

**MINUTES OF DEVAUDEN COMMUNITY COUNCIL
MONDAY 24 SEPTEMBER 2007 AT DEVAUDEN VILLAGE HALL**

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

APOLOGIES: E Hall, N Knowland

IN ATTENDANCE: C Martin (Clerk) Mr and Mrs Moore of Itton. PC A Mason

1) OPEN SESSION

Mr Moore expressed that he was there to discuss the Deer Larder at Itton, planning application DC/2007/00902. Cllr Williams consulted the other councillors and it was agreed to discuss this plan out of order for the benefit of the public. Cllr Williams summarised the points that were made in the correspondence received by DCC and sent to MCC. She then stated that she visited the site yesterday and showed a series of photographs that she had taken. Mr Moore commented that the additional concrete area was not mentioned on the original plan and it is not clear what it is there for. He also commented that the Deer Larder is close to houses and you really need to visit the site to see how close it is as it is closer than the plans suggest. As a result of this there does not appear to be any opportunity for landscaping/screening as it is only about 12 feet from the lane. Cllr Powell reported that he had not found anyone in the community who was in favour of it and in fact most are quite anxious about it. CC Greenland stated that the Forestry Commission was within its rights to make a retrospective application and that MCC would have to treat it as any other application. Cllr Williams reported that at the meeting in June there were 25 people who all objected and had concerns about Health and Safety and pollution. She then stated that all the points made in the letters received were relevant with the exception of comments about this being done without planning permission.

Cllr Powell proposed that Devauden Community Council rejects the application on the basis of the following points and the high level of objections locally;

- The project was launched without prior consultation although there has been consultation with local residents and the Community council since.
- Lack of portability – although it is described as portable the concrete base and other concrete structures are not portable.
- Inaccuracies in the site plan – distance from the unit and houses and roadway. Also additional concrete has been laid which is not on the plan.
- Pollution – concerns about the wash down slab, soak away and water supply, reflux valves and drainage.
- Electricity supply
- Itton earth fault
- Butchering on site
- The felling of trees – limitations on the amount of screening that can be achieved.
- Access via School Lane – increase in traffic.

Seconded by Cllr Williams. 5 voted in favour and 1 abstained. Recommend refusal. Mr and Mrs Moore left the meeting.

PC Mason delivered the crime report for the period which is attached. He informed the meeting that the next Devauden PACT meeting will be Tuesday 6 November at 7.30pm and posters, notifications will be issued.

2) CONFIRMATION OF MINUTES

Minutes from meeting of 20 August 2007 were agreed and signed by JW and CM.

3) MATTERS ARISING

- 3.1** MCC – reply from MCC stating that the DCC should nominate a representative for the Governing body of Shirenewton School. JW has contacted MCC and is still waiting for them to return the call. Defer to the next meeting.
- 3.2** Brochures for benches passed to JW to review and report back. Defer to next meeting
- 3.3** MCC – grass cutting of Howells Green. Quoted £90 per annum for 8 cuts per year. CM to contact MCC to accept the offer.
- 3.4** CM presented a revised draft of her contract. JW to liaise with NK before next meeting.

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4) FINANCE

Balances 21/9/07 Current; £ 918.06

No Notice: £ 5584.87

4.1 Agreed for payment by JW and AC

Clerks salary and expenses £211.84 cheque no 101091

Greenbarnes Ltd – replacement notice board for Devauden £676.06, cheque no. 101092. CM to claim agreed portion from Cornhill insurance.

Itton Village Hall – rent Jul/Aug 2007 - £32, cheque no 101093

Request for grass cutting donation from Wolvesnewton church. £25 agreed, cheque no 101094. CC Greenland to deliver.

5) CORRESPONDENCE

- 5.1 MCC – Lower Wye Area sub committee agenda 26 September. File 2 months.
- 5.2 MCC special cabinet agenda 10 September. File 2 months
- 5.3 MCC cabinet agenda 5 September. File 2 months.
- 5.4 WAG – consultation on community strategy guidance – deadline 23 November. Taken by JW to review.
- 5.5 Wye Valley AONBN annual study tour 28 September. Distributed
- 5.6 Clerks and councils direct. No action.
- 5.7 Plus publishing – community guides. No action.
- 5.8 MCC – local service board stakeholder group – 22 October 2007. File
- 5.9 Wye Valley AONB – picturesque magazine. Distributed.
- 5.10 Rural housing enabler project – Rhidian Jones is leaving the project, replacement will be advised. File
- 5.11 Woodland trust- request for support for new woodland in Usk Valley. No action
- 5.12 Gwent police authority consultation on 9 October. Passed to MP.
- 5.13 MCC local development plan, draft delivery agreement consultation. Response required by 28/9/07. JW to review.

