

MINUTES OF MEETING OF CAERWENT COMMUNITY COUNCIL HELD
12th SEPTEMBER 2013

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

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

M3893 APOLOGIES

Received from Councillor Hedley, Lewis, Trayler-Smith and Vosloo.

M3894 DECLARATIONS OF INTEREST

Councillor P Murphy	Caerwent Community Centre	Committee Member
Councillor B Counsell	Caerwent Community Centre	Trustee
Councillor P Murphy	Citizens Advice Bureaux	Trustee
Councillor B Counsell	Citizens Advice Bureaux	Trustee (on behalf of MCC)

M3895 PUBLIC PARTICIPATION

Mr Edwards queried the electronic 20 mph sign at the Launderette in Caerwent which had been taken away and not replaced. Councillor Murphy agreed to check.

Mrs Edwards informed the Council about the increase of traffic now entering Pound Lane in view of the closure of School Lane. Councillor Murphy agreed to meet on site with her.

Mr Harris queried why the Community Council referred to the area around the cenotaph as the Village Green when it is not registered. The Chairman informed Mr Harris that this area has historically been known as the Village Green all of his life. Mr Harris referred to minutes of the Community Council dated 6th December 1984 signed by the then Clerk which state that the Village Green does not belong to the parrish. The Chairman stated that this Council had differing information to this – he advised that this would be discussed later in the agenda.

Mrs Davies informed the Council of inappropriate signage regarding horses on a bridleway at Five Lanes.

Mrs Davies referred to St Bartholomews on Highmoor Hill which has now been sold. The house details from the estate agent referred to a large detached annexe with en-suite bedroom and two useful store rooms which could be utilized for further ancillary accommodation if required. Mrs Davies stated that this annexe was meant to be for a storeroom/workshop and she believes this will open the floodgates for further development in the area. Councillor Murphy agreed to talk with Planning about this.

Mr Hine queried the Community Council's comment in the newsletter regarding the future of the newsletter and asked for more information. The Chairman explained that a resident had complained about a Community Council comment within our Planning section of the newsletter and had requested details of the Directors of the newsletter to pass onto his Solicitor. The Community Council had met with the CPFA – both parties had agreed that this was extremely disappointing as this is a community information pamphlet and if this complaint is taken any further in legal terms then the production of the newsletter will probably have to cease.

M3896 CONFIRMATION OF MINUTES OF ORDINARY MEETING HELD 11th JULY 2013 and SPECIAL MEETING WITH CPFA 16th JULY 2013

These were agreed as a true record

M3897 CHAIRMAN'S ANNOUNCEMENTS

The Chairman congratulated the Caerwent Playing Fields Association on a very well organised and successful Show.

M3898 MONTHLY POLICE REPORT

There was no police report.

M3899 LOUISE MEES, REGIONAL INSPECTOR OF ANCIENT MONUMENTS (SOUTH EAST WALES), CADW

The Chairman welcomed Ms Mees to the meeting. He queried outstanding maintenance issues. Ms Mees reported that she had written to the tenant of land north of Caerwent House re the treatment and removal of thistles/docks. She confirmed that the docks had been treated at the Motte. She advised that the trees next to the church in Caerwent will be trimmed in order to bring in more light as requested by the Community Council. She noted damaged stone work at the verge surrounding the roman wall and opposite Burton Homes. She was concerned about weed growth and areas not being grazed sympathetically by MCC on land south of Great House Farm.

The Chairman sought her thoughts on the future use of the Time Team Field. Councillor Evans reported that the Caerwent Historic Trust and the University of Leicester would be interested in working together re archaeology digs in the field. Ms Mees advised that the field is scheduled, that Cadw is the consenting authority and any excavation is extremely expensive. Cadw aim to leave certain areas untouched so that they are preserved from any development and indeed protected from archaeology. They would however always consider any archaeology requests which are put forward. She considered that the Community Council's "jardin de ville" idea is extremely appropriate as it would conserve the archaeology. She suggested that raised beds would be appropriate and a picnic area would be ideal.

The Chairman queried the future of the Old School now that it is up for sale and especially what it is being marketed as. She agreed to raise this with the Cadw Property Department.

The Chairman raised the issue of the Poor Wood, queried whose name was on the deeds prior to the Admiralty and why it wasn't offered back to the Community

Council. He cited the Crichell Down test case, ie that the site should be offered back to the original owners. Ms Mees advised that Solicitors are currently looking into this.

The Chairman queried the opening hours of the Cadw toilets – Ms Mees stated that they are open 8 – 5 but not 24 hours. The Chairman advised that we are currently looking into disability compliancy at the Council owned toilets in Caerwent. Councillor Murphy suggested that a notice to the effect that “facilities for the disabled are available at the Westgate Barns between the hours of x – x”. Ms Mees agreed to check the legal position re this suggestion.

Ms Rees left a map with the Council and asked if they could add any memories, ie orchards, historic mapping to this.

