

**MINUTES OF MEETING OF CAERWENT COMMUNITY COUNCIL HELD  
13<sup>TH</sup> OCTOBER 2011**

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

In attendance: L McKeon, Clerk to the Council  
K Beirne, Chief Officer (Regeneration & Culture), MCC

Members of  
Public: Mr T Meredith, New Cottages, Caerwent  
Mr/Mrs Edwards, New Cottages, Caerwent  
Mrs A Davis, Llangerrig, Five Lanes  
Mr W Edwards, Yew Tree Farm, Llanfair Discoed  
Mr/Mrs Thomas, Green Lane House, Caerwent  
Mr A Spooner, Centurions Court, Caerwent  
Mr B Williams, Manor Farm, Crick

**M3630 COUNCILLOR'S REMARKS**

Councillor Kidger wished to thank the Council and individual Councillors for their expressions of condolence during his recent bereavement. He had found them extremely helpful and comforting during a difficult time.

**M3631 APOLOGIES**

Received from Councillor Vosloo.

**M3632 PUBLIC PARTICIPATION**

Mr Thomas informed the Council that the Highways Engineer had not been in touch with him regarding the bollards/boulders on his verge at Green Lane House. The Chairman reported that the Highways Inspector had visited the site and confirmed that the verge is owned by the residents of Green Lane House but Highways have rights over it. The Chairman will ensure that Mr Thomas is contacted.

Mrs Thomas informed the Council that 3 collisions had occurred on School Lane and the A48 over the past five weeks and two had involved villagers. One vehicle had sustained £4,500 worth of damage. The police had been contacted but had shown no interest – she therefore feared that statistics regarding accidents here are not accurate. She felt that it is only a matter of time before someone is seriously hurt.

Mrs Thomas reported that 100 yds of resurfacing on the A48 has not been completed which therefore discourages cyclists from using it. The Chairman informed the meeting that Highways are aware of this.

Mr P Edwards queried why the street lights on the A48 are on for 24 hours during this time of economic restraint. Kellie Beirne explained that MCC are currently in the process of reviewing their strategy. In November they will be commencing roadshows at Community Councils with a view to consultation. They hope to accommodate the requirements of individual communities bearing in mind that there are safety implications and the needs of elderly and vulnerable people to be considered. Councillor Counsell felt that we should bear in mind that some street lighting in villages is progress – Kellie Beirne confirmed that switching off is not part of the strategy, but possible dimming is.

Mr A Spooner informed the meeting that the Merton Green Action Group sent a complaint to MCC which took 6 months to receive a reply. The complaint queried why the planning process re Merton Green was completed prior to appropriation, why was Ash Tree Road never mentioned on the appropriation notice and why was the planning document changed for Barratts at the High Court. Mr Spooner stated that when they initially brought a complaint to the Community Council when a very small notice had appeared in the press on 26<sup>th</sup> December 2006 the local member had intimated that they should not be concerned as this was just a formality. Mr Spooner stated that the local member had not declared an interest. The Public Enquiry Inspector had recommended that the land be declared as a Village Green but this has not happened. They are now taking this matter to the Ombudsman. Kellie Beirne felt that she could not comment on this as she had not been party to the correspondence and due to the legal complexities involved it would not be appropriate. She will however investigate the matter. Councillor Counsell advised that the Merton Green development had been in the Unitary Development Plan for over 10 years and the land was within the development area.

Mr P Edwards was aware that Portskewett had recently made an error over a Section 106 payment which ultimately meant that £109,000 was charged to the council tax payer. He requested assurance that the Section 106 monies from the Merton Green development will definitely be received. The Chairman informed the meeting that the error at Portskewett was well documented and he assured the meeting that an agreement has been made with Barratts that Section 106 monies will be provided on occupation of 85% of the development.

Mrs P Edwards queried if the owner of Caerwent House had been handed over £150,000 towards the renovation of the property. The Chairman informed her that this amount of money had not been handed over and that Kellie Beirne will be reporting on this later in the meeting.

### **M3633 CONFIRMATION OF MINUTES OF MEETING HELD 8<sup>TH</sup> SEPTEMBER 2011**

These were confirmed as a true record.

### **M3633 DECLARATIONS OF INTEREST**

Caerwent Playing Fields Association  
Merton Green Action Group  
Caerwent Community Centre Committee

Councillor P Kidger  
Councillor G Cousins  
Councillor P Murphy

### **M3634 MONTHLY POLICE REPORT**

There was no police report. It was agreed to write enquiring why we had received no police presence at recent meetings – an email report will suffice.

