

MINUTES OF CAERWENT COMMUNITY COUNCIL MEETING HELD 7TH AUGUST 2014

Present: B Counsell (Chairman)
G Cousins
K Evans (Vice Chairman)
K Haddow
P Lewis
K Swift

In attendance: L McKeon, Clerk to the Council
J Gregory, Technical Director, Ecovigour Ltd
1 Member of the Public – Mr P Shelley

M4107 APOLOGIES

Received from Councillors Murphy, Stock and Trayler-Smith.

M4108 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

Councillor Lewis	2014/00709	Immediate Neighbour
Councillor Counsell	2014/00482	Immediate Neighbour

M4109 PLANNING

2014/00709 St Bartholomews, Five Lanes

Alterations to Windows and Doors to Accommodate the Formation of Kitchen and Bathroom

*This Council recommends **Approval***

2014/00396 Unit 21, Caerwent Army Training Estate

Change of Use to Allow for the Bringing in of Waste Materials, Processing/Grading these Materials and Moving them Off-Site.

As there had been a number of local concerns regarding this application we had invited Mr J Gregory of Ecovigour Ltd, agent for the applicant, to attend this meeting. The Chairman was particularly concerned about access, noise and monitoring arrangements.

Mr Gregory explained that the principle operation of the site is the screening of inert construction waste, principally soil. The screening operation results in a small proportion of concrete and rock which is oversize to be included in the topsoil. This material is stockpiled and once there is sufficient material a crusher is brought to the site (twice a year) to crush this material. The application has been made due to the applicant now requiring an Environmental Permit from Natural Resources Wales. The business has been running since 2008 and there is no intention to extend the size of the operation – it is at full capacity now. Access would be through the West Gate entrance. No increase in traffic generation – an average of 40 vehicle movements in a day at peak time.

Mr Shelley was invited to speak and he queried who would monitor and supervise this site. Mr Gregory informed the meeting that once an Environment Permit had been issued then they would receive 3 visits per year. They would also be scored

and pay for the permit according to their score and conditions applied. If standards fall below requirements then the permit would be removed.

Mr Gregory agreed to amend the Design and Access Statement to include more specifics, ie which access gate, noise.

Mr Shelley queried if a bond was in place in the event of the business failing. Mr Gregory was unable to answer this query but the Community Council agreed that this was an appropriate point.

Mr Gregory informed the Council that the owners would be very happy to show them around the site and Council agreed that this would be helpful.

Council agreed that the site had been running since 2008 with no problems. Mr Shelley also agreed that this was the case. They agreed however to defer a decision pending a site visit to also include Mr Shelley. *

(as the Chairman had declared an interest in application 2014/00482 the Vice Chairman took over the Chair)

2014/00482, Wentwood Inn, A48

Proposed Demolition of a Vacant Restaurant/Public House and Erection of 4 Residential Dwellings with Associated Access and Parking

*This Council recommends **Approval***

Recommend stone finish

Query the presence of the petrol tanks

We realise that this is outside planning policy but we feel that the building currently there is an eyesore - this is the best option that has come before us to improve the site.

(the Chairman resumed chairmanship)

2014/00786 Outbuilding at Brook Cottage, Crick

Alterations to Existing Outbuilding to re-instate Former Windows and Chimney Along with the Installation of 2 Conservation Type Rooflights

*This Council recommends **Approval***

2014/00787 Outbuilding At Brook Cottage, Crick (Listed Building Consent)

External and Internal Alterations to Existing Outbuilding within the Curtilage of the Listed Building

*This Council recommends **Approval***

M4110 OTHER OTHER PLANNING APPLICATIONS RECEIVED AFTER DESPATCH OF AGENDA

There were no other planning applications.

Chair Date

*Site meeting held 12th August – Council recommended Approval.

Condition to be applied that access in and out only be via the West Gate and not the Dinham Road or Crick entrance.