Ms Mees reported that regarding the Llanmelin Hill Fort their management team will be meeting on 20th September. The issues at Runston Church are now looking quite positive – a management plan is being prepared.

M3900 MATTERS ARISING

Circular Walk

Councillor Counsell will be meeting with Deserie Mansfield of MCC re this issue.

Cwrt Morgan Adoption

No progress.

Provision of Allotments

The Clerk reported that she had again written to Bailey Homes but no response.

Provision of Dog Friendly Stiles

No progress.

Bradbury Farm Proposed Play Area

Councillor Swift reported that as no land had been allocated on the recent sale documents she did not feel able to consult with villagers regarding this.

Green Lane House area, Caerwent (lack of Footpath)

Councillor Murphy reported that the grass had now been replaced with tarmac.

Caerwent Community Centre

Councillor Swift had provided a generic service level agreement document. It was agreed to circulate this for the next meeting and agree aims/objectives with the Caerwent Community Centre Committee.

Speed Limit, Crick

A petition re the speed limit on the A48 is currently under way.

Stream/Wall Repairs – Llanfair Discoed

Probation Services not able to carry out any works adjacent to highway. MCC had inspected the site and will make repairs in order to prevent winter damage.

Laburnum Steps – Llanfair Discoed

Councillor Murphy had agreed with MCC that they replace all of the steps.

Assets Inspection

Councillor Lewis had reported to the Clerk that the phone box at Highmoor Hill had now been jetwashed and the glass repaired by local residents Messrs Whitehead and Reece. Mr Ross had kindly donated towards the paint. Thanks were extended to them and it was pleasing to note the community working together. It was agreed to set up a Committee re Assets Inspection – KS/BC/KH.

M3901 PLANNING

2013/00672 Severn View, Highmoor Hill

Demolish Existing Single Storey Garage, Re-erect a New Double Garage with Miscellaneous Ancillary Works

*This Council recommends **Approval***

2013/00670 Five Lanes Farm, Caerwent

Conversion of Redundant Agricultural Building (Barn 1) into Self Contained Dwelling

*This Council recommends **Refusal***

Excessive housing density.

This development is being carried out piecemeal. We would prefer to see the plans for the whole site to make a considered judgement. Barn 2 has already been extended and thereby extending the footprint.

Barns 2, 3 and 4 are in fact cow byres and pigs cotes – untouched in generations and built in the traditional Monmouthshire style. They should be preserved as part of our agricultural heritage.

Query if the EA have passed the use of the biodigester in view of the fact that we have an important and major aquifer in the area – will the overflow affect this water course.

Council noted applications considered during August:

2012/00737 The Glen, St Brides Netherwent

*This Council recommends **Refusal***

The original cottage should be retained.

The proposed building is not in keeping with the surrounding area.

Request that the 50% ruling be checked against this application.

2013/00562 Arosfa, Llanfair Discoed

Two Storey Extension to Side of Existing Semi-Detached Dwelling

This Council recommends **Approval**

During building works the electric supply to Cartref (adjoining property) should be maintained at all times due to the fact that one of the occupants has a disability that necessitates the use of electric mobility equipment.

The common area shown as Section B in drawing 666/02 should not be used for the keeping of any building material equipment or plant. Further this area contains a right of way for the farmer to his field and needs to be accessible 24-7.

2013/00507 Myrtle Cottage, Caerwent

Demolish Existing Lean-to Kitchen and Replace with Larger Single Storey Lean-to

*This Council recommends **Approval***

We would suggest that Cadw are interested as adjacent property required watching brief during recent building works.

2013/00624 Cobbler's Pitch, Highmoor Hill

Change of Use from Holiday Let to C3 Dwelling House

The original planning application (2009/00911) refers to use as a holiday let and we believe was passed then with conditions relating to holiday lets only.

2013/00593 2 Woodland Valley, Caerwent

Proposed First Floor Rear Extension and Alterations to Front Porch as an amendment to Planning Permission M/8299

*This Council recommends **Approval***

2013/00543 Five Lanes Farm, Caerwent

Conversion & Extension to Outer Building of Farmhouse into Ancillary Accommodation to the Main Dwellinghouse; Change of Use from Agricultural Land to Garden Curtilage

*This Council recommends **Approval***

We assume that there will be no major alterations to the barns (adjoining farmhouse) in the elevations/size.

Council noted that an Appeal Against Refusal has been lodged with the Planning Inspectorate in respect of Planning Application 2012/00659 Wentwood Inn Proposed Conversion of Redundant Former Restaurant into 7 Terraced Houses.

Council noted changes to householder permitted development rights in Wales.

M3901 CAERWENT VILLAGE GREEN

The Chairman raised the issue of parking around the cenotaph area. He felt that clarification is required regarding the area between the three cottages (previously grassed) and known as the Village Green to many older residents. He understood that there is contradictory correspondence regarding this and proposed that we appoint a Solicitor to establish this either way. This was agreed.

