

**MINUTES OF MEETING OF CAERWENT COMMUNITY COUNCIL HELD 13TH JUNE
2013**

Present: D Hedley (Chairman) P Lewis
 B Counsell K Swift
 G Cousins R Trayler-Smith
 K Evans D Vosloo
 K Haddow

In attendance: L McKeon, Clerk to the Council
 5 Members of the Public

M3863 APOLOGIES

Received from Councillor Murphy.

M3864 DECLARATIONS OF INTEREST

Councillor Swift	Flooding, Crick	Friendship with Owner of Property
Councillor Counsell	Caerwent Community Centre	Committee Member
Councillor Counsell	Citizens Advice Bureau	Trustee

M3865 PUBLIC PARTICIPATION

Mr P Edwards, New Cottages, informed the Council that when he applied for planning permission for a garage the process took two years and cost him £1,000 for an appeal. He noted that a recent very similar application in the village took only five months. The Chairman stated that his application could have set a precedent but advised him to contact the Planning Department.

Mrs P Edwards, New Cottages, expressed concern that due to the closure of School Lane a delivery lorry had real difficulty accessing her property recently and had to back out of Pound Lane and School Lane. The Chairman advised that School Lane has been closed on a trial period and instances such as this will be taken into consideration. Councillor Counsell reminded Mr & Mrs Edwards that a public exhibition took place some years ago where a proposal to close the Old Roman Road to through traffic was rejected by the residents and he felt that this could have been an opportunity to comment then.

Mr P Edwards was disappointed that there is now no footpath alongside Green Lane House which makes it difficult for the local guide dog and pushchair users. The Chairman agreed to inspect the area.

Mrs C Phelps introduced herself as the new owner of Bradbury Farm in Crick. She expressed concern about planning application 2012/00918 relating to two barns on the Bradbury Farm site. She informed the Council that the plans submitted cross over the boundary and they have concerns re sewage arrangements and building regulations.

**M3866 CONFIRMATION OF MINUTES OF ANNUAL GENERAL MEETING HELD
9TH MAY 2013**

These were agreed with the following amendments:

p.1 **M3849 Appointment of Representatives**
Caerwent Playing Fields Councillor Cousins

p.3 4th para should read:
Councillor Hedley queried the wide dropped kerb from the Post Office to
The Temple.

M3868 MONTHLY POLICE REPORT

There was no police report.

M3869 MATTERS ARISING

Circular Walk

Mike Moran, Leisure Manager of MCC, had met with the MoD and Footpaths Officer and had sent the following report. The MoD are not very supportive of a full walk around the base – the MoD has completed this with the local community around the Sennybridge base but they now find that they have a long term commitment which is likely to be a financial drain and the evidence is that very few people use the walk now it is there. They can see the benefit of developing a walk on land alongside the Llanfair Discoed Road between the A48 and the Llanmelin Hill Fort site but feel that a walk along the rear of the camp would be problematic – part of the site is quite boggy, it would involve establishing a new permissive right of way and there is nothing really to see, as the walk would be right alongside the MoD security fence and through quite dense woodland at the Shirenewton Road end. Also, the fence is not in particularly good condition in certain sections, so this could also lead to potential security problems. Footpath's Department are not keen to establish a new footpath to the rear of the base as this would be an added maintenance liability for MCC. Part of the route proposed by Councillor Counsell is unusable at certain times of the year due to flooding and the footpath also crosses a sensitive SSSI where Natural Resources Wales is looking not to increase public access. Also, the length of the circular walk is circa 8-9 miles and Footpaths say that all the evidence points to the public wanting shorter walking routes rather than longer ones like this.

Councillor Counsell was disappointed with this response which he felt was a negative u turn on the part of MCC and the MoD. He advised that Col Howard Gash had agreed to this previously. It was agreed that we write to Kellie Beirne/Howard Gash expressing our concern.

Time Team Field

Lease received which states that there are no archaeological dig restrictions. It was agreed to defer signing this as the signature sheet was unclear. Clerk to contact Legal.

Cwrt Morgan Adoption

No finance is available from MCC for this adoption. Councillor Evans is awaiting a quote from a contractor.

Provision of Allotments

Clerk had written to Bailey Homes re acquiring land on the Welfare Centre site – acknowledgement received.

Provision of Dog Friendly Stiles

Councillors Lewis had sent information into Footpaths Section.

Proposed re-instatement of Village Pumps

Councillor Counsell reported that the approximate figure for providing one pump opposite the Burton Homes Hall would be £3800 - £4000. There had been no response from the newsletter re the location of missing pumps.