6) PLANNING

- 6.1 Planning committee agenda 4 and 18 September. File 2 months
- 6.2 Planning list for Devauden for 11/8/07 to 14/9/07. File 2 months.
- 6.3 Following decisions by MCC all approved;
 - DC/2007/00051 2 storey extension to give lounge/master bedroom, Well cottage, Newchurch
 - DC/2007/00012 conversion and change of use of non agricultural store to 3 bedroom dwelling for holiday letting.
 - DC/2006/00854 One detached dwelling, land at Kenmare, Devauden.
 - DC/2007/00753 Refurbishment and extension, detached garage with altered vehicular access, Llan y nat Cottage, Llangwm.
 - DC/2007/00842 Single storey extension to side of existing house, 4 Croes Bleddyn cottage, Itton.
 - DC/2007/00994 Proposed demolition of existing building and erection of new covered yard, Nantygelli Farm, Llansoy, Usk.
- 6.4 DC/2007/01204 – Replacement dwelling, Itton Common House, Itton. Recommend refusal as out of context with the surrounding environment. The new property is significantly larger than the existing property footprint. The existing cottage is a traditional Monmouthshire cottage that should be retained as part of the historical context of Itton common
- 6.5 DC/2007/00902 – Siting of transportable deer larder on concrete base with access track, Forestry commission Offices, Itton. See open session above. Recommend refusal.
- 6.6 DC/2007/01148 – Internal alteration and 2 storey extension, Sunnybank Farm, Devauden. No objections, recommend approval.
- 6.7 DC/2006/01394 – Conversion of barn to residential use with associated works, Barn, Rock road, Devauden. Returned to MCC as not in DCC area.
- 6.8 DC/2007/01160 – Extension and alterations to existing dwelling to provide 2 beds, bathroom, porch and living space, Beech Cottage, Devauden. No objections recommend approval.
- 6.9 DC/2007/01115 – Erection of ground and first floor extension to improve accommodation , Garden Cottage, Itton Court Rd, Itton. No objections, Recommend approval.
- 6.10 DC/2007/01129 – Proposed replacement for existing redundant cottage, Yew Tree Cottage, Star Hill, Llanishen. CK proposed accept subject to access being reinstated as per original planning permission approved by MCC. Agreed by all councillors. Recommend approval.
- 6.11 DC/2007/01097 Erection of single storey timber framed conservatory, Panta Farm, Devauden. No objections, recommend approval

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- 6.12** DC/2007/01098 (listed building consent) - Erection of single storey timber framed conservatory, Panta Farm, Devauden. No objections, recommend approval
- 6.13** Appeal – The old barn, The Ewings, Kilgwrrwg – 9 October 2007, 10am at County Hall, Cwmbran. File.

7) COUNTY COUNCILLORS REPORT

CC Greenland reported that the Wolvesnewton Turkey shed has now been demolished.
Also that the transfer of the council housing stock to the Monmouthshire Housing Association is now complete.

8) ONE VOICE WALES (OVW)

Minutes of Meeting 19 July. File.
Agenda – AGM, 18 October Usk. Minutes of 2006 AGM. File.
Nomination of chair and vice chair – Newport area committee File.

9) WARD REPORTS

KR - B4293 opposite phone box in Devauden – the hedge is encroaching on highway and forcing traffic into the centre of the road.

AD – 12 Wesley Way – there is still gravel on the footpath from the driveway, obstructing the pavement.

JW – Have been lorries parking on the green recently. Will monitor the situation for further such activity. Following an incident over the bank holiday with problems with a boiler at the ‘OAP’ bungalows in Wesley Way it would be a good idea to try and obtain a list of emergency contacts from the new Monmouthshire Housing Association.

Meeting closed 9.45pm

Next Meeting Nov 26, Devauden Village Hall 7.30pm

2007 Meetings - Nov 26, Dec 17

Signed _____