

## MINUTES OF DEVAUDEN COMMUNITY COUNCIL

MONDAY 30 NOVEMBER 2009 AT ITTON VILLAGE HALL

**COUNCILLORS PRESENT:** J Williams (chair), C Knight, N Knowland, E Hall, M Powell, A Cooke, A Duffield, K Reece, **APOLOGIES;** None

**IN ATTENDANCE:** C Martin (clerk), PC Cowburn, CC Bob Greenland, Members of the public (list attached to file copy of minutes)

### 1) OPEN SESSION

PC Cowburn presented his police incidents report which is attached at the end of the minutes. PC Cowburn left the meeting. Mr John Rogers expressed his thanks to the Community Councillors for the Itton Ward and the Community Council in general for the purchase of the new notice board at Itton, which is proving to be a great amenity for the community. Cllr Williams accepted the thanks and thanked Mr Rogers for installing the board at no cost.

Cllr Williams ascertained that the remaining members of the public were present to make their representations about plan DC/2006/01437 - Erection of stable buildings and associated works to form new stud farm, Llanvihangel Court, Devauden, amendment – additional details provided. The councillors present agreed to discuss the plan out of order. Mr Paul Williams then spoke on behalf of the public present, reading out the following statement;

*I have been asked to state the case for the opposition to the proposed stud farm. I represent some 25 objectors although there are additional objectors of which I am aware. There are 6 main points which I would like to emphasise;*

- 1. The use of Llanvihangel Court as a stud farm falls outside the LDP as it is not an agricultural development proposal as such and should in our view be ruled out on this ground alone.*
- 2. The junction of Church Lane onto the main road is inherently dangerous and the applicant's proposal to narrow the main road will only increase that danger and should not be contemplated.*
- 3. There are no passing places whatsoever on that stretch of Church Lane from the junction with the main road for 300 yards until you reach Ty Cradoc. The result is that either vehicles will have to back out onto the main road, or reverse over a narrow and twisting lane when meeting other vehicles. The applicants have acknowledged that HGVs will have to use the lane and the prospect of HGVs reversing onto the main road is appalling as is the thought of having to reverse 300 yards on a difficult lane. The issue of the increased volume of traffic and the number and size of vehicles using Church Lane is a real concern and has not been adequately addressed by either the applicant or the highways department. The applicant has suggested there are 3 passing places on the stretch between the junction and Ty Cradoc but this is completely untrue as there are none. Furthermore the applicants architect has stated that there is a passing place adjacent to Ty Cradoc, land that is owned by the highways authority. This is also untrue as it is private land. The bay in question is the most northerly on drawing MSP.BS1112.1a*
- 4. There is no maximum development boundary shown for the stud farm or for any facilities apart from the exercise yard. Further there are no details of the maximum number of horses that will be catered for either now or in the future. This could have a major impact on the present and future size and scope of the development.*
- 5. The present large scale proposed development will undoubtedly be a blot on the landscape. Given that the view from Star Hill across the development site is one of the glories of Monmouthshire and is shown as such on the County Council's own website it would be perverse to spoil this beautiful view.*
- 6. Light pollution is also a major concern. The applicant has submitted details of its proposed external lighting and this shows that the development would be protected by intrusive lighting which will ruin the tranquillity of the night time setting and such pollution would be compounded by 2 rows of lighting purely for the benefit of the bat population who currently cope very well without the benefit of such artificiality. The external and street lighting would be highly detrimental and be seen for miles around, especially by those living in an elevated position.*

*In summary the proposal is inevitably highly intrusive, ignores the major concerns over the dangerous junction and the traffic movements on Church Lane and side steps the worrying issues of the eventual size and scope of the development. We respectfully request the Community Council supports us in our objections to the Stud Farm application.*

CC Bob Greenland informed the meeting that when he checked about 2 weeks ago the planning department at MCC were still waiting for information from the applicants. Unfortunately there is nothing in law that MCC can do to expedite this so we will have to wait for the applicants. As well as considering representations the planners also consider the highways department's comments, whose view is that this is an acceptable development in terms of highways. The planning officers will consider this view along with others and then make recommendations to the planning committee. I will be recommending that the planning committee come out to view the site before making a decision. Unfortunately I have no idea when this will be.

Cllr C Knight declared an interest in this plan and completed the members' interest form and would not be voting. However he requested to speak as an individual to state that this application was an amendment to previous plans reiterating some of the same points but there is little material difference to the previous plan.

Mr Williams expressed that there was very strong opposition to this development.

