

DRAFT

MINUTES OF DEVAUDEN COMMUNITY COUNCIL

Held on Monday 17th December 2018 at Devauden Village Hall

Councillors present

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

In attendance:

N. James (Clerk)

A list of those attending the Open Session is at the back of these minutes.

1. Open Session

There were no incidents to report from the police for this period. A local resident raised his significant concerns about the awful mess created in Well Lane following the hedge cutting. It was acknowledged that it was a legal requirement for the landowners to clear any mess from the road.

The Council had received details of the planning application for the proposed development in Well Lane and the Chair explained that many of the issues raised had been addressed in the pre-application questionnaire but would welcome any new views or concerns if previous issues had not been answered satisfactorily. At this point Cllr JW declared her interest and signed the necessary form but, in accordance with legal advice received, she was permitted to participate in the open discussion on this subject.

DM opened the discussion by summarising the background to the application and explained how the previous issues had been clarified by the developers. There followed a long discussion which raised several points: a concern for a

lack of clarity regarding a footpath; part of the proposed site was outside the LDP designated area; concern over the rerouting of a road through a new housing estate; the questionable capacity of the sewage treatment plant which might only suffice through frequent emptying by Welsh Water tankers; the questionable assessment of the impact of surface water along Well Lane and that the drainage strategy did not seem to address the serious problems of surface water down the Lane; the lack of clarity around the traffic calming measures and in particular the actual location of the pinch point. The Chair thanked everyone for their comments and advised that the Council would discuss these issues in their closed session, at which members of the public could attend if they wished but not contribute.

2. Apologies

Apologies were received from CC B Greenland.

3. Matters Arising from the Open Session

As Cllr J Williams had declared her interest in this subject she left the room for the remainder of this item. The Council acknowledged the strong views held by several local residents and, after discussion, acknowledged that there were significant concerns but if MCC could allay those concerns some councillors felt that should be sufficient. In the meantime it was agreed unanimously to recommend refusal of the planning application on the following grounds: part of the site was outside the designated area within the LDP; concerns over insufficient consideration of the serious issue of surface water along Well Lane; concerns over the capacity of the treatment plant and, in particular, if the Welsh Water assessment was based on a plan to utilise frequent emptying by heavy tankers along this road; insufficient consideration for pedestrians with the designated footpath inconceivable in the proposed location given the width of the road; the potential impact on the environment, not only due to surface water but also that there was no detail regarding the lighting and its potential impact on neighbours.

4. Minutes of Previous Meeting

The minutes of the meeting on 26th November were approved and signed by the Chair.

5. Matters Arising

a. Minute 5a – quotes for appropriate sheds for the allotments were still outstanding. **Action: KM.**

b. Minute 5d – the additional dog waste bin was still awaited.

c. Minute 11c – MCC had agreed with Dr Chamberlain to inspect the oak tree next year when it was in leaf.

6. Finance

a. Balances for 30th November 2018 were: £3798.18 and £5284.62.

b. The Clerk had checked on the assets in the Register and all were in satisfactory condition. The register was therefore approved.

c. Cheques were signed as follows: N James pay for December for £222.26 – cheque number 101615; Clerk's expenses for December for £15 – cheque number 101616; Merlin Waste for November for £30 – cheque number 101617; HMRC for Oct-Dec for £166.60 – cheque number 101618; Beverley and Williams for payroll services for £39.36 – cheque number 101619.

7. Correspondence

a. Letter received from a Devauden resident complaining about speeding on the Monmouth side of the B4293 outside Devauden.

b. Information about a couple of free courses in December on inspiring evaluation.

c. Information about a welsh language survey for greater use for community councils.

d. Information from MCC advising of a consultation period up until 31 January 2019 for a definitive modification order proposing route 53-16 a restricted byway.

e. New salary scales for clerks from 1 Apr 19 – this would be discussed in the March meeting.

f. Invitation to apply for community chest funding from Monmouthshire Sport Development.

g. Letter from a local resident complaining about the excessive speeds by motorists on the B4293 coming into/going out of Devauden on the northern side. It was recognised that this had been an issue for some time and CC Greenland had hoped to include Devauden in a county-wide plan. However, it was proposed that in January the Council considered a volunteer group to look at the three roads in/out of Devauden and draw up a plan for effective speeding measures for the whole village. In this respect it was accepted that earlier attempts at a volunteer Speedwatch

team had failed but the group would need to sound out local residents again to assess current interest.

8. **Planning**

a. DM/2018/01741 – proposed development of 15 dwellings and associated works at land off Well Lane, Devauden – see above comments.

b. New and completed enforcement cases for November.

9. **County Councillor's Report**

In CC Greenland's absence there was no report.

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

a. OVW Bulletin for December.

11. **Ward Reports**

a. AC had received several complaints from local residents concerning the activity at the quarry. The Enforcement Officer had confirmed that the difference between quarrying and roadworks could become blurred even though there was a condition which stipulated the times when quarrying could be done. Unfortunately, it would appear that monitoring of this was insufficient and the Council agreed to take it up with the Enforcement officer. **Action: NJ.**

b. AW wished to chase MCC regarding the earlier request for consideration of the uncut hedges and the canopy of trees on Star Pitch. **Action: NJ.**

c. NK advised that the Finger Post directional sign on the junction of the B4293/R82 was damaged and pointing in the wrong direction. **Action: NJ.** He also suggested that in the Risk Assessment the risk involving the notice boards be now omitted as they were not in inaccessible places and that the state of the benches be inspected twice yearly by a councillor, given the potential liability of the Council. Both these were agreed. **Action: NJ.**

d. JR raised again the failure by MCC to repaint the white lines at the top of Well Lane and the Clerk was asked to keep forwarding this request to MCC. **Action: NJ.**

e. JW reiterated the concern of those in Well Lane about the state of the road following the hedge being cut. She also felt that MCC should be advised of the fact that four local residents had complained of not being able to access the MCC site to consider the planning application involving the development at Well Lane. **Action: NJ.**

12. Date of Next Meeting

The next meeting will be held in Devauden Village Hall on Monday 28th January 2019 at 7pm. Other dates for 2019 are: 25 Feb, 31 Mar, 29 Apr, 19 May, 24 June, 22 Jul, 30 Sep, 28 Oct, 25 Nov, 23 Dec.

THOSE ATTENDING THE OPEN SESSION

H Williams, D Maddocks, C Alway, P Kirby, D&J Shalliday, C Jackson, K Littlehales, M Modget, D&G Such, J Thomas, plus 3 others.