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MINUTES OF DEVAUDEN COMMUNITY COUNCIL MONDAY 27 MARCH 2006 AT DEVAUDEN VILLAGE HALL

COUNCILLORS PRESENT C Knight, J Williams (Chair), M Powell, A Cooke, K Reece, A Duffield, N Knowland,

APOLOGIES E Hall, CC Greenland

IN ATTENDANCE: C Martin (Clerk) PC A Mason Members of the public (signature list attached to council copy)

1) OPEN SESSION

JW ascertained that most of the members of the public present wanted to discuss plan M12622 – Proposed stud and Manor House at Llanvihangel Court, Llansoy. Mr P Williams stated that the house will impact on the landscape and affect the view from the top of Star Pitch. At night time the security lighting will cause light pollution. There is no lighting assessment in the environmental impact assessment. The scale of the house is concerning as it is very large. Access is also of concern as it is down a single track lane with 2 bad bends to both north and south with the junction of the Raglan – Chepstow road. The MCC Unitary Development Plan permits farm diversification but the stud comes outside of this. The occupants of Ty Mawr have not accepted alternative house and there is some question of whether Ty Mawr will be demolished. JW read out CC Greenland's email about Ty Mawr stating that the plan is to demolish it. CK confirmed that this was his understanding as well.

Kevin Johnsey stated that Ty Mawr would not be demolished. Mr Terry Johnsey said Monmouthshire farming is dieing and that if we bring in good horse breeding can get better prices for land. The Grand house is required to compete with studs and farms in Newmarket and Europe. It is not a house for us to live in.

Alan Cox said that it needs to be looked at fundamentally as these are ambitious plans that could be classed as industrial development. But it is up to the planners to decide if the horse racing industry is the right industry, say compared to tourism which is an important industry here. The planners need to look at the value of the AONB and the impact this development will have. Terry Johnsey said that if you look at Newmarket there is a big spin off from the racing industry. Breeding is growing by 25% and there will be spin offs for the farmers who are struggling to make a living. Lee Johnsey stated that he was an ex flat race jockey and knew Newmarket and Lambourne well. Stud farms are attractive for tourism and can attract a nice tourism clientele.

Mrs A James said she had just returned from Newmarket which she knows well and wanted to know if the Quality of the land here is suitable for breeding horses. Terry Johnsey replied that he already has 10 brood mares in Llanvihangel Tor Y Myndd and the land has been superb. Mr Mark James said that Newmarket is famous for excellent horse because of the chalk and quality of grass. It is too marshy here. Mr T Johnsey reiterated that the land is very suitable. Cllr JW asked how many horses are likely to be housed at the stud. Mr T Johnsey said it would be up to about 100. Lee Johnsey stated that the grass is very good here and the limited breeding already done has proved successful

Mr D Maddox enquired where exactly the house was going to be built. Kevin Johnsey stated that Ty Mawr was going to be turned into a visitor centre and discussions were being had with Cadw. He stated that he would ensure that this building was dealt with properly. JW raised the issue of access along Church Lane. Mr T Johnsey stated that there had already been 60 horses there and only small suitable horse boxes would be used. Mr Cox said the ascetic of the house was inappropriate and not in keeping with Monmouthshire. Guy Parry stated that the ground was very good and thought that the Johnsey's would do a quality job if they got the go ahead and would create local employment. The horse buyers could bring a lot of wealth into the area.

Cllr C Knight stated that he had had lots of representations about this development and that about 50% of the residents of Llanvihangel tor y Myndd were concerned about it for 2 main reasons – people don't have a problem with the stud farm if the scale is in keeping. However the Manor house is totally out of keeping with the area. People are very upset by the size and dominance of the building. He stated he was delighted that Ty Mawr was to be saved, but could this and some of the other buildings such as barns be used as a reception for horse buyers.

Ray Howells stated that it was important to keep the issue of scale and characteristics in mind. Also the issue of light pollution is important as it was not addressed in the application. Access is not a minor issue as Church lane is already in poor condition. If traffic is increased it will cause serious issues. Ty Mawr is an extremely important building and it needs to be protected with a proper planning application.

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Lee Johnsey stated that it was important to remember that the only people turning up to day would be objectors. Cllr Anne Cooke asked if the applicants were going to comment on the lights. Kevin Johnsey said that everything in the plans had been done in conjunction with the planners. Lee Johnsey stated that brood mares need darkness so it will not be floodlit. Cllr Rees asked if there would be any Gallops. Both Terry Johnsey and Lee Johnsey stated that there would not be as all horses are sent elsewhere for training.

Cllr J Williams stated that DCC is not a planning authority so can only put its views forward to MCC.

Cllr C Knight stated that he would abstain from a vote as he had already written to MCC objecting in a personal capacity. JW invited CK to make a proposal, CK proposed that the application be refused on the grounds that it was uncharacteristic for the area, the scale was too large and intrusive for the location, access issues and the light pollution problem. There was no seconder for the proposal.