Signed \_\_\_\_\_

Cllr Powell questioned whether the Community Council would be able to vote on an incomplete application. CC Greenland advised that this could be the last opportunity available to vote on the plan if the information outstanding was judged to be minor by MCC planning and the community council may not be asked again.

Cllr Williams referred to the minutes of May 2006 when the application was last discussed. At this time a series of comments and questions were sent to MCC but no recommendation made. Cllr Hall proposed that DCC object to the application on the grounds of the 6 points made by Mr P Williams, which is backed up by the strength of feeling of many local residents, 16 of which attended the meeting on 30 November. Seconded by Cllr Williams. Six councillors voted in favour of the proposal, one abstained and Cllr Knight did not participate.

## **2) CONFIRMATION OF MINUTES**

Minutes from meeting of 26 October 2009 were agreed and signed by JW and CM. Clerk signed minutes of 28 September as absent at last meeting.

## **3) MATTERS ARISING**

**3.1** BT offer to sell the red telephone boxes to the community council. Clerk contacted MCC to say that DCC would like to adopt the 3 kiosks in the community. CC Greenland informed the meeting that MCC have sent a submission to BT.

**3.2** Still waiting for responses from 2 of the 3 allotment holders about the hedge cutting at the allotments.

## **4) FINANCE**

*Balances at 27/11/09 Current; £2468.90 Notice: £3377.41*

**4.1** One Voice Wales has notified us of an increase to clerk's salary and other changes in conditions as follow;  
Salary set according to NALC/SLCC guidelines published September 2009, by One Voice Wales. Scale LC1 for part time clerks - Spinal Column point 23 (9th year of service), set at £10.498p per hour. Five hours per week = £2729.48per annum/£227.46 per month. Mileage at 60.1p per mile up to 8,500 miles per annum. The holiday entitlement has increased to 21 days per annum plus 4 (after 5 years continuous service). Clerk's eligible total for 2009/10 is 25 days.

The authorisation of increase to clerk's salary was approved by the meeting and signed by JW and NK.

**4.2** Agreed for payment by JW and NK;

Itton Village Hall rental for £16, cheque no.101151

Greenbarnes Ltd, Itton notice board, £1335.75, cheque no. 101152

Clerk's salary and expenses, C Martin, £525.34, cheque no.101153. This includes the October salary and holiday pay and the increase in salary (see 4.1 above) backdated to April 2009.

Mazars LLP – annual return for year ending 31.3.09 audit, £138.00, cheque no. 101154

Hood Memorial Hall – donation for OAP lunch, £75, cheque no. 101156

**4.2** Payments received; none

**4.3** The updated financial report and budget projection at 30/9/09 was presented and approved by the meeting. Signed by JW.

**4.4** The bank reconciliation at 30/9/09 was presented and approved by the meeting. Signed off by JW. There is a discrepancy of 20p because HSBC paid out £240.46 against cheque 101144(clerk's salary June 2009) when the accounts, invoice and cheque stub recorded £240.26. The clerk has checked her personal account and the amount paid in was £240.46, so she has credited the 20p in her November invoice.

**4.5** A suggested budget for 2010 was presented in advance of the precept request next month. Approved by the meeting and signed off by JW and NK.

**4.6** The annual return for year ending 31 March 2009 has been returned by Mazars. The accounts have been approved and no comments made. The notice of conclusion of the audit and a copy of the annual return will be displayed on the Itton notice board for 14 days from 2 December. JW thanked the clerk for achieving an audit with no actions.

## **5) CORRESPONDENCE**

**5.1** MCC – Cabinet agenda 4 November 2009. File 2 months.

**5.2** MCC – letter informing us of the option to have cabinet agendas sent electronically. CM to contact MCC to state that will view online and do not need hard copy.

Signed \_\_\_\_\_

- 5.3 MCC – Review of principal local government authority areas. Notification of meeting 30 November. JW reviewing the guidance.
- 5.4 Wales Audit Office – booklet about the good practice exchange. File.
- 5.5 MCC – rural development plan for Wales – Axis 3 projects. File.
- 5.6 Abergavenny Eisteddfod – request for support. File.
- 5.7 Clerks and Council’s direct. No action.
- 5.8 MCC – information regarding managing buildings. File.
- 5.9 GAVO – newsletter. File.
- 5.10 MCC – governing body of ~Ysgol Y Ffin, Caldicot. Request for council’s interested in becoming members of the Governing body. File.
- 5.11 MCC – requests for the 2010 electoral roll. Forms distributed to councillors present and CM will forward to MCC.
- 5.12 MCC Emergency contacts directory. No change to the list; CM to reply by email.
- 5.13 WAG – proposed guidance for the Wales programme for improvement for the fire and rescue authorities in Wales. File.
- 5.14 WAG- Local Government (Wales) Measure 2009 Draft consultation – Local Government Improvement (part 1) and Community strategies and planning (part 2). File.
- 5.15 Letter from Hood Memorial Hall apologising for the state of the Ferard Room. JW confirmed that the room has now been cleared, cleaned and painted and should be comfortable for us to return.

