings in the Willows experience flooding as the current land drainage is

unable to cope.

It was felt this land is only included in the LDP for financial gain by MCC. There was some debate about flooding and the last time there was a high flood was in 1979.

Q It was felt that the land was going to be developed but it can only be hoped that the houses will be well designed including gardens, and the development will be something the village can be proud of. It was felt that MCC has a history of not listening to anything that is proposed.

A It was expected to get the development correct and the hard landscaping is to a minimum.

Q Can someone explain why there is an increase from 35 to 45 dwellings which is proposed. It was also felt that someone should explain why the percolation test was only around the perimeter of the site and not the centre of the field.

Q It was explained that the residents of the village were given inaccurate information relating to traffic flows a number of years ago. Photographic evidence was produced in 1992 and it was stated that the photographs were hypothetical.

Q A question was asked who speaks from the community council at Planning meetings.

Q What is the process and how is the community represented at Planning Committee meetings.

A It was explained that the community council will be represented at the committee meeting, and the councillor will be nominated at the next meeting.

Q It was explained that the community has an elected member to represent the community at the county council. Cllr Jones was asked if she will be attending the committee meeting.

A Cllr Jones explained that she has other council diary commitments on that day, but she will be sending a written representation to be considered.

Q A question was asked how any verbal comments will be reported to the committee.

Q Why can't a lay person attend the committee meeting to address any concerns.

A A written response will be submitted to the committee for consideration.

A It was explained that most of the councillors have not seen how the process works but the clerk will provide that information.

Q The letter will be sent to the Planning Committee, but what weight will the community council have in this process.

Q Can it be explained what the process is, and any time limit a person may have. Is there a process and what are the time restraints

A It was explained that the community council will have 4 minutes to address the members of the Planning Committee and 3 minutes for an individual. Anyone wishing to address the committee must formally contact MCC officers two days before the meeting. The chairman of the committee will consider if the majority of the statements are of a similar nature, and one person will be asked to make

that address representing everyone's concerns.

It was explained if anyone has the desire to address the Planning Committee, you will need to formally contact MCC, don't think someone else will do it.

- Q** It was expressed that the village needs some more housing but it is where that housing needs to go.
- A** It was explained that other developments have been built on flood plains in the village, so the right questions need to be asked in this case
- Q** A question was asked about the surface water in the gardens, and MCC have been asked on a number of occasions where does the water go, and no one can agree if it is piped away or if it is a land drainage system.
- Q** A person asked if MUGA negotiations are still ongoing. It was suggested to stop that process and ask for the development land to be exchanged with the MUGA field. If the development is built on a flood barrier like the surgery and the former school, it would alleviate the problems with flooding.

Cllr Jones explained that she had spoken to the head teacher and it has been explained that the school would be able to cope with the intake as the number of pupils will fluctuate year on year. Cllr Jones also explained that s106 agreement for education will be included at some stage.

- Q** It was thought that a number of children in school are travelling into the school and families are now sending children to other schools.
- Q** A question was asked about the ecology policy. It was explained that the power point didn't show anything about the ecology report.
- A** It was explained that the PowerPoint provides a snap shot of the application.
- Q** It was asked who will take priority for the affordable housing, will it be Raglan residents or residents within Monmouthshire.
- Q** It was expressed that the proposed dwellings are single storey dwellings and consideration is also given to the existing trees around the site.
- Q** Concern was expressed that people who will occupy the dwellings will be commuters, and the livelihood of the community could well die.

The village had a large number of clubs and associations in the village, but that has disappeared.

- Q** Concern was expressed about the amount of traffic using the trunk roads, when the dualling of the A465 is complete.
- Q** It was asked how someone finds out what is the acceptable number of dwellings, and would a new Planning application need to be submitted.
- A** It was explained that any applicant can withdraw any application before it goes to the Planning

Committee.

The Chairman thanked everyone for attending. The meeting closed at 20.45 hrs.

The date of the next meeting 26 September 2018

Signed by _____

Chairman

Date 26 September 2018

Proposed Development on land at Chepstow Road Raglan

The site:

This Planning Application has been submitted on behalf of Monmouthshire County Council for outline consent for up to 45 dwellings.

