

MATTERS ARISING UPDATE – June 2013

Circular Walk

Mike Moran, Leisure Manager of MCC, had met with the MoD and Footpaths Officer. The MoD are not very supportive of a full walk around the base – the MoD has done 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.

Time Team Field

Confirmed to MCC that we would be interested in taking on lease provided that there are no archaeological dig restrictions.

Cwrt Morgan Adoption

No finance is available from MCC for this adoption.

Provision of Allotments

Clerk written to Bailey Homes re acquiring land on the Welfare Centre site – no reply to date.

Provision of Dog Friendly Stiles

Councillors Counsell/Lewis to report.

Proposed re-instatement of Village Pumps

Councillor Counsell to report.

Caerwent Village Hall/Playing Fields Rent Increase

Clerk written to MCC suggesting that the lease be reassigned to the CPFA at a rent of £250 pa on a 99 year lease, with no market rent review and no grant applicable.

Reply received: MCC are happy to consider the surrender of the current lease between MCC and CCC and granting a new lease to CPFA. However, the terms that you have proposed will have to be amended. I suggest the following terms for a new lease:

Tenant: CPFA

Term: 25 years (this is in line with the maximum term MCC currently lease premises to other community groups)

Insurance: MCC to insure and the tenant to reimburse the landlord for this annual premium

Rent: £7,900 per annum (as discussed). This allows a point from which a rental grant can be applied. Propose that the CPFA submit a rental grant policy so that it can be established the amount of grant that may be granted.

Rent Reviews: 3 yearly in-line with the rental grant policy.

Break Clause: A 3 yearly break clause in the tenants favour applicable if the rental grant should fall below an agreed percentage of the market rent.

Misc: Grass cutting and tree cutting to be carried-out by MCC but for the tenant to reimburse for this cost. Understand that the current cost is £664.82 p.a.

This information has been passed to the CPFA who have a meeting w/c 10th June. Clerk has asked them to respond to the Community Council before our meeting on 13th.

Caerwent Toilets

Still awaiting condition report – Councillor Murphy has again reminded MCC.

Bradbury Farm Proposed Play Area

Councillor Murphy to report.

Visit to Caerwent Community Centre (Old Gym)

Councillors to report on site visit.

Flooding, Crick

Councillors Murphy/Swift to report.

Public Right of Way Signage, Great House Farm, Caerwent

Clerk had requested signage – this will appear shortly.

MCC Website – Funding from Welsh Government

Further correspondence has been exchanged with the Welsh Government who are fully supportive of MCC's communal approach to digital democracy and welcome the positive steps they have taken in developing this proposal which offers digital participation for ALL town/community councils in Monmouthshire, particularly as over a third Monmouthshire councils do not currently have a web presence. They have also clarified that they are currently working on a proposal with One Voice Wales and the Welsh Local Government Association supporting collaborative approaches to assisting community councils to publish information on and be contactable through the Internet. Could the Community Council confirm with a simple yes or no if they are supportive of this common approach.

Councillor Evans to report of any contact with Mr MacDermott re the MCC website.

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 requesting 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.