Councillor Swift felt that we should consider this project alongside any others and put a community plan together for all of the villages. This was agreed and will be discussed again probably at the September meeting following our risk assessment exercises.

Caerwent Village Hall/Playing Fields Rent Increase

Clerk written to MCC suggesting that the lease be surrendered to the CPFA at a rent of £250 pa on a 99 year lease, with no market rent review and no grant applicable. MCC reply that they will consider surrender to CPFA but with a 25 year lease (in line with other community groups) and £7900 rent (grant of 90/95% available), 3 year rent review.

Councillor Cousins had attended a CPFA meeting where this had been discussed. The CPFA Committee are not happy with these conditions and request a meeting with MCC and the Community Council. Clerk to arrange.

A lease had been received re storage building. It was agreed to defer signing this pending clarification of the main lease.

Caerwent Toilets

Councillor Evans reported that the Westgate Barns toilets are currently open 8 – 4. It was agreed to seek information re grants for DDA works and then revisit the issue

Bradbury Farm Proposed Play Area

No progress.

Visit to Caerwent Community Centre (Old Gym)

Councillors had visited the building and reported that the inside was much improved following numerous repair/maintenance works. It was noted that the building is very well run with various groups using the facility. The Committee are happy with the current parking arrangements. The asbestos is managed satisfactorily.

Flooding, Crick

It was reported that Highways had attended with cameras and are now dealing with the matter.

Public Right of Way Signage, Great House Farm, Caerwent

Clerk had requested signage – this will appear shortly.

MCC Website – Funding from Welsh Government

It was agreed not to join in with the proposed MCC portal as it was deemed somewhat restrictive, ie small number of pages.

Llanfair Discoed and Trewen Play Areas

These have now been added to the monthly inspection by MCC.

Wall, Steps Cottage

MCC Highways have written to the owner stating that the wall is a hazard under the Highways Act 1980 and have requested that they consider any maintenance necessary in order to prevent any collapse endangering the highway or its users. This notice allows 28 days for such works to be carried out.

Railway Line

The MoD maintenance contract with Landmark comes up for renewal in July next year so they are anxious to make progress on divesting the MoD of responsibility for the bridge structures so they do not have to include these in the new maintenance contract. MCC have advised the MoD that they now have some funding to carry out a feasibility study and will commence asap.

M3870 PLANNING

2012/00918 Bradbury Farm, Crick

Repairs & Alterations to 2 Barns and their Surrounding Site to Convert Into a Dwelling Including a Drive and On-Site Parking

*This Council recommends **Refusal***

No indication of where the septic tanks and soakaways are to be sited. Clarification of the siting of the septic tank is required and its relationship to the sensitive watercourse. The issue of land saturation and flooding is already a concern in Crick. All 60+ properties have septic tanks and soakaways. The barns are within 20 metres of Crick Brook (although 'No' is ticked on planning form) and this flows directly into the Nedern Wetlands. The Barns did flood 14 years ago. Concern about surface water and durability of material suggested for driveway.

There are trees on the proposed site (planning form is ticked 'No'). Reassurance required that the existing trees and hedges remain in line with the Ecological Survey to preserve the visual amenity and also absorb noise. Active swallow nests have been found in Barn 2.

Will increase vehicle numbers by 50% accessing the single track lane. Concern over access to the site by lorries during the process and having to use adjacent property driveways for turning purposes.

Barn 2 has a roof of corrugated asbestos sheeting. This needs to be removed and disposed of appropriately. Timber cladding not in keeping with other properties – should be stone front and back.

Land ownership/boundaries have been raised by owners of Bradbury Farm.

2012/00515 Penhein Cottage, Llanfair Discoed

To provide a 'Glamping' Site Consisting of 10 Alachighs & 1 Communal Alachigh together with a Shower Block and Wood Store

*This Council recommends **Approval***

Traffic should be directed via the Cas Troggy Road rather than Five Lanes and this should be mentioned in any brochures or advertising.

2013/00382 9 Eastgate Crescent, Caerwent

Demolition of Single Storey Annexe and Construction of Two Storey Rear Extension and Single Storey Side Extension to Provide Granny Annexe, Single Storey Lounge, Kitchen, Utility Room and Shower/WC. Conversion of Roof Space into Bedroom Accommodation

*This Council recommends **Approval***

M3871 CAERWENT COMMUNITY CENTRE – TO CONSIDER ANY ANNUAL RENT PAYABLE

(Councillor Counsell took no part in the following discussion).

