

UNCOTROLLED COPY

MINUTES OF DEVAUDEN COMMUNITY COUNCIL MONDAY 31 JULY 2006 AT ITTON VILLAGE HALL

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

APOLOGIES: PC A Mason

IN ATTENDANCE: C Martin (Clerk), see attached sheet for members of public (master copy only)

1) OPEN SESSION

Cllr Williams asked the public what they wanted to speak about and it was agreed that the following 2 planning applications be dealt with out of order;

A) Plan DC/2006/00144 Change of use from residential to residential care home (C2), The Dorlands, Kilgwrrwg, Chepstow. Mr Gilvear stated that this development is inappropriate at this location in a small hamlet for the following reasons;

1. Inaccuracies in the application – contrary to the application the property is overlooked and there is a footpath involved that runs through and around the property.
2. Traffic flow – this is a dangerous road as it is narrow and has an unrestricted speed limit. It is used by cyclists and horses and is not wide enough for 2 vehicles to pass.
3. Gravel Lane to the property is a footpath and the land around is principally pasture not Brownfield.
4. The boundary is unsecured and may not be appropriate for residents in need of 24 hour care.
5. Feel that people with learning disabilities need to be in a larger community to make use of facilities and integrate with the community.
6. There appears to have been previous discussions with the planners.

C.C. Greenland was invited to respond by Cllr Williams. C.C. Greenland stated that it was usual for applicants to speak to planning officers but it is only the planning committee that can make decisions. The planners would have considered the development in the context of the Unitary development Plan (UDP); he then read out Policy H11 from the UDP.

Ms Mead objected as the access to property is far too narrow and is several other properties close by. C. C. Greenland stated that other bodies such as highways also look at planning applications and would look at this one and give their opinions. Cllr Williams stated that several letters had been received making the following points;

1. Traffic – is single file, blind corner and an increase in traffic will be hazardous to walkers riders and wildlife.
2. Water supply – could impact the pressure at other properties.
3. Is an AONB and such a commercial venture is inappropriate.
4. Emergency vehicle access could be restricted especially in winter.
5. Safety of residents
6. The change of use of the barn should be a separate planning application
7. Query that this is a Brownfield site

Mrs Clelland stated she was concerned about the planning application as are many inaccuracies in it. C.C. Greenland stated that the planning committee would base its decision on all the submissions made.

Cllr Williams stated that DCC is only a statutory consultee and not a planning authority so is no guarantee that DCC's view will be upheld by the MCC planning committee.

Cllr Knowland proposed that the application be refused on the grounds of its close proximity to neighbours, inaccuracies in the application and issues of shared access. Seconded by Cllr Powell. Vote; 6 in favour, 2 abstained.

B) Plan MM12622 - Proposed new stud farm and associated house to include cessation of the existing residential use at Court Y Mawr Farm and re-use of Court Y Mawr Farm as an associated equestrian visitor centre at Llanvihangel Court, Devauden. Amendment details – the inclusion of additional house and land within the development boundary.

Signed _____

UNCOTROLLED COPY

Cllr Williams reported that when this application was previously put to DCC the Community Council had recommended that they did not object in principle to a stud farm but that the dwelling was inappropriate in scale.

Mr Lucas stated that this is inappropriate because of poor access, the Manor House is too large and style is not in keeping. The access on the plans is not clearly shown. Lights particularly on the driveway will be intrusive. Although not on the plans the driveway will be lit. Also Mr Lucas said he could not see why a visitors' centre at Court Y Mawr Farm was required. Cllr Williams read out a letter from Evans & Ellis solicitors stating that the offer of alternative accommodation made to Mr & Mrs D Methuen at Court Y Mawr Farm had not been accepted. Mrs Lucas stated that the plans were not clear as to how the drive will be lit and what it and the gateway will look like. It will look like a runway of lights. The house is so big and out of character. What exists now is lovely and there is a fear that it will be ruined by the development. Any development should remain within the curtilage of the existing buildings. Ms Mead said that any light problems could benefit from the use of vegetation to reduce the impact.