M3902 CAERWENT PLAYING FIELDS

Councillor Murphy advised that discussions are in their infancy at MCC regarding the possibility that MCC will be handing back all Village Halls to their respective Community Councils. If this is approved this would mean that the Community Council would own it and the CPFA would manage it on behalf of CCC. This will probably be effective from 1st April 2014. Councillor Murphy will speak to Estates re the current lease.

Council considered taking over the management of the Play Area following a recommendation by Councillor Hedley that we support the CPFA. Council noted costs involved to be approximately £2000. It was agreed to pay for this out of reserves and take over the management until 1st April 2014.

Council considered further works required to the trees this Autumn and agreed to also fund this.

Council considered grass cutting schedule. The CPFA had previously requested that the number be increased from 14 to 16 with the provision that they could have 4 more if required. There was also some confusion as to whether MCC provided a cut/collect service. It was agreed to enquire of MCC how many cuts had actually been carried out.

Council noted late correspondence received from CPFA today. The Clerk informed the meeting that Councillor Hedley had volunteered to step down from chairing meetings with the CPFA if this helped the situation. Council were thankful to Councillor Hedley and it was agreed that this would be the best way forward.

The CPFA had been successful in round one of the Lottery Grant for a “Jubilee Trail” on the field. The CPFA would like to mark the Fields in Trust status with a plaque/commemoration ceremony. It was agreed to place this on next month’s agenda.

M3903 CAERWENT PUBLIC TOILETS

Council noted Legionella/Electric Surveys and DDA Compliancy recommendations. It was agreed to convene a Toilets Sub Committee.

M3904 COMMUNITY WEBSITE

Councillor Swift proposed that we provide much more information on our website and advised that grants are available. It was agreed that Councillors Swift/Evans/Haddow put a proposal together for the next meeting.

M3905 COMMUNITY PROJECTS

Councillor Swift felt that community engagement is vital and she hoped that groups from the village would come forward with suggestions. It was agreed that we consider supporting projects alongside any that apply through Section 106 via MCC. It was agreed that we consider the Village Pumps project at the

same time. She advised that One Voice Wales will be running a free Community Engagement II Course and we will receive details shortly.

M3906 SECTION 106 FUNDING

The CPFA had suggested that a Public Meeting be held so that the public are fully informed. They have an Open Day planned for 16th November and suggested that this be turned into a Public Meeting to include Section 106 Funding – they are open to negotiation re the date. This was agreed and the Clerk was asked to invite Mr Moran of MCC.

It was agreed to discuss the Time Team Fields/Toilets project at a future meeting.

M3907 FINANCE

Council agreed payment and approval as per finance schedule dated September 2013. Council noted that Accounts 2012/13 have been approved by the external auditor and signed the Annual Return.

M3908 CORRESPONDENCE

1. FORESTERS CAR CLUB
Notification that a Car Rally will be held on Sunday 29th September within Caerwent Training Area
2. KEEP WALES TIDY
Tidy Wales Week will take place between 16 - 22 September 2013.
3. NATURAL RESOURCES WALES (previously Countryside Council for Wales/ Forestry Commission Wales)

Update on review of maps of open access to mountain, moor, heath, down Land and registered common land in Wales. A provisional map issued on 7th August 2013 online at www.naturalresourceswales.gov.uk. Can we raise awareness of this and direct people to the website. Any person with a legal interest in land shown on the map as open country or registered common land may appeal to the Welsh Ministers against the showing of that land on the map as registered common land.

4. ASSISTANT CHIEF CONSTABLE, GWENT POLICE
Invitation to seminar for one Councillor re working together more effectively 24th September. Councillor Murphy will attend.
5. FREEDOM OF INFORMATION REQUESTS (65)
6. MR A MILLER, LLANFAIR DISCOED
Concerned about possible use of Probation Services re community repairs works. Council noted that all risk assessments are carried out by the Probation Service and are very well supervised. The Chairman stated that the community had used probation community service clients previously very successfully. It was noted that typical offences for people on

community service are fraud, car crime, damage to property.

M3909 HIGHWAYS/RIGHTS OF WAY

No dead end sign for School Lane – this has been ordered. Cars cutting across the grass A48 end – Councillor Murphy will report.

Numerous advertising signs (11) on the A48.

Crick Road – increase in rubbish at events.

Buses/coaches entering Dinham Road due to sat nav direction and having to reverse. Request signage “No access to MoD land”.

Stones falling from Brook outside Brook Cottage in Crick and opposite side of road.

M3910 REPRESENTATIVE REPORTS

The Chairman advised that due to the fact that MCC are going over to commission and will only support one single entity, Cheptow/Caldicot and Abergavenny CABs will be merging on 30th September. The public should not notice any difference.

M3911 IT WAS AGREED TO EXCLUDE THE PRESS AND PUBLIC DURING THE FOLLOWING ITEM BY REASON OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED

M3912 FREEDOM OF INFORMATION REQUESTS/GENERAL EMAILS FROM ONE RESIDENT

Exempt information.