### **M3635 VISIT BY KELLIE BEIRNE, CHIEF OFFICER (REGENERATION & CULTURE), MCC**

#### **Caerwent House**

She explained that she had visited Caerwent with Councillor Murphy some months ago and was distressed to see the derelict and very dilapidated Caerwent House in the centre of a beautiful village. MCC had since tried to force action but without result. Officers then decided that the best option was to service a Notice under Section 215 of the Town & Country Planning Act and a charge was put on the property in order to bring it back up to standard. MCC will recoup the costs from the owner and could, if required, force the sale of the property. Legal teams, specialists and structural engineers have been working on the case and are now putting together a specification of requirements bearing in mind that a sympathetic approach in terms of design and development is necessary. MCC have established contact with the owners and are in negotiations regarding whether they need to temporarily relocate. The Chairman informed the public again that the owners have not received any monies, all costs will be borne by them and they will not be re-housed for free.

#### **Brian's Walk**

Councillor Counsell had met with Mathew Lewis, Ruth Rourke (Countryside), Debra Hill-Howells (Asset Management) and Mike Moran (Leisure & Recreation) on 5<sup>th</sup> October. Notes on this meeting had been circulated. Kellie Beirne stated that she fully endorses the idea of this walk and MCC staff are now geared up to push this project forward.

Councillor Counsell is currently in talks with the MoD regarding the purchase of land and the need for permissive rights over some land.

Deborah Hill-Howells is checking out the Cwm corner land ownership and discussing with the tenant of Rodge Farm the possible diversion of footpaths.

Mathew Lewis is talking to the MoD about the railway line and the Countryside Council for Wales about the possible implications of the path on the triple SSI on the path near the Nedern Brook.

Mike Moran will lead the project and complete a feasibility study. He will report back in November when he has walked the route.

Kellie Beirne feels that this project is extremely positive and that we all need to work together to make it a reality. She is very keen to capture it digitally.

### **Great House Farm**

Kellie Beirne reported that the pre-application has been submitted to the local planning authority where it will be decided whether it will be developed as separate lots or one. If planning is agreed they will be able to provide a public footpath. If planning is refused they cannot provide a permissive footpath. It will be three/four weeks before a planning decision is reached.

Councillor Counsell queried the state of play re the two adjoining fields. Kellie Beirne was unsure of this but this Council confirmed that they would want them to stay in public ownership.

Councillor Hedley advised Kellie Beirne of a dilapidated barn situated in the other half of Great House Farm. Kellie Beirne noted this.

### **Bradbury Farm, Crick**

Kellie informed the Council that a principle had been established regarding establishing a play area/wildlife reserve at Crick. Councillor Swift advised that a wild orchard/hay crop/flower meadow is proposed and she had been in contact with Bell Homes (owners of land) who had given approval for renting. The Chairman suggested the orchard area (which is on a flood plain) of Bradbury Farm as a play area. Kellie queried how the funding of play equipment could be achieved. Council advised that Section 106 monies from Bradbury Farm development could pay for this.

### **Tourism Signage Policy**

Kellie informed the meeting that consultants will be starting work next week re a revised policy on brown/white tourist signs. Monies for this are available through Rural Development. A panel will be set up for each of the areas and decisions will be delegated to local communities. Any new applications for signage will go to these local area committees. She confirmed that Cadw are involved. Councillor Lewis felt that this was a positive move as Caerwent has the best preserved roman remains in the UK but is poorly served by tourism signage. Kellie also confirmed that signage for Caerwent has been discussed under the Bring Villages Alive initiative.

### **Proposed Closure of School Lane**

The Chairman advised that an Officer report was put together for consideration by the Cabinet Member for Highways. In view of the fact that the pelican crossing is directing pedestrians to School Lane the Cabinet Member is minded to approve it. The Chairman explained that a letter is required from the

Community Council expressing their views. Councillor Evans felt that it is difficult to make a judgement when we have not received all the information, ie what traffic calming measures will be put in place at the west end of the village. It was agreed that we would want to see a Public Exhibition before making an informed decision. Kellie Beirne agreed to pass this information onto Highways. Council noted letter received from Mr and Mrs Thomas, Green Lane House.

Kellie Beirne left the meeting.

### **M3636 MATTERS ARISING**

#### **Merton Green**

Fair Trading Officer of MCC Trading Standards has visited the Barratts site again and has provided information to them and to Barratts Head Office. She will continue to monitor the situation.

Street Naming – “The Dolkins” already in use on the site. The name of “Whitewall Terrace” was subsequently put forward.

Excessive noise from a generator on a Sunday morning had been reported and also alarms had been going off at the show homes.

#### **Old Gym**

Letter received from our Solicitor re fees. It was agreed to accept the revised fee of £1,500 plus VAT and disbursements and hopefully recoup these monies when Section 106 comes into play.

#### **Provision of Allotments**

Reply from Kristian Lowe, Highways Engineer, requesting a detailed design layout showing access proposals together with visibility splays, number of allotments and details on anticipated traffic movements from the site. It was agreed that Councillors Evans/Cousins/Counsell and Lewis meet on site and report back.

#### **Cwrt Morgan Adoption**

Councillor Evans reported that tenders have gone out regarding remedial works. The only problem appears to be with locating details of the lamppost accident. The Chairman asked Councillor Evans to send him details and he will then enquire of Kellie Beirne.