Cllr Knight stated that he had commented on the issues raised at a previous meeting. This application is different because it creates a visitors centre and there will be more traffic. It is unclear how this will be managed. The public part of the access is not good. Mrs Lucas asked how the visitors would get from the centre to the equestrian centre. Mr K Johnsey stated that the traffic would travel on the existing roads. An additional route between the visitors centre and the equestrian centre will not be created. JW summarised that the main issues are the size and style of the dwelling and the issues relating to access.

Cllr Williams proposed that there are no objections in principle to the stud farm but the dwelling is too large in scale. The proposed equestrian centre will generate unacceptable increases in traffic and there is a lack of clarity about access to the properties.

Cllr Knight put forward a counter proposal that the whole development is rejected on the grounds of the overall environmental impact in particular; inadequate access, light pollution, is a special landscape area, existing access will have to be extended. Seconded by Cllr Hall. Vote; 2 in favour and 6 against so the original proposal was voted on – in favour 6, against 2.

Recommend that there are no objections in principle to the stud farm but the dwelling is too large in scale. The proposed equestrian centre will generate unacceptable increases in traffic and there is a lack of clarity about access to the properties.

The public and Cllr Williams left the meeting. Cllr E Hall took over the chair.

2) CONFIRMATION OF MINUTES

Minutes from meeting of 19 June 2006 were agreed and signed by EH and CM.

3) MATTERS ARISING

- 3.1 CM wrote to SW Fire and Rescue Service to report that plates missing from fire hydrant posts on R82 from Devauden Court to Newchurch. Response received to state that they are investigating.
- 3.2 Highways form dated 5.7.06 reported. CM to contact highways department about the white lines at Itton common.
- 3.3 Planning seminar attended by KR. Defer to next meeting. CM to copy guidance notes and bring to next meeting.
- 3.4 Allotments - JW will secure payment from Mr and Mrs Massie. Defer to next meeting

4) FINANCE

Balances 28/7/06 Current; £ 376.77 No Notice: £ 4819.25

4.1 4.2 Agreed for payment:

Clerks salary and expenses £211.11 cheque no. 101057, signed by EH and CK

Signed _____

UNCOTROLLED COPY

4.3 Wales audit office have not received cheque no 101044, for £141. Cheque was posted in March but has not been banked. CM to stop cheque with bank and then request additional cheque at August meeting.

5) CORRESPONDENCE

- 5.1 MCC – Cabinet agenda 26 July. File 2 months
- 5.2 Lower Wye Area Committee Agenda 12 July. File 2 months
- 5.3 Local Health Board – consultation on Proposed improvements to the GP Out of Hours Service. Consultation deadline 4 August. AC to action
- 5.4 Result of Best Kept Village competition for Devauden, Itton and Kilgwrrwg. Distributed and will be put on notice boards
- 5.5 Wye Valley AONB annual report and Intouch magazine. MP/EH
- 5.6 Monmouthshire Community Website – proposed September meeting, request for best time of day/evening. File
- 5.7 Monmouthshire Youth Service – Summer Sport schemes. CM to write to suggest Devauden is used as a venue next year.
- 5.8 Notification from MCC that are no changes to electoral roll. File
- 5.9 MCC UDP – notice of adoption. File
- 5.10 Public Services Ombudsmen for Wales – notification of Erratum. File
- 5.11 Wales Council for Voluntary Action conference 7 September No action
- 5.12 GAVO newsletter. No action
- 5.13 Clerks and Council's Direct. No action
- 5.14 MCC Budget 2006/7. File
- 5.15 Society of Local Council Clerks – Welsh conference.
- 5.16 MCC – official guide to services CM to request 12 copies
- 5.17 Dwr Cymru – notification of water upgrades at Fedw Pumps. File
- 5.18 NAW – guidance on indemnities to members and officers of relevant authorities. File
- 5.19 NAW – First Ministers Annual Report. Distributed and filed.
- 5.20 Monmouthshire Children's and Young People's Partnership – thanks for responding to letter requesting information on children's organisations in the Community. File.
- 5.21 MCC UDP – draft supplementary planning guidance note – Policy H7 conversion of buildings in the Open Countryside to residential use. EH to report at next meeting
- 5.22 MCC – Single education plan 2006/7. File.
- 5.23 MCC Improving your services 2006- 2007. File
- 5.24 Rural Housing Enabler – introduction. File
- 5.25 MCC – graffiti initiative. No action

