

DRAFT

MINUTES OF DEVAUDEN COMMUNITY COUNCIL

Held on Monday 30th July 2018 at Itton Village Hall

Councillors present

N Knowland (Chairman)
J Rowlands
J Williams
I Cavill
M Powell
A Cooke
A Williams

In attendance:

N. James (Clerk)

1. Open Session

There was no police report for this period.

Local residents attending for the Open Session are listed at the back of these minutes.

The Chair welcomed everyone and invited other issues to be raised before discussing the proposed plans for the housing development in Well Lane. Mr Maddocks wished to complain about the state of verges in the area. This was acknowledged by the Council who had already raised it with MCC; it appeared to be an on-going issue across Monmouthshire but it would be raised again. Mrs Hancock asked if there was any update on the woodland planning application and increased planning requirements for tree planting on agricultural land. The Council advised that they had not received any further information on the application and had raised the issue of planning requirements with One Voice Wales and with the WG Minister but there was no support for trying to change the current system.

The Chair then reported that he and Cllr Williams had been invited to a meeting on-site with the planning consultant for the developers of the Well Lane proposal. They had been shown early draft proposals for the site which were circulated at the meeting. The plan showed a development of 15 houses including 5 social housing, 4 low cost housing and 6 open market houses. In addition, the current Well Lane entrance would be pedestrianised and a new entrance to Well Lane through the new development would be inserted. For removing the vehicular entrance to the allotments the plan showed an additional piece of land for the Council with car parking spaces. The Chair stressed that this was an early stage proposal but the Council wished for initial views from local residents that they could pass back to the developers. During a long discussion the following points were raised: inadequate capacity

from the sewerage treatment plant; the impact of further traffic on a single track road; the impact of large vehicles through the new site; the impact for residents on ingress/egress to their properties; no pedestrian access to pavements; drainage issues. The Chair thanked everyone for all the views expressed and urged everyone to write formally to MCC with their objections when a planning application was finally submitted.

2. **Apologies**

Apologies were received from K McElroy and CC Greenland.

3. **Matters Arising from the Open Session**

There was concern that, yet again, there was no police report and the Clerk was asked to enquire why monthly reports were now not forthcoming. **Action: NJ.** The Council welcomed the comprehensive discussion on the proposed development and, whilst noting all the points raised could be used when responding to the formal application, felt at this stage to restrict its comments back to the developers to stress that they did not regard their meeting and subsequent discussion formed part of the statutory pre-application consultation, and to include the concerns about the capacity of the sewage treatment plant and the impact of large commercial, agricultural and forestry vehicles through the development. The Chair invited discussion regarding the offer by the developer to provide land for to be used for 4 x car parking spaces. Views were expressed by councillors JW and JR for the Devauden Ward that a car parking option was not appropriate as the allotment holders would be local people and therefore expressed a preference to use the space for more allotments. There were no dissenting views expressed against this proposal. The Chair expressed his opinion that this may be the case at present but consideration should be given for the future where parking may be appropriate but suggested this may only be for two spaces giving some increase in allotment space. At this point councillors felt it more appropriate to focus on the two main issues raised in the open session, sewage treatment plant capacity and volume of traffic. Any decision with regards to the developers proposal was deferred. They also felt that, if this plan were to be approved, DCC should draw up a list of benefits to the community from S106 funds that could be imposed on the developer, especially given that new rules stated that these would need to be identified at pre-application stage. In this respect, items such as a water supply to the allotment, improvements to the Hall or other village facilities were mentioned. The Clerk was asked to obtain the scope of benefits for potential S106 funding and to confirm that this plan would be considered under the new S106 rules. **Action: NJ.** In addition the Clerk was asked to enquire of Welsh Water whether there was sufficient capacity in the sewage treatment plant to handle an additional 15 new properties being proposed as a new development in the village. **Action: NJ.** During this discussion JW declared her interest in this application but the Council agreed that, whilst she would be unable to take part in the discussion when the formal planning application was submitted, it was entirely proper for her to be involved in the discussions at this stage.

4. **Minutes of Previous Meeting**

The minutes of the meeting on 25th June were approved and signed by the Chairman.