## 6) PLANNING

- 6.1 Planning committee agendas 30 October, 3, 17 November and 1<sup>st</sup> December. File 2 months.
- 6.2 Completed enforcement cases list for September. File.
- 6.3 The following plans were approved by MCC or acceptable delegated decisions;
- 6.3.1 DC/2009/00849 – New steel framed farm building, Wern Farm, Llansoy.
- 6.3.2 DC2009/00808 – Proposed detached general storage building, extension for hay/straw, extension workshop/spares store, Home Farm Itton.
- 6.3.3 DC/200900698 – Proposed agricultural building for hay and straw storage and seasonal lambing, Land at Castle Farm Springs, Devauden.
- 6.3.4 DC2008/00461- Retention of conversion of barn to dwelling as built (M/6787), Pentre Farm, Llansoy.
- 6.4 The following plans were refused by MCC-
- 6.4.1 DC/2009/00595 – Condition 2 of application 27134 requires occupancy of the dwelling by an agricultural worker. This has been breached continuously since 1997 and the current application seeks to prove lawfulness of occupation by persons not employed in agriculture, Coed Ceirw, Llangwm.
- 6.5 DC/2006/00854, Reserved matters for one detached dwelling: outline permission, Kenmare, Devauden. JW proposed that object to the design of the west elevation as it intrudes into the privacy of adjacent properties. The plot is in a prominent position raised above the surrounding houses. Seconded by KR. Unanimous vote for the proposal. Recommend refusal.
- 6.6 DC/2006/01437/ Erection of stable buildings and associated works to form new stud farm, Llanvihangel Court, Devauden, amendment – additional details provided. See open session above.

## 7) COUNTY COUNCILLORS REPORT

CC Greenland stated that MCC is going through the budgeting process and has been given a 1.1% increase but has obligations for a teachers pay award and council staff salary increases. It is likely that there will be some service cuts.

Waste management – the new bag system will be slightly cheaper but more importantly it will enable MCC to increase from the current 40% recycled waste to achieve its next target of 58%, thus avoiding punitive fines.

## 8) ONE VOICE WALES (OVW)

No correspondence received

## 9) WARD REPORTS

CK – Church Lane (60.8) from Star Hill to the Church is very badly pot holed. Rocky road (43.9) has bad pot holes.

EH – Ty – ddu; water is not draining at the top of the hill and water is running down in rivelets.

AD- Garages at the AOP bungalows in Wesley Way are in a terrible state. CM to contact OSS to advise Monmouthshire housing that they are in need of maintenance.

AC – Kilgwrrwg crossroads (off R82) – water is pooling by the post box and notice board causing a hazard at the crossroads.

There has been a request in Kilgwrrwg for a waste bring site/bin. CC Greenland will look into the options.

KR - an excessive amount of water running down the lane at the side of the village hall in Devauden. It is bringing a large amount of mud, stones and silt with it causing a hazard. CM to contact forestry commission again.

Signed \_\_\_\_\_

JW – requested that from 2010 meetings be held on a Tuesday to avoid the busy Monday night at Devauden Hall and bank holidays. All councillors agreed. The meetings will be in Devauden (Jan – April) then Itton (May –Sept) and Devauden (Oct – Dec). The exact dates are summarised below.

It was also agreed to hold the next meeting at Devauden on Tues 22 December. CM will book the room.

**Meeting dates 2009**

Jan 26, Feb 23, Mar 30, April 27, May 25, Jun 29, Jul 27, Aug 31, Sept 28, Oct 26, Nov 30, Dec tbc

**Meeting closed 9.45pm**

**Next Meeting:** 22 December Devauden Village Hall

**PC Cowburn's Police Report** Police incidents at Devauden & Itton October 26 to November 30

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2/11 - Problems with a trespasser near Itton.  
10/11 - Suspicious male caller at Itton asking about Christmas decorations.  
13/11 - Tree down on B4293 near Itton Village Hall.  
21/11 - Hounds causing problems on the B4293 near Itton.  
29/11 - Landslide on the road between St Arvans and Devauden.  
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Signed \_\_\_\_\_