Cllr M Powell proposed that the plans be accepted seconded by Cllr A Duffield. Cllr J Williams made a counter proposal that DCC objects to the house on the grounds of its size and that it is out of character for the area, but that there is no objection in principle to the development of the stud farm. Seconded by Cllr A Cooke. Three voted in favour of the proposal, 3 against and one abstained. The Chair Cllr Williams had the casting vote and voted in favour of the proposal. Clerk to respond to MCC planning department. The members of the public left the premises.

PC A Mason reported that there had been rural crime around Monmouth – theft from outbuildings and vehicles. There was also an incident with flashing lights in Kilgwrrwg on 25 March but nothing was found by those investigating. PC Mason left the meeting.

2) CONFIRMATION OF MINUTES

Minutes from meeting of 27 February 2006 were agreed and signed by JW and CM.

3) MATTERS ARISING

- 3.1 MCC – highways pro forma response received. File
- 3.2 The rubbish bin ordered for the Devauden Village Hall has not been received. JW will contact hall committee; CM to retain cheque.
- 3.3 NK requested that CM sends reminder to Dwr Cymru about the incomplete fire hydrants at Kilgwrrwg. Response received to confirm that subcontractors have done the work. CM to contact Dwr Cymru to confirm that the work has not been done.
- 3.4 Litter bin at top of Wesley Way – response received from MCC to confirm that they will monitor litter but that they do not currently have a replacement. File
- 3.5 Howells Green Kilgwrrwg – letter to confirm that he will be meeting with the relevant staff at the council to discuss.

4) FINANCE

Balances 27/3/06 Current; £ 357.87 No Notice: £5789.72

4.1 Agreed for payment:

Clerks salary and expenses £202.34 cheque no. 101048, signed by JW and NK

Clerk's holiday pay for year 2005/6 £183.11 cheque no.101049 signed by JW and NK

Donation for grass cutting at Kilgwrrwg church £25 agreed, cheque no 101050 signed by JW and NK.

4.2 Authorisation of clerk's salary for year 2005/6 Approved by JW and NK

4.3 HSBC notification of charges for document safekeeping.

5) CORRESPONDENCE

- 5.1 MCC – Cabinet agenda. 1 March. File 2 months.
- 5.2 Lower Wye Area Committee 22 March. File 2 months.
- 5.3 MCC – Monmouthshire schools music showcase 29 March. No action

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- 5.4 Forestry Commission – request for consultation on new forest design plan – responses by 7 April. Taken by NK
- 5.5 Letter from Mrs H Greenslade of The Dorlands, Kilgwrrwg requesting DCC support for her future plans to convert her property to a care home for young adults. File.
- 5.6 Wales Air Ambulance – request for funds. No action
- 5.7 MCC Unitary development plan – passed to JW.
- 5.8 Public Services ombudsman – notification of changes to the role. File

6) PLANNING

- 6.1 Lists of planning applications (2) for period from 20 Feb to 03 Mar. File for 2 months.
- 6.2 Planning committee agenda for 7 March.
- 6.3 Planning applications – delegated decisions and enforcement cases 20.2.06 – 3.03.06. File 2 months.
- 6.4 Planning permission received for M12494 – 2 the Orles, Itton Chepstow – removal of flat roof from garage and replacement with new pitched roof.
- 6.5 M12560 – Revision to approved scheme for conversion of redundant agricultural building into dwelling, Glenview, Newchurch. Request extension as NK has plans – informed by MCC by telephone that has been approved.
- 6.11 M12622 Proposed new stud farm and associated house site at Llanvihangel Court, Devauden. Eight letters of objections received from residents. See open session above.
- 6.12 M12749 Conversion of redundant agricultural building into a dwelling house, The Old Barn, The Ewings, Kilgwrrwg, Chepstow, Mon. AC did not have plans with her so requested an extension.
- 6.13 Withdrawal of planning application for;
M11796 The Firs Bungalow, Llansoy – change of use and extension to a residential community care home.
M12031 Proposed water booster station, land adjacent to B4293.
- 6.15 M12603 – plan returned by AC Winslow House Tractor shed – file.

7) COUNTY COUNCILLORS REPORT

An email sent by CC Greenland - notification of changes to the ambulance service and confirmation of the plans for the replacement of Ty Mawr (stud farm) at Llanvihangel tor y Myndd. File

8) ONE VOICE WALES (OVW)

No correspondence

9) WARD REPORTS

AC – reported that has been invited to a meeting with CEO of MCC re Howells Green

MP – Standing water at Pond Cottage Itton common and degradation of the road service.

Dates for next meetings; 24 Apr, 22 May, 19 Jun, 31 Jul (Itton), 21 Aug (Itton), 25 Sep, 30 Oct, 27 Nov, 18 Dec.

Meeting closed at 9.30pm

Next Meeting: Monday 24 April at Devauden Village Hall 7.30pm.

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