5. **Matters Arising**

- a. Minute 5a – MP was still looking to procure suitable signs to put up in the phone box. **Action: MP.**
- b. Minute 5c – the Clerk had obtained a back-up for his hard drive.

c. Minute 5e –MCC had confirmed that the white lines at the top of Well Lane had been added to its priority list and, as such, would be planned for this summer.

d. Minute 5f –MCC had not responded with any further practical solutions to this problem but it was noted that a new, larger sign had been erected.

e. Minute 7q – the organisers of the rally had considered the issues raised regarding the unsuitability of using Well Lane but believed that the event could run smoothly on the current route. The rally had passed without incident.

f. Minute 11c1 – whilst some verges had been cut they had not been done well and made in some cases little difference. Cuts on some verges less than a metre in depth had only been cut horizontally leaving overhanging vegetation which also needed to be cut. **Action: NJ.**

g. Minute 11c3 – the sewage treatment plant was still giving off a significant stench and another complaint needed to be sent to Welsh Water. **Action: NJ.**

6. **Finance**

a. Balances at 30th June 2018 were: Current Account £3733.93, Notice £5283.50.

b. Cheques were signed as follows: Merlin Waste for July for £30.00– cheque number 101587; Clerk's expenses for July for £15 –cheque number 101588; AED Locator for defibrillator monitoring service for £58.80 – cheque number 101589; N. James pay for July for £222.06 – cheque number 101590; N James for back up for his computer for £44.73– cheque number 101591; the four local churches apart from Devauden for £100 each – cheque numbers 101592/3/4/5; Kilgwrrwg and Newchurch churches for maintenance/repairs for £200 each – cheque numbers 101596/7.

7. **Correspondence**

a. Request for suggestions on communication improvements from MCC Enforcement officer.

b. Summer Newsletter from the Older Peoples Commissioner for Wales.

c. Publication of Circular 008/2018 – planning requirement for use of private sewerage in a new development.

d. Request for consideration of sponsorship for the GAVO Monmouthshire Volunteer Achievement Awards.

e. Information on Welsh Government vacancies.

f. Invitation to champion a tree in the community.

g. Decarbonisation newsletter – achieving our low-carbon pathway to 2030.

h. Details on welsh talking books.

i. Information about the Town and Community Council Cluster meeting in July.

j. Information about the annual AONB Wye Valley Partnership tour.

k. Invitation to attend the Independent Review Panel findings about the future of the community and town council sector in Wales.

l. Request for evidence to inform the delivery of housing through the planning system.

m. WG Consultation document on the banning of the use of combustible materials in the external walls of high rise buildings.

n. Consultation request on the Autism Bill.

o. Stakeholder Information session

p. An update on the services provided for our area by the Monmouthshire CAB.

q. Information about funding for digital infrastructure projects.

r. Invitation to attend a public consultation on adult thoracic surgery in South Wales.

s. Invitation to purchase the 10th edition of the Charles Arnold Baker publication.

t. Clerks and Councils direct for July.

u. Invitation to submit sites for Monmouthshire Revised Local Development Plan.

8. **Planning**

a. DM/2018/00732 – improvement and reconfiguration of the west end elements at Foxes Barn, Itton – no documents had been found on the website. If this was still the case in a week's time MP would notify the Clerk.

b. DM/2018/01010 – variation of conditions 2, 3 and 4 relating to DC/2012/00464 at Yeovil House, The Veddws, Devauden – recommended for approval.

c. New and completed enforcement cases for June.

9. **County Councillor's Report**

In CC Greenland's absence there was no report.

10. **One Voice Wales (OVW)**

a. OVW Bulletin for June.

11. **Ward Reports**

a. AC wished to inform that fibre optic broadband had now been connected to homes in her part of Kilgerrig.

b. JR had received yet more complaints regarding the public footpath by the Firs, an issue raised on a few occasions with MCC over the last year. It was noted that MCC had yet to reply regarding the use of volunteers and the Clerk would chase a response. **Action: NJ.** He also had received complaints about the state of the Masons Arms in Devauden and 1 Wesley Way. The Clerk was asked in the first instance to write to the owners of the Masons Arms; the Council would monitor 1 Wesley Way and review the situation at its next meeting. **Action: NJ.** Finally, he requested a dog poo bin be

bought and installed in the new field at the back of the Hall, which was agreed.
Action: NJ.

c. JW had attended a recent meeting of the Lower Wye AONB and she had been disappointed that no discussion had taken place on Bus route 65. However, it was noted that the stopping of this route had now been put on hold by MCC following local objections. JW noted that the Devauden monthly teas were continuing to flourish.

d. NK had noted that one handle of the Newchurch/Kilgwrrwg notice board had been broken off. It was agreed for him to purchase a new handle which he was happy to fix. **Action: NK.** He also had noted the MCC response which had advised that they acknowledged that they had erected the HGV sign at the wrong road off the B4293 but felt it appropriate there. The Clerk was asked to advise that it was now causing some confusion as HGV lorries did use that particular road and to seek to get it removed and placed at the requested junction. **Action: NJ.**

12. **Date of Next Meeting**

The next meeting will be held in Devauden Village Hall on Monday 24th September 2018 at 7pm.

LIST OF ATTENDEES FOR OPEN SESSION

D MADDOCKS

L MADGETT

M MADGETT

H WILLIAMS

J SHALLIDAY

D SHALLIDAY

V WILLIAMS

D WILLIAMS

H WILLIAMS

S PARRY

G HANCOCKS

C ALWAY

A ALWAY