

CAERWENT COMMUNITY COUNCIL

At the last meeting of this Council numerous concerned residents attended regarding the proposals to develop the Wentwood Inn site. For the benefit of those who have not had the opportunity to view the proposals, the new owner plans to convert the existing building to seven terraced homes, build car ports and landscape the site. This is because planning policy does not allow new properties in this area. Clearly the local residents would prefer to see the demolition of the old building and a development of detached homes built on the site. At the time of writing the developer was planning to challenge the planning policy in favour of the wishes of local residents.

The Highways Department of MCC has held its exhibition of plans for speed reduction, resurfacing, replacement of signs etc to make Caerwent a safer environment and discourage it as a through route. This would involve an experimental closure of School Lane for an 18 month period. If after that time it was evident that there was a case to support re-opening then that would be considered at that time. We await the relevant Cabinet Member decision on the scheme, but if approved we anticipate completion by late February 2013. The scheme will also address standing water problems which currently exist.

We met with Officers of MCC regarding the proposed sale and development at Great House Farm in Caerwent. There was concern originally that a terrace of houses was going to be built on the western side of the site. This is not now proposed and the only development currently being proposed is, in addition to renovating the main house, the conversion of the main barn. The permissive footpath will also be upgraded to full access which will provide disabled access to the walls for those able to take advantage of that.

Our attempts to get an allotment site are progressing albeit slowly. We have nothing firm to report yet but will do so when we can.

It is now hoped that the necessary permissions to place dog waste bins in Lawrence Crescent, the Eastgate entrance to Caerwent and at the A48 end of School Lane, are soon to be in place. Will dog walkers please ensure that they are used.

Many people have asked us what is happening regarding the Wormtech operation within the MoD base. We have a statement from the Environment Agency as follows:

Wormtech – Statement from the Environment Agency:

On 19th July 2012 the Environment Agency suspended the permit for the Wormtech site based on a risk of *potential* not actual pollution. The suspension in effect meant that the site could not receive any more waste from authorities such as Monmouthshire, Torfaen etc. For Monmouthshire for a period the waste was being transported by Wormtech to Rosehill In vessel Composter in Gloucestershire, but since the end of August Viridor Waste Management have been managing the waste and taking it to their facility in Somerset and TEG Facility in Exeter. In terms of the Wormtech site at the MoD base it continues to be monitored very closely by the Environment Agency, the MoD and MCC. The EA and MCC were on site on 4th October and samples were taken from within and outside the site to check if any pollution had occurred – the analysis of the samples has not yet been completed but early results show that there has been no impact on the nearby Castrogri Brook and no effluent has been found to have left the MoD site. The EA is working very closely with the MoD to ensure that the site is managed properly and pollution risk minimised.

PHIL MURPHY
Chairman

The following planning applications were considered by the Community Council:

**2012/00659 Wentwood Inn, A48 Caerwent
Conversion of Redundant Former Restaurant with Staff Living
Accommodation into 7 Terraced Houses with Detached Car Ports**

*This Council recommends **Refusal***

Too many houses and unattractive in appearance

Materials not sympathetic to the area – should be similar to neighbouring properties

Concern about sewage system which to local knowledge has not been attended to for many years

Underground fuel tanks to be removed

Notice of planning application should be in a more prominent position

Recommend a Site Visit

2012/00618 Hillside, Carrow Hill
Revised Proposals for the Conversion and Extension of Existing
Outbuilding for Residential Purposes
*This Council recommends **Approval***

2012/00695 Castle View Barn, Llanfair Discoed
Garden Room
*This Council recommends **Approval***

2012/00743 Rear of Plot 38, Ash Tree Road, Caerwent
Conservatory
*This Council recommends **Approval***