

**MINUTES OF DEVAUDEN COMMUNITY COUNCIL  
TUESDAY 31 JANUARY 2012 AT DEVAUDEN VILLAGE HALL**

**COUNCILLORS PRESENT:** M Powell, K Reece, J Williams (chair), N Knowland, A Duffield, A Cooke, A Williams, E Hall, CC Bob Greenland

**IN ATTENDANCE:** C Martin (clerk), PC L Thorpe, Members of the public (list attached)   **APOLOGIES:**

**1)     OPEN SESSION**

PC Thorpe presented the list of incidents for the month which are detailed at the end of the minutes.

*Note: Where Cllr Williams is referred to this is Councillor Jacqui Williams.*

Cllr Williams asked the public what they had attended to discuss and ascertained that Mr Octon and Mr Savoie wanted to discuss the speed limit at Itton village. Cllr Williams confirmed that the information from MCC is that the change to the speed limit would be considered in the year 2012/13 and then asked CCllr Greenland if he had any further information. CCllr Greenland said that it was also up to the police and MCC had not to date had support to make the change as the police felt there was insufficient evidence to support it. He said he had also introduced a form to record incidents and near misses that were not reported to the police. Mr Owens said on 3 occasions over 15 years cars have ended up in his orchard and he has reported it to the council and has a letter saying that signs are going to be considered. Mr Savoie said that the area specifically referred to is at Itton Common around the bus stop. Cllr Williams said that DCC have always supported a 30mph limit at Itton and that it seems as if MCC are now going to do something about it. CCllr Greenland said he had been told it is scheduled in for the next few months. Cllr Williams then ascertained that the remaining public were in attendance regarding the LDP and sites in Devauden. Cllr Williams declared an interest and left the room. Cllr Knowland took the chair. He proceeded to explain the format of the open session by reminding everyone that they should identify themselves and stand to speak one at a time and that the councillors would then consider the representations during the closed session. He then reminded everyone that we have now reached the part of the LDP consultation process where there are 3 areas for discussion;

1. Proposal to includes Churchfields site
2. Land west of B4293
3. Removal of Well Lane site

Mr Rowlands said that at the last community council meeting there was an agreement that councillors would find out what people thought about the proposals. Cllr Knowland said that at that meeting he had not said that this was an instruction to canvas local opinion but that councillors could gather any views that they had picked up. The un-approved minutes of 20 December were referred to. He said that what he would state is that people in consultation with MCC, that is interested parties, should have been contact with details by MCC. Mr Pilling said it was a difference in understanding at the last meeting regarding the consultation with the community, so could we ask again for the community council to ask the opinion of the community and record how many people you talk to. Cllr Knowland said that the response to the LDP consultation has to be in by 3 February. Mr Pilling said that is not satisfactory and that he would like an extension. Cllr Knowland asked CCllr Greenland to comment if this was possible. CCllr Greenland said there had been proposals coming to MCC following consultation meetings and at that time a proposal came forward for the development of the site at Churchfields. Following this, officers decided to change and recommend that as the preferred site. At a meeting to discuss this, attended by members of the public the preferred option was selected and following this the deposit plan was made showing Well Lane as preferred site. Then following another period of consultation on this, ending 3 February, and set by MCC; so DCC cannot change the consultation end date. At the moment the preferred location is still Well Lane and now it is up to DCC if it wants to make any further consultation comments. Following the next meeting of MCC on the LDP, the decisions will go to the inspectorate and they will hear the recommendations of MCC and the public can put points forward to the inspector. The inspector makes the decision and even then whatever sites are selected would still have to go through the full planning process. DCC has no right to extend the 3 February deadline. Mr Pilling said he accepted the deadline but in view of this process then DCC could still ask the views of the community to ask them and he said he was sure that there are people in the village who could do this. Cllr Knowland said let's make best use of what is available as the public would like us to consider this. DCC could consider a house survey in time for MCC to feedback to the inspectorate. CCllr Greenland said that as there are elections in May MCC can't take controversial decisions after 27 March so it seems likely that there will be quite a delay and suggested that Cllr Knowland's plan seemed sensible.