#### **Welcome to Caerwent booklet**

Coach & Horses Public House have sponsored this to the amount of £200. It was agreed to write to thank them. The booklet is now at the printers.

### **Bench in recognition of Councillor Nettleship**

Correspondence received from Mrs Nettleship circulated. Council agreed to enquire if the Historic Trust would wish to consider donating towards this and in any event the Council agreed to contribute £400.

### **November Meeting/Supper with MoD**

Will take place in Shirenewton Recreation Hall on 17<sup>th</sup> November at 6.15 p.m.

### **Directional signage to Cadw Car Park, Caerwent**

Cadw have contacted Highways – awaiting a reply.

### **Occupied Caravan on Land nr Brockwells Meadows**

A reply had been received from Gwent Wildlife Trust stating that the site's grazer stores some machinery/logs for which he does have permission. They are planning to carry out some hedging works in the Autumn on this field so will take this opportunity to ask him to clear out some of the equipment. The Clerk reported that lights had been seen on in the early evenings at the caravan. She was asked to report this to Enforcement.

### **Risk Assessment Duties**

Councillors will report their findings to the Clerk.

### **Caerwent Public Toilets**

Hot water turned off. Timeswitch altered. Councillor Counsell installed new manhole cover and pipe lagging (provided by Mr P Edwards). Clerk had contacted Llanvair Landscapes re removal of trees. Clerk to contact builder re additional manhole works, guttering repairs and door closers. Clerk had reminded MCC that they owe us £1,200 annual grant. Additional leaks and gents flush needs repair.

### **“Low Bridge” sign on A48 relating to Crick Road**

Councillor Swift reported that she is having a site meeting with Highways regarding this and other signage in Crick.

### **Jazz Band Noise Nuisance**

Further meeting held with residents to ascertain if situation had improved (minutes circulated).

### **MCC Website**

This is up-to-date.

### **Wormtech Vehicles Using Narrow Lanes**

Reply from Rachel Jowitt, Waste Management & Resources Manager, MCC - she is having a contract management meeting with Wormtech on 17<sup>th</sup> October where she will request that they be more sympathetic to the environment within which they are operating.

### **Low Flying Helicopters**

Council noted copy of letter received from the RAF by Mrs A Davies. It was agreed to mention this at our next MoD meeting.

### **Entrance, Shirefield Cottage**

Planning Enforcement have looked into this previously and have not found anything amiss.

### **Diamond Jubilee Mugs**

The Clerk reported that there had been no requests for us to provide mugs for the children of the area.

### **M3637 PLANNING**

#### **2011/00845 Proposed Dwelling with Attached Garage, Land Adjacent to 1 Lawrence Crescent, Caerwent**

*This Council recommends Approval*

Drawings inaccurate

#### **Review of Application Procedures and Consultation by MCC, any responses by 31<sup>st</sup> October** *Council welcomed new procedures.*

**Notice of Monmouthshire Local Development Plan Deposit Public Consultation Period, 7<sup>th</sup> October – 18<sup>th</sup> November** *Council noted that no development sites are in the LDP for this ward other than infill.*

**Planning Training Session to be held 19<sup>th</sup> October, 7.00 p.m. in Shirenewton Church Hall** *Council noted*

**Councillor Swift reported on a site meeting held re a planning application at Crick Nursing Home.**

### **M3638 REMEMBRANCE SERVICE – SUNDAY 13<sup>TH</sup> NOVEMBER**

The Clerk had ordered a road closure, arranged for a buglar and ordered wreaths. It was agreed that Councillor Hedley read out the names. The Clerk will provide wreaths and service leaflets a little nearer the time.

### **M3639 FINANCE**

Council noted and agreed the following payments as per Finance Schedule dated October 2011:

Payments £1,785.97

Thank you letters had been received from Caldicot/Chepstow CAB, the Old Gym Committee and Shelter Cymru.

### **M3640 CORRESPONDENCE**

MINUTES/PUBLICATIONS:

Chepstow Citizens Advice Bureau Annual Report 2010 – 2011

Monmouthshire Countryside Newsletter Autumn 2011

One Voice Wales Newsletter

Severnside Area Committee Minutes

### **M3641 HIGHWAYS/RIGHTS OF WAY**

Communication received from P Watts, Caldicot Town Councillor, re west junction into Caerwent off A48 with problems at night to drivers negotiating this road. Councillor Counsell informed the meeting that street lights had not been installed here in order to deter drivers from entering the village as a through route. The Chairman agreed to talk to Highways and report back.

Speeding had been reported along the 30 mph stretch of the A48 – Clerk to report to police.

Numerous advertising signs re housing developments in area.

Cattle grid being used in the early hours of 13<sup>th</sup> October – Clerk to report to MoD.

### **M3642 REPRESENTATIVE REPORTS**

Councillor Kidger raised the issue of the Community Council taking over responsibility for the Caerwent playing field and play area equipment. He informed the Council that the Playing Fields Committee currently undertake an annual inspection at a cost of £420. It was agreed to agenda this for the next meeting.

Chairman ..... Date .....