All matters are reserved. The site is allocated for residential development under Policy SAH10 (iii) (Rural Secondary Settlements) of the Adopted Local Development Plan (LDP).

The site extends to approximately 2.18 hectares (5.4 acres) and is currently a greenfield site.



Development Footprint

Proposed footprint for the development site shows the layout on the proposed land on Chepstow Road



Planning Applications:

The first outline Planning Application was submitted on the 14 August 2012.

This application was to provide an access from Chepstow Road onto this parcel of land.

A meeting was held in the Beaufort Hotel 6th August 2012, to consider the proposals.

The application received consent on the 23 October 2012.

Planning Applications:

The current LDP sets out MCCs vision and objectives for the development and use of land in the county, together with the policies and proposals to implement them over a 10 year period to 2021.

Monmouthshire County Councils LDP, 2011-2021 was adopted on 27 February 2014.

Layout and Design

All matters are reserved apart from access.

It is anticipated that a range of house types will be provided with a mix of terraced, semi-detached and detached dwellings.

It is anticipated that development will feature typically two storey dwellings with some single storey and 2.5 storey dwellings in order to add variety and interest.

Flooding / Drainage

As required by the allocation, no development is proposed within flood zone C2

The remainder of the site is located in flood zone B and A and the supporting flood risk assessment confirms that residential development is appropriate in these areas.



Flooding / Drainage

All sources of flood risk for the area proposed for built development have been identified to be low.

Flood risk mitigation measures are not required, although minimum finished floor levels (FFL) have been recommended.



Flooding / Drainage

MCC are recommending that FFL of proposed new dwellings adjacent to the floodplain are set at least 300 mm above the peak flood level with FFL across the remainder of the development set 150 mm above ground levels.



The Planning Application identifies that an attenuation pond will be located towards the south-east corner of the site.

Surface water would be conveyed from this at a regulated rate to the watercourse.

The attenuation pond has been sized to accommodate the runoff from the rainfall including climate change.



Traffic Assessment:

MCC Highways are unable to provide specific comments on the proposed development at present due to lack of detail.

MCC would not be able to sustain an objection at this stage as the Highway Authority do not consider that the proposed development would lead to a real deterioration in highway safety or capacity.

The officers report would recommend that the applicant considers reviewing the Transport Assessment and should they wish the means of access to be considered at this stage submit the appropriate detailed design drawings for consideration.

Continued:

The agent states the traffic movements a day average 1,038 vehicles eastbound and 1,130 vehicles westbound. This is based on traffic surveys undertaken between the 7th and 13th November 2017.

The traffic assessment states that the average morning commute on a weekday peak flow is 78 vehicles eastbound and 87 vehicles westbound.

Afternoon traffic indicates that the peak flows are 77 vehicles eastbound and 105 vehicles westbound.

MCC has set out guidelines for parking numbers within the 'MCC Supplementary Planning Guidance - Parking Standards 2013'.

The parking standards can be summarised as:

- 1 car parking space per bedroom (with a maximum of 3 spaces).
- 1 visitor space per 5 dwellings.

The Design Access Statement (DAS) states there is potential to provide all houses with private, rear gardens and the necessary level of parking as required by the Local Authority.

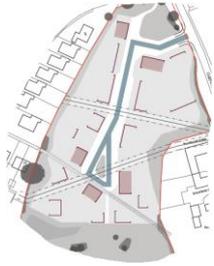
On plot car parking to the front and sides of properties **could** be provided. Some on-street parking can be provided on the site.

Parking Continued :

The DAS indicates that some parking will be provided adjacent to or to the rear of properties in this location to ensure the road is not dominated by individual driveways.

The design strategy is indicated on the diagram to the right.

The DAS states that this strategy will also improve pedestrian safety and accessibility.



SEWERAGE:

The proposed development site is crossed by public sewers with the approximate positions being marked on the Statutory Public Sewer Record.

Dwr Cymru Welsh Water states no part of any building will be permitted within **3 metres** either side of the centreline of the 150mm public combined sewer and 110mm public rising main sewer.

