

Raglan Community Council
Notes of the Public Meeting held on Friday 21 February 2025.
This meeting was convened at Gwehelog Village Hall
at 7:00 pm

This public meeting was convened to discuss a Planning Application, 'DM/2024/01455' for the provision of one traveller site incorporating one static caravan, one touring caravan and day/utility room, upgrade of existing access, installation of private treatment plant and ecological enhancements, at The Stable Yard Off Wainfield Road, Usk.

Present

There were 46 people in attendance plus councillors from Raglan Community Council.

Cllrs in attendance were: Cllr's Nick Ramsay, Lynne Eilertsen, Susan Harrington, Richard Moorby and Cllr Penny Jones (as a Community Councillor and Ward Member of Monmouthshire County Council).

Cllr Ramsay presided over the meeting, welcomed everyone and thanked everyone for attending. He introduced the members from the Community Council, and also explained this is a slightly different planning application from the norm of extensions or outbuildings. The Community Council have had concerns raised directly from local residents, and believed the best thing was to arrange a public meeting to gauge feelings before the Community Council responds formally to the planning application. Members of the Community Council are ready to listen to all sides of the discussion and wish to engage fully with the community.

Cllr Ramsay asked if everyone could stand for a short time in respect of the passing of Mr Brian Paul, a member and committee member of Gwehelog Village Hall.

Cllr Ramsay then went on to introduce the Clerk to Raglan Community Council and explained that he will present a short power point presentation.

The Clerk presented the presentation, before those present asked any questions. The presentation is an attachment to these notes.

Cllr Ramsay invited those present to ask any questions or make any observations.

Q A question was asked who are the owners of the proposed site.

It was explained by an attendee that the name on the application form was Mr John Greedy. One person also said that they believe the same person owns a parcel of land with a similar layout at Little Mill.

Q A question was asked, where did the site name come from. It was explained that no-one from the immediate community has never know the parcel of land as The Sable Yard.

One person also said that they had asked a post man where the Stable Yard was and he didn't know.

Q One person asked is the parcel of land a brown field site or is it classed as green belt land.

It was explained by a resident that all the top soil was removed before the previous Planning Application was submitted, therefore it was said that would make the land a brown field site.

Q A question was asked about the access into the proposed site.

It was explained by several people in attendance that the access was a pedestrian access, not the access which is there today. It was explained that someone had just made the entrance wider before the other Planning Application had been submitted.

These responses then generated further discussion.

A number of attendees made reference to the way the trees and other flora and fauna had been removed from the site. The site was stripped of topsoil and the hedges have been cut back but the timber and cuttings remain on site.

A question was asked about the proposed access and the visibility splays. It was pointed out on the layout drawing that the visibility splay is partly on another properties land, and the hedgerow is impeding the clear vision of traffic approaching the proposed site. Therefore, it was explained robustly that's making the total development area smaller.

Q A resident and land owner, explained that the points made in the planning bundle that the hedges would be replanted.

This question then generated further discussion, and it was explained that the hedges to the East and South of the site are not in the ownership of the current site owner, therefore if any planting needs to take place that planting will need to be inside the boundary and at least 1.5m inside the current hedgerow so it will not grow into the adjoining field/s.

Therefore, by planting inside the exist hedgerows that will decrease the total development area.

Q A question was asked about the current electricity power supply.

It was explained that the meter cabinet that's on site was installed by a third party, and the power to cabinet was taken directly from the supply adjacent to the site. It was stated that this led to a power supply outage for all the properties on Wainfield Lane some years ago

Q Concern was expressed over the removing the hedgerow

Several attendees asked about the removal of the hedgerow alongside Wainfield Lane. One attendee asked what distance was the hedgerow going to be moved, and would that have an impact on wildlife and would the trees and other plants grow back. It was explained that currently there are no dimensions on the site plan to indicate what the distance is going to be, and the transplanting should be undertaken by a specialist contractor.

Q A question about MCC LDP Policies.

The Clerk to the Community Council returned to the presentation where it showed the current policies in the current LDP. It was explained this may change when the RLDP is submitted for inspection.

Policy H8 - Gypsy, Traveller and Travelling Show people Sites

Policy H8 (c)

"Are of a suitable size to allow for the planned number of caravans, amenity blocks, a play area (for children on sites housing multiple families), the access road and include sufficient space for the parking and safe circulation of all vehicles associated with occupiers within the site curtilage";

Policy H8 (f)

"Are of an appropriate scale to their location and do not have an unacceptable impact on the amenities of neighbouring land uses";

Elected members need to consider the points relating to policy H8 (c) and (f) and if the site is of a suitable size and will not have an unacceptable impact on the amenities of neighbouring properties.

One attendee asked about the size of the site and if there was sufficient space for the proposed use. It was explained that currently there are no dimensions on the layout drawing, and it was explained that a comment made by a Planning Case Officer has previously said, 'Please note that whilst all drawings should be to scale, all proposed plans should include external dimensions annotated on them'. This will be a question the Community Council will be asking.

Q Concern was expressed over the drainage and the management of the foul water.

It was explained that a treatment plant was proposed to be installed. At this moment in time the layout drawing doesn't show the accurate location nor does it show the secondary drainage field. It was explained that the treatment plant will need to be a specified distance from any buildings, and it would need to be a specified distance from any trees and their root ball.

There was concern over any contamination from the treatment plant with the site being so close to a water course.

Q Relating to Flooding

There was concern over flooding as the proposed site is lower than the road. Concern was also expressed regarding the changes in the weather, more rain and damper conditions which could become a greater concern for the community and the wildlife.

Q A question was asked about the current number of traveller sites in Monmouthshire

This question then generated further discussion with a number of views being expressed. One attendee explained that everyone has the right to live somewhere, and no-one knows the applicant or their family, and judgments are being made. A number of views were expressed, and the Clerk explained that currently the number of sites in Monmouthshire are:

- Portskewett (Old Telephone Exchange) – one pitch
- Crick – two pitches
- Rogiet - one pitch
- Llangeview – seven pitches
- Llancayo site - four pitches were approved in July 2024 with outstanding conditions

It was explained that a site in Magor was refused permission for a further three pitches as that site is affected by flooding and is now subject to enforcement action.

Q Was asked about the Address

A number of attendees asked about the address and where did the site name come from.

One attendee stated there has never been any buildings on this parcel of land; this land has been garden land, and it's never been called the Stable Yard.

One attendee said, is it called The Sable Yard to be able to say it's been used before, so it could be classed as a brown field site and not used for something other than growing vegetables.

Q Development in open countryside

There was a lot of discussion about the proposed site and could it be classed as development outside the boundaries of an existing community, and would this be an extension to that community?

Q Water supply

There was a question relating to water and concern over the supply. It was also pointed out that pitches should be no more than 30 metres from a fire point, and the minimum distance between caravans should be 3 metres from the side of the mobile home and the edge of the pitch. Standpipes must be provided on each site as determined by the risk assessment by the Fire Authority.

Q Roads and access to and from the proposed site.

A question was asked would emergency vehicles be able to access the site due to the width of Wainfield Lane. This generated further discussion as Wainfield Lane does not have any passing places. Where there are some wider places along the lane, larger vehicles would have difficulty passing each other.

Cllr Ramsay thanked those in attendance and closed the meeting.

The meeting closed at 20:16