Mr Owens suggested that could use the Devauden website to help the process. Cllr Knowland said this was a possibility that could be reviewed in the closed session. Mr Owens said no one asked me about it. Cllr Knowland's said there had been two public meetings and that now a possible way forward is to consider a house survey. Cllr Duffield commented that a lot of people are not on the net so that would not help at all. Cllr Knowland said the concerns of the public needed to be logged.

Ms Fitcher asked for more details regarding the meetings, saying you are representing us but we need to be informed and we are not and a lot is hidden in the minutes and things are not on the agenda. Cllr Knowland said that the aim of the minutes was to be explicit and we want to establish what happened at the meetings. Ms Shriver said she was concerned about the language of the chair regarding the discussing of the proposal for a survey – was it just discussing or do they decide something. Cllr Knowland said the councillors would consider it and take a vote. With this in mind are there any comments anyone wants to put forward that have not already been sent to MCC. Mr Modgett said he would like to comment that there are better sites with better access and

Signed \_\_\_\_\_

stressed the accident hotspot at the top of Well Lane. All vehicles exit the village at speed and it is very dangerous and there have been some terrible accidents. The last accident was a Peugeot delivery van wiped out. In 2010 there were 2 bad lots that I was involved with a Saxo and a VW transporter van which wrote off the Saxo. Paul the local PC helped out with that... then there was a Renault Clio written off. Going back further was a woman injured and taken to hospital and it is just such a nightmare and so the extra traffic would be troublesome. Cllr Knowland said that he did attend the meeting at County Hall and part of the development of Well Lane site would include modifications of that junction. Cllr Powell said that historically this council has been against the Well Lane site and now Churchfields is a new thing to consider. Mr O'Shaughnessy said that it is a problem of safety and something should be done about it with traffic calming. Secondly there are dangers of pulling out at the B4293 and is always subject to hazards. Cllr Knowland commented that any development would have to consider this. Mr Owens said the junction is not a point in space so widening would involve widening some area down the road to Itton and an area curtailed by private property that would have to be compulsorily purchased. Mr Pilling said that many people in the room had written letters so what do you want from us now. Cllr Knowland said that if you have had any communications and responded to them then that is good but if some have not responded then you can give your views now. Mr Rowlands asked how that is going to translate into what you are going to say to MCC. Cllr Knowland said that if there are people who want to raise points then DCC can be a route for them to put their views forward. We will then discuss and decide to put points forward. Mr Littlehales asked are you saying the ones we put in are MCC responsibility now and ones we say today will be put in by you. Mr Pilling said I live in Wesley Gardens and were various sites one is PVO4 (backs onto Wesley Gardens and Churchfields). At some point it was dropped as PV04 and became Churchfields and what can you confirm about access via Wesley Way. Cllr Knowland asked CCllr Greenland to comment. CCllr Greenland commented that it is still PV04 and as far as entrances and exits as it is no longer the preferred option he is not aware of any further developments. Mr Pilling said if there is still a debate can you take it to MCC saying that to go through Wesley Way/Gardens would be unsafe.

Mr Kirby said he was bemused how the community council can make representations to MCC by 3 February as they have not contacted their constituents. He said he believed that as Cllr Williams had declared an interest and is not here how can she represent us as I believe she is my representative. How can this be decided by so few. Cllr Knowland informed Mr Kirby that there were two other councillors for Devauden, Cllr Reece and Cllr Duffield. Mr Kirby said but I am not their direct constituents. Cllr Knowland said that this was not correct as all 3 councillors represented Devauden. He went on to say that with regards to the points about consultation process that it has gone on for a long time with many stages. The part to be discussed tonight is not for a public meeting but just to put DCC's views forward regarding this specific consultation. We can capture any views now and many of you have already responded. Mr Kirby asked if you have read our representations. Cllr Knowland said that he had not. CCllr Greenland said that members of the community council are elected representatives they are not delegates so it is not beholden on them to solicit views and it is not required of them and they are entitled to make decisions. Cllr Knowland said that there were people for and against and we have views from the public meetings and open meetings and DCC will put forward its opinion based on previous submissions, points and views. Mr Owens said there had been a public enquiry into the Well Lane site and the argument could go that whatever is being revisited in light of new legislation even though previously it was thrown out. All the scenic visual amenities issues have not been set aside by the change in legislation. Mr Rowlands said that when the plans went before all and sundry MCC scrutinised them and at a meeting at County Hall 100% of the county council voted in favour of the Well Lane site. Mr Woodward of Highways made an assessment of the Well Lane site for traffic and a Mr Killer of the Ministry of Transport in London has questioned the accuracy of this assessment. Mr Thomas said the Department of Transport has no jurisdiction in Wales. Mr Rowlands said apparently the Welsh Office can consider the Ministry of Transport's recommendations and he wanted this discussed in the closed session.