6) PLANNING

- 6.1 Lists of planning applications - none received
- 6.2 Planning committee agenda –27 June and 25 July. File 2 months.
- 6.3 Planning applications – delegated decisions and enforcement cases - none received.
- 6.4 1 Croes Bleddyn cottages – Appeal APP/E6840/A/06/1197470 – appeal dismissed. File.
- 6.5 DC/2006/00181– Conversion of barn A to residential use and installation of septic tank, Sunnybank Farm, Devauden, Chepstow. KR declared an interest and did not participate in decision. No objections, recommend approval.
- 6.6 DC/2006/00201 Dismantling of existing outbuilding and replacement with annex dwelling (amendment M11733, Little Crumbland, Devauden, Mon. MP proposed that reject as does not comply with planning policy and will set a precedent. Seconded by CK. Unanimously agreed. Recommend refusal.
- 6.7 DC/2006/00144 Change of use from residential to residential care home (C2), The Dorlands, Kilgwrrwg, Chepstow. See open session above. Recommend refusal.
- 6.8 DC/2006/00542 Single storey bedroom extension and conservatory. Erection of detached garage, tractor store and stable, Dorland Cottage, Kilgwrrwg. AD proposed refusal of application because appears to be an unsuitable development, but would look favourably on an application for a conservatory, seconded by MP. CK proposed an amendment to include looking favourably on the bedroom extension as well. Seconded by NK. Vote; 3 for and 4 against. So return to vote on original proposal – vote 4 in favour 3 against. Original proposal agree.
- 6.9 DC/2006/00576 – Creation of paddock, land at Llanvihangel court Farm, Devauden. No objections, recommend approval.

Signed _____

UNCOTROLLED COPY

- 6.10** Court Y Mawr Farm – letter from Evans & Ellis solicitors stating that the offer of alternative accommodation made to Mr & Mrs D Methuen have not been accepted.
- 6.11** DC/2006/00299 – siting of residential caravan for three years for use as head girl accommodation for stud farm, Llanvihangel Court, Devauden. CK proposes accepted if painted green or screened to blend in with the environment. Seconded to KR, Vote; 4 in favour, 1 abstained.
- 6.12** MM12622 Proposed new stud farm and associated house to include cessation of the existing residential use at Court Y Mawr Farm and re-use of Court Y Mawr Farm as an associated equestrian visitor centre at Llanvihangel Court, Devauden. Amendment details – the inclusion of additional house and land within the development boundary. See open section above - Recommend that there are no objections in principle to the stud farm but the dwelling is too large in scale. The proposed equestrian centre will generate unacceptable increases in traffic and there is a lack of clarity about access to the properties.

7) COUNTY COUNCILLORS REPORT

.Nothing further to report.

8) ONE VOICE WALES (OVW)

No correspondence

9) WARD REPORTS

CK – cottage at top of Star Hill. 2 access points made onto B4293 plus other access on side road to Star Hill. CM to inform enforcement officers.

Church Lane, Llanvihangel Tor Y Myndd, hedges are overgrown onto the highway.

AC – proposal received from MCC for reinstatement of Howell's Green, DCC agreed could go ahead. Other enforcement issues will be going to court.

MP – road surface at Itton Common is disintegrating

EH – Ty ddu Farm – road beside it is falling away route 57.3

AD – OAP bungalows – are problems with the heating, mossy footpaths, handrails not repaired. Wood on seats is in poor state. CM to contact OSS.

Dates for next meetings; 21 Aug (Itton), 25 Sep, 30 Oct, 27 Nov, 18 Dec.

Meeting closed at 10.15pm

Next Meeting: Monday 21 Aug Itton Village Hall 7.30pm.

Signed _____