A rental valuation report had been circulated to all Councillors. It was agreed to apply a grant and set the rent level at £240 per annum, to be reviewed every three years. A lease will be drawn up – Councillor Swift will provide a generic copy.

M3872 IT WAS AGREED TO EXTEND STANDING ORDERS BY 30 MINUTES

M3873 CAERWENT PLAYING FIELDS ASSOCIATION REQUEST FOR HELP WITH MAINTENANCE OF PLAY EQUIPMENT, TREES AND GRASSCUTTING

Council were concerned at this request as historically the CPFA had for many years raised funds and it had been custom and practice that they maintain the play equipment.

Council were disappointed to learn that the annual bill from MCC for play inspections for 2012/2013 had not been paid by the CPFA. CPFA had stated that they had not had sight of any reports – Clerk to check where they are sent. The Community Council had obtained the latest play inspection and were disappointed to note that repair works are required asap. The CPFA had removed said platform and put signs in place. Councillor Haddow stated that it is imperative that the play equipment is checked monthly. MCC had however suspended inspections pending payment.

Councillor Cousins advised that the CPFA would prefer that this Council guarantee all of their bills. The Chairman proposed that we pay the rent, rates, insurance, grass cutting and play inspections but then no annual grant is paid to them. He felt that they need to consider their bank charges and increase their prices. It was agreed to discuss all of these issues with them.

M3874 CORRESPONDENCE

1. ONE VOICE WALES
Various Training Courses

2. ALAN BROWN, AREA SERVICES OFFICER, MCC
MMR Drop In Clinics (placed on noticeboards)
3. CRICK WILDLIFE GROUP
Notice of a Wildlife Event on 1st June at Caldicot Castle
4. DEFRA/WELSH GOVERNMENT
Public Consultation on Future Management of Private Water Supply Pipes
5. TRANSPORT POLICY & COMPLIANCE MANAGER, MCC
Bus Changes in Chepstow and Severnside Area
6. CAERWENT SUMMER CAR RALLY
To take place 23rd June within the Caerwent Training Area. Letters will be hand delivered to all those properties within Caerwent and Crick that back onto the area.
7. WELSH WATER
They are visiting our area soon to track down small kiosk style structures which form part of the sewerage network. The kiosks (known as private pumping stations) link the drainage system of a house or housing development to the wastewater network. Changes in the law mean that privately owned pumping stations will be taken into the ownership of water companies by October 2016. Poster sent – placed on our noticeboards. To be placed in newsletter.
8. 9 FREEDOM OF INFORMATION REQUESTS
The Clerk was asked to supply information on the costs of providing FOI information.

M3875 COUNCILLORS TO REPORT ON ANY TRAINING COURSES RECENTLY ATTENDED

Councillor Swift had attended a Community Growing and Allotment Course. Advice received was to enquire of Welsh Water, Cadw, the Forestry Commission, National Rail and churches regarding any surplus land. Councillor Counsell advised that most of the land in our area is either owned by MCC or the MoD and we had exhausted enquiries with them. It was agreed to write to the Chief Executive to enquire about any short term leases available.

M3876 HIGHWAYS/RIGHTS OF WAY

Councillor Haddow reported re the condition of the highway outside Westgate Cottage in Caerwent and the pavement area which has not been maintained by MCC. She had contacted the Highways Manager re these issues who had informed her that there was no funding for this but that they will make a site visit.

20 mph signage still not in place in Caerwent – Clerk to check.

Council noted correspondence from villager to Highways re speed of traffic on Dewstow Road. It was agreed to report this to PCSO Norville.

Council considered the damage caused to the stream and verge in the vicinity of Over the Stream on Well Lane, Llanfair Discoed. Agreed to contact Highways.

Councillor Swift reported that she will be revisiting the issue of speed of traffic in Crick and will contact Highways.

M3877 NEW MCC RUBBISH COLLECTIONS

Councillor Vosloo reported that MCC had provided her with orange rubbish bags for use in our bin at the Play Area. Councillor Cousins was advised to contact MCC to obtain some for the Lawrence Crescent Play Area bin.

M3878 REPRESENTATIVE REPORTS

Councillor Cousins had received a request from the CPFA that the Community Council purchase a prize for the Caerwent Show. It was agreed not to donate considering other amounts that we give to the CPFA.

M3879 BRITISH EMPIRE MEDAL

The Clerk reported that following our recommendation Mrs Jackie Williams of Caerwent had been awarded the British Empire Medal for services to the community in our area and details on this will appear in the London and local press this weekend. Council were pleased to receive this well deserved positive information.

Chairman Date