Ms Fitcher asked the Councillors to take the traffic comments of Mr Modgett seriously as she agreed with them 100%. She said she was totally opposed to PV04 and cannot justify the need for affordable housing on Devauden as there is no infrastructure and asked the councillors to consider this. Cllr Knowland asked if these arguments had already been put to MCC and Ms Fitcher said yes. Cllr Knowland said the issues regarding the infrastructure had already been raised and the concerns about more housing have been submitted in the past and everything submitted previously will be considered again by MCC. Cllr Cooke said that Mr Ashworth of planning had said at the public meeting that developers would have to improve the sewerage at their cost. Mr Owens said that at the start of the process he had sought advice on where the rules and procedures were and referred to technical advice notes 2 published by the Welsh Assembly Government giving recommendations for procedures regarding the formulation of LDPs. It says that it will investigate who is going to pay for housing and look at employment opportunities. Cllr Hall said that DCC is not a planning authority and this does not take place with DCC. It is MCC that takes decisions and no doubt CCllr Greenland will explain further. CCllr explained the process and confirmed that the planning department covers all these points. He went on to say that the WAG sets targets for housing and MCC has been told that it has not selected enough but this may be for the inspector to decide. Ms Fitcher asked if the housing was restricted to local people and CCllr Greenland said that it was in developments up to 15 houses. Ms Shriver said the access through Wesley Way was unsafe and Churchfields is equally unsafe. Mr Owens asked how breaking news would be dealt with and referred to an article in the Telegraph about rural buses not being funded. CCllr Greenland said he understood that the grants for bus services will be substantially cut. Mr Rowlands passed a petition to the chair. Members of the public left the meeting. Cllr Williams returned to the meeting.

## 2) CONFIRMATION OF MINUTES

Minutes from meeting of 20 December 2011 were agreed and signed by JW and CM.

Signed \_\_\_\_\_

### 3) MATTERS ARISING

- 3.1 JW reported that the old school bell was dedicated in the church along with the new gallery.
- 3.2 Clerk reported that a reply had not been received yet to the last highways form.

### 4) FINANCE

*Balances at 25/12/11 Current; £1548.85 Notice: £774.87*

- 4.1 Agreed for payment by JW and MP  
Clerks expenses for January, £12.47, cheque no.101222  
Clerks Salary of £227.46 was paid by MCC for period ending 31 January 2012. Clerk to contact MCC to find out when the payments will be billed to DCC.
- 4.2 Reconciliation at 31 December agreed by the meeting and signed by JW.
- 4.3 At last meeting clerk reported that she had not been contacted by MCC about the precept. Clerk contacted MCC and the form has now been received – a decision has to be made at this meeting to meet MCC deadlines. The Budget projection at 31 December 2011 was presented to the meeting and agreed (signed by JW). Based on this and the increasing costs of grass cutting NK proposed that the precept be increased by £1000 to cover the cost of grass cutting and to ensure that any costs are covered going forward as the precept has not been increased for several years. Seconded by JW. Unanimously agreed; clerk to submit the precept request.
- 4.4 HSBC changes to terms. File