Utilities

Existing utilities that cross the site include two public sewers and overhead power cables.

These are all shown on the diagram opposite with the relevant easements.

Houses cannot be built within the easements of the two sewers, but this space can be used for roads and parking.



s106 Draft Heads of Terms

The planning applicant at this stage states it is anticipated that s106 contributions will be required in relation to the following:

- Off-site highway improvements
- Affordable housing
- Open space and recreation

It needs to be noted that the Education Authority have not requested any funding under the s106 provision.

Design Strategy and Vision:

1. Higher density housing with frontages facing proposed roads.
2. Medium density housing with frontages facing proposed roads.
3. Lower density housing with frontages away from Nant y Wilcae corridor.
4. Development and flood risk zone C2, provides green corridor to Nant y Wilcae.
5. POS to north of the site.
6. Main site access.



Design Strategy and Vision con't

7. Back to back gardens.
8. No roads or main frontages along Nant y Wilcae corridor. Side elevations proposed for natural surveillance along green corridor.
9. Attenuation pond located within green corridor but outside flood zone.
10. Planting reinforces boundary between site and Brooklands Lodge.
11. Pedestrian connections to surrounding area.

A green corridor to Nant y Wilcae is also proposed to the south of the site which needs to be treated carefully with minimal light spill, but should have some frontage for natural surveillance.



To comply with the provision of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the applicant is required to demonstrate/undertake consultation.

MCC consulted with the following Community Consultees:-

- a) Raglan Community Council
- b) County Councillor Penny Jones
- c) County Councillor Phil Murphy
- d) Raglan Village Hall Association
- e) Raglan CIW VC Primary School

Specialist Consultees comprised of:

- a) Monmouthshire County Council Highways Department
- b) First Minister of Wales
- c) Minister for Environment
- d) Minister for Housing and Regeneration
- e) Cabinet Secretary for Energy, Planning and Rural Affairs
- f) Natural Resources Wales
- g) Dwr Cymru Welsh Water
- h) CADW

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Continued:

Natural Resources Wales

Flooding – some concerns raised in relation to flooding at the site access.

These concerns are noted and the FCA has been updated to specifically address these and provide further information. Some additional information is currently awaited from NRW in order to complete this and so a further update to the FCA will be provided shortly.

Continued

Ecology: –

no specific objections but makes certain recommendations / suggests conditions

No amendments required to the scheme and the recommendations and suggested conditions are noted and will be considered further in discussion with the local Planning Authority.

Continued:

The Welsh Ministers No response received No response required.

The Local Highway Authority No response received No response

Some of the residents observations made are below:

1. Capacity of local services, including the local Primary School and Medical Centre.
2. The field is a totally inappropriate site and has been included to raise funds for MCC.
3. This proposed site has a long planning history. It has been considered unsuitable for development on a number of previous occasions back as far as the 1970s.
4. Surface water flooding in the centre of the site - all test holes were at the edges of the site.
5. The proposed site is adjacent to Fyre Oaks which consists of single storey dwellings and dormer bungalows. It is therefore important for the privacy of those dwellings bordering the development, that the proposed dwellings are no taller.

Cont. Residents observations

6. Concerns regarding drainage, sewerage and flooding.
7. Provision of public transport is minimal - such that a substantial increase in commuter traffic is anticipated and will have an impact on the community.
8. Impact on water pressure.
9. Traffic generation and highway safety.
10. Clarification on likely timescales for developing the site.
11. Concern about the number of dwellings proposed.
12. Commitment to providing affordable housing within the scheme.
13. Tree protection.
14. Loss of privacy / amenity.

Any observations can be made to the Planning Authority at the following:

Planning Department
County Hall
The Rhadyr
Usk
NP15 1GA

Tel: 01633 644 644

Email: Planning@monmouthshire.gov.uk

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Planning Committee:

MCCs Planning Committee will be convening a meeting on 7th August at County Hall to consider this application.

It is possible for anyone to attend but anyone wishing to address the committee must give 7 days notice to the Committee secretariat.

Proposed Development on Land at Chepstow Road,
Raglan

Thank You