### 5) CORRESPONDENCE

- 5.1 MCC – section 14 temporary road closure at C60.3. File
- 5.2 MCC Budget consultation meeting 18 January agenda. File 2 months
- 5.3 Clerks and council's direct. Distributed.
- 5.4 WAG – consultation regarding organ donation. JW reported that she attended a OVW meeting about this as DCC were not aware of the public consultations. She reported that she raised the costs with the speaker Mr Abrahams, and it seems that £2.5 million was spent on the consultation process, although he could not divulge the overall costs
- 5.5 MCC - Wales coastal path opening event 5 May. File
- 5.6 GAVO – Monmouthshire Volunteer achievement awards 2012. File.
- 5.7 MCC – Tell us once initiative for bereavements. Clerk to request leaflets.
- 5.8 MCC – Costings for 2012 season grass cutting and maintenance. Agreed to discuss at next meeting
- 5.9 The following letters were received regarding the speed limit at Itton and agreed that clerk should send them to MCC. Letters from Dr N Firth, Mr C Octon, Ms C Matthews, Mr B Matthews, Mr P Savoie, Mr D Watts.

### 6) PLANNING

- 6.1 Planning committee agenda for 17 January. File 2 months.
- 6.2 The following plans were approved or delegated decisions;
  - 6.2.1 DC/2011/01095 Proposed orangery to rear elevation, Cwm Fagor, Devauden.
  - 6.2.2 DC/2011/00876 Proposed extension to existing dwelling and detached triple garage
  - 6.2.3 DC/2011/01124 Removal of existing conservatory, construction of new single storey side extension, new gates in enlarged opening front boundary wall, The Old rectory Wolvesnewton.
- 6.3 The following plans were refused
  - 6.3.1 DC/2011/00821 – Foxes barn, Itton, Chepstow, Proposed 2 storey extension and alteration.
- 6.4 DC/2011/01192/NEW Single storey timber building to house camper van and car, Tor y Myndd Farm, Llanvihangel tor y Myndd. No objections recommend approval
- 6.5 DC/2011/01239 Erection of log cabin to replace three existing sheds, The Cottage, Robins Lane. No objections recommend approval

### 7) COUNTY COUNCILLORS REPORT

Nothing further to report.

### 8) ONE VOICE WALES (OVW)

Agenda for area meeting 12 January.

### 9) WARD REPORTS

Signed \_\_\_\_\_

**NK** – suggested a survey of people in Devauden re traffic calming as there appeared to be strong feelings expressed in the open session. Raise at the next meeting to invite MCC to do a traffic survey. Also suggested a review of the agenda and minutes at the next meeting and suggested councillors comment on the clarity of minutes before approval.

**JW** – the sign at the top of Cole Lane is still on the ground – Re- send highways form to MCC

**KR** – Raised issue of poor cutting of the greens – discuss at next meeting. Lay-by on Pike road is full of rubbish and can MCC delineate that it is a lay by as motorists get confused. Clerk to get litter bin catalogue.

**AD** – Wesley Way – outside number 18 the drainage is very poor as the road sinks in and there is pooling. Have spoken to PC Thorpe about the speed of the traffic on Wesley Way. It needs a lower speed limit or traffic calming.

**AC** - Requested that last highways form is resubmitted as issue at Kilgwrrwg crossroads is not resolved.

**AW** – reported back on the options for rural broadband – it was agreed that AW should contact BT to see if Devauden CC could be considered as an area for satellite broadband and to see what WAG funding may be available.

The road running through Wolvesnewton has very poor drainage and turns to sheet ice by the telephone exchange on the R80 towards lower house farm

**MP** – said he would email clerk details of roads with pot holes for the next highways form

**EH** – Outside Sunnybank farm at cobblers Plain are cars on the verge for sale – monitor to see if it proliferates.

Meeting then decided to discuss the issues raised at the open session. Cllr J Williams declared an interest and left. At this point (10pm) the clerk had to leave the meeting for personal reasons and it was agreed that N.K. would deputize as clerk for the remainder of the meeting.

#### Monmouthshire C.C. Local Development Plan

1 D.C.C. discussed the latest consultation feedback received from M.C.C. and the following was agreed :-

1.1 Alternative site ref ASN065

Candidate site ref PV04

Site name - Land west of Devauden.

D.C.C objected to this site being considered by five votes to two.

Agreed response to M.C.C. :- D.C.C.object to this site being considered based on previous concerns raised, particularly issues with access.

1.2 Alternative site ref ASN092

Candidate site ref CS/0024

Site name - Land west of B4293 and north of Devauden

D.C.C agreed to this site being considered by five votes to two.

Agreed response to M.C.C. :- D.C.C agree to this site being considered but more detailed information and plans should be provided before a final decision is made.

1.3 Alternative site ref number ASD011

Policy number SAH8 (II)

Site name - Land at Well Lane, Devauden.

D.C.C. agreed that this site should be removed from the plan by 6 votes to 1.

Agreed response to M.C.C.:- D.C.C. agree to this site being removed from the plan based on its previous reasons for objection and particularly because of safety concerns relating to vehicle and pedestrian access to and from Well Lane.

#### 2 Village survey

It was agreed not to proceed at this stage with the proposal raised at the beginning of the meeting to organise a survey of Devauden residents regarding the L.D.P. But to consider improvements on how to communicate with residents.

**Meeting closed: after 10 pm**

**Next Meeting:** 28 February at Devauden Village Hall

**Proposed Meeting dates 2012** 28 Feb, 27 Mar, 24 Apr, 29 May, 26 Jun, 31 Jul, 28 Aug, 25 Sep, 30 Oct, 27 Nov, 18 Dec

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Devauden, Itton and Kilgwrrwg incidents between 19<sup>th</sup> December 2011 and 30<sup>th</sup> January 2012

19/12 – outbuilding broken into in Wolvesnewton – quad bike stolen (not sure if it is covered by you, but worth knowing)

03/01 – report of graffiti painted on a gate and fence post - Itton – over the New Year.

Signed \_\_\_\_\_

07/01 – damage to and theft from a car in Devauden – occurred between 0100-0730hrs that day (Saturday) – person also seen walking around on CCTV on the garage forecourt trying car doors.  
 18/01 – a silver car, unknown registration, was seen driving on the wrong side of the road in the area of St James Church, Devauden, and hit a wing mirror of another car, also causing damage to their door. This occurred at approximately 0940hrs that day. I think the offending car was travelling towards Monmouth.

25/01 – beware – it appears that someone in Itton was contacted by a scammer in connection with a “faulty computer” and was subsequently scammed of over £100 – thank fully they had presence of mind to cancel the card/payment before it went out. (A separate message has been sent about the scam to NHW)

26/01 – road traffic collision - B4293 – Itton to Devauden – one car into the embankment – no injury.

26/01 – road traffic collision – B4293 – Llansoy turning – one car into hedge/lamppost – no injury.

DEVAUDEN COMMUNITY COUNCIL

Members of the public present at the meeting held on 31 January 2012.

Name	Address
Geoff Owens	The Firs, Devauden, Cherston NP16 6PL
LES MIDGET	Whitecroft, Well Lane, Devauden, Cherston, NP16 6NX
Peter Kirby	12 Churchfields, Devauden NP16 6NB
John Rowland	9 , , , ,
Kerry Schrader	5, Churchfields, Devauden NP16 6NB
Michael O'Shaughnessy	6, Churchfields, Devauden, NP16 6NB
Kevin Littlehales	Brambles, Castell Lane, NP16 6WX
Trevor Pilling	11 Wesley Gardens, NP16 6P2
Cathy Pilling	11 Wesley Gardens NP16 6P2
Lindsay Fitcher	10 Wesley Gardens - NP16 6P2
Jim Thomas	Globe House NP16 6NX
Greg Oden	The Copse Inn NP16 6P2
Adrian Alway	TREGARAN WELL LANE
Christina Alway	Tregaran, Well Lane
Jeanette Shullis	Well House, Well Lane

Signed